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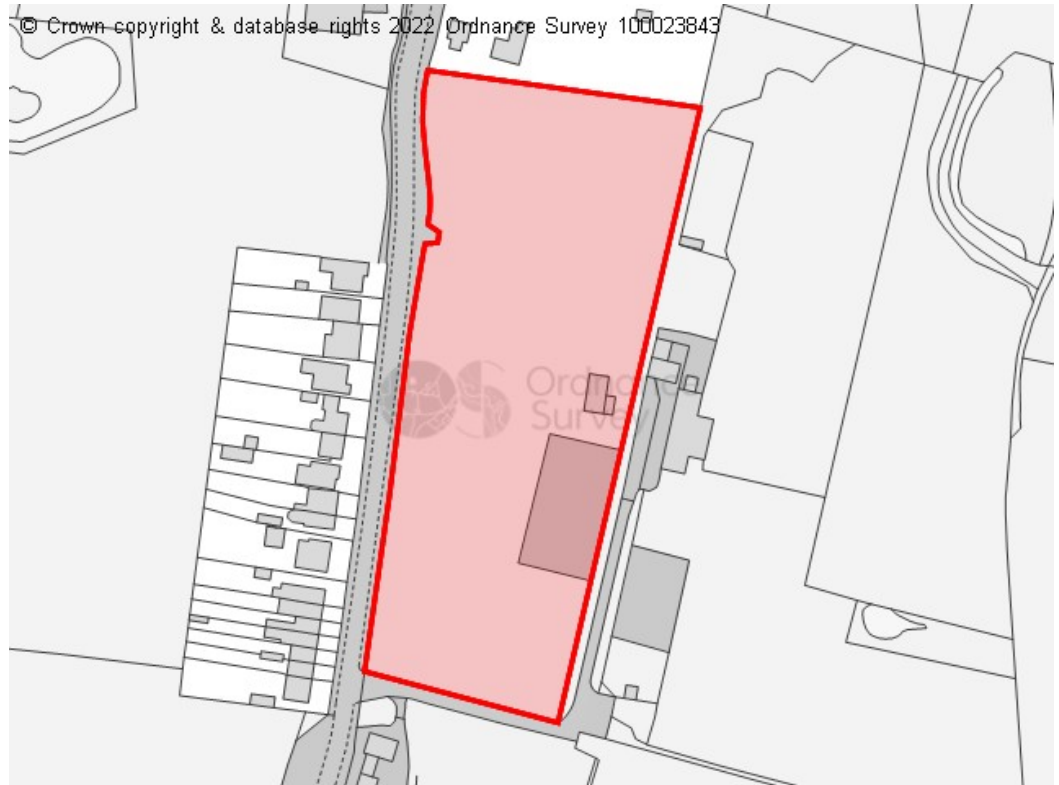
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Ashby Magna, 21/8040, Land to east of Gilmorton Road

Site Details

Site ref: 21/8040
Site name: Land to east of Gilmorton Road
Parish: Ashby Magna
Nearest Settlement: Ashby Magna
Site map:



Site area (ha): 1.25
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Stables, grazing
Adjacent land uses: Residential, stables, manege, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to Ashby Magna which is not currently identified as a sustainable rural settlement. It adjoins the southern edge of the village and is opposite an established terrace of houses on Frolesworth Road. Access is proposed via Frolesworth Road onto which the site has substantial frontage. The site is close to a Scheduled Monument (Moated site and fishponds south-east of St Mary's Church) and St Mary's Church (listed building), and the setting of both could be adversely impacted. The site is considered potentially suitable.
Availability: The site has two landowners who agree on the site's promotion for development. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The current scale of the site is unlikely to be appropriate for the size of the village. In addition, mitigation for potential adverse impacts on nearby heritage assets would be required and could impact on the capacity of the site. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 1.25

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 31
Capacity Notes:

Density applied:

Estimated capacity (sqm):

Ashby Parva, 21/8192, Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna

Site Details

Site ref: 21/8192
Site name: Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna
Parish: Ashby Magna, Dunton Bassett
Nearest Settlement: Ashby Parva
Site map: 

Site area (ha): 414
Brownfield / Greenfield: Greenfield
Overall development concept: New settlement / garden village
Proposed use(s): Housing, employment, retail in district and village local centres, educational and social/community infrastructure
Current use: Agriculture, woodland, industrial estate, farmsteads, highways
Adjacent land uses: Agriculture, villages of Dunton Bassett, Ashby Magna and Broughton Astley, M1, A426

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Not currently suitable
 The site lies on the north-western boundary of the District, with approximately 53ha being within Blaby district. It adjoins the northern edges of Dunton Bassett and Ashby Magna, and is close to the south-eastern edge of Broughton Astley. It is relatively close to the Leicester Principal Urban Area (PUA) and adjoins the proposed site of the Whetstone Pastures Garden Village, the majority of which is in Blaby District. Sitting astride the motorway, as the submission acknowledges, strategic development in this location would appear to be dependent on the delivery of new junction 20A on the M1 in the vicinity. It would need to be comprehensively masterplanned with adjoining (and potentially other nearby sites) to deliver significantly enhanced connectivity and address the challenges presented by the location's current poor strategic highway connectivity. The site is crossed by a network of Rights of Way which would need to be retained. There is an area of potentially contaminating land use associated with the former railway line and an historic landfill consultation area around part of the M1. Development near the M1 itself would require noise mitigation. There are several Local Wildlife Sites within the boundary. Pending further clarity on a new M1 junction and given the lack of detail on the proposed mix of uses, the site is considered not currently suitable.

Availability: Potentially available
 The site is in multiple ownership. However, there is agreement between the landowners and site assembly is being handled by a site promoter. The development is likely to require redevelopment of existing smaller scale employment areas, and farmsteads, but this is to be reviewed further as the master plan evolves. At this stage, the site is considered potentially available.

Achievability: Not achievable	The site would appear to be dependent on the provision of a new J20A on the M1 and currently there is no certainty around the viability and deliverability of this major piece of infrastructure. Further work is needed to clarify any strategic transport mitigation requirements. The site's challenging location means that it would require careful strategic planning and coordination with wider proposals in the vicinity in order to come forward. Given the uncertainties and challenges identified, at this stage the site is considered not achievable.
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Conclusions

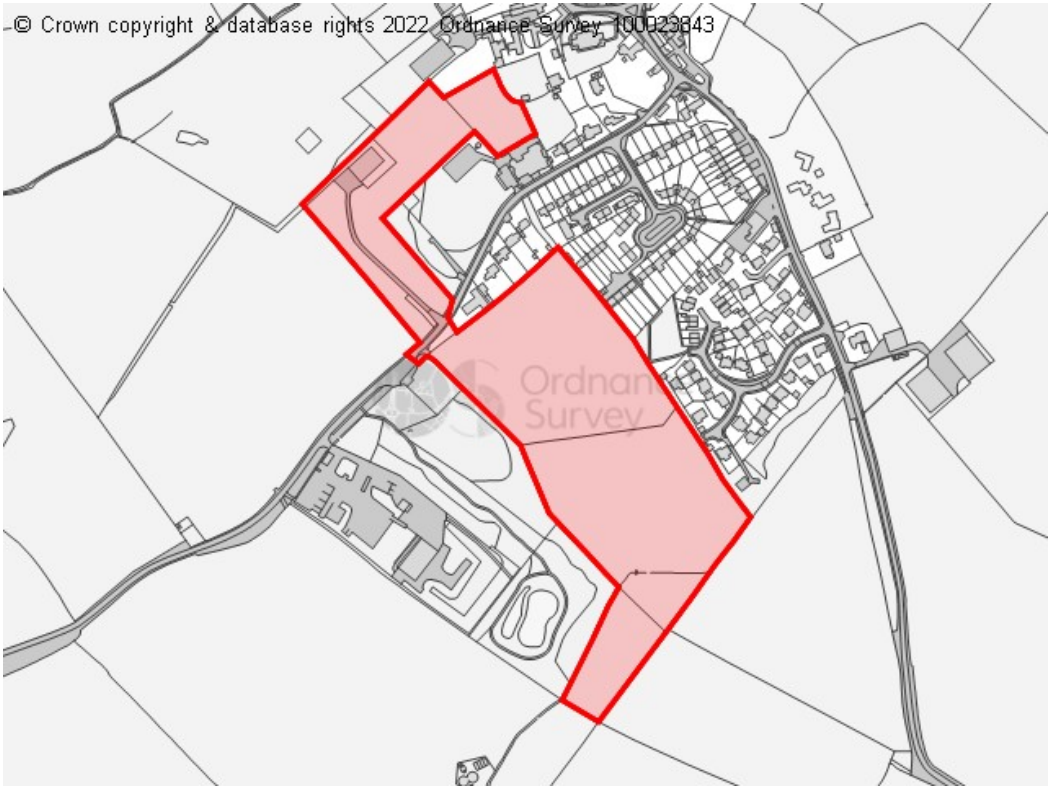
Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 16+ years
Net developable site area (ha):	414

Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	
Development ratio:		Estimated capacity (sqm):	
Estimated capacity (dwgs):	5000		
Capacity Notes: While the submission indicates that there will be employment provision within the development, there is no indication of the quantity or mix of this provision. In the absence of this detail, the site capacity reflects only the submitter's estimated housing capacity figure at present.			

Billesdon, 21/8155, Land at Gaulby Road

Site Details

Site ref: 21/8155
Site name: Land at Gaulby Road
Parish: Billesdon
Nearest Settlement: Billesdon
Site map:



Site area (ha): 7.87
Brownfield / Greenfield: Greenfield
Overall development concept: Mixed use development
Proposed use(s): Housing, community hub, school grounds expansion
Current use: Agriculture
Adjacent land uses: Residential, school playing fields, agriculture, highway depot

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Suitable
 The site, which spans Gaulby Road, is adjacent to Billesdon, a sustainable settlement. The northern section, which is proposed for community uses in addition to the 5 permitted dwellings, wraps around the school and is partly within the Conservation Area. The area to the south of Gaulby Road is proposed for housing (including specialist provision) and green space. The site falls away to the south towards Burton Brook and is partly within and adjacent to wood/pond (designated Local Green Space in the Neighbourhood Plan). The suitability of the site for the mix of community uses proposed would need community input. The site is considered suitable.

Availability: Available
 There are two landowners who agree on the promotion of the site for development. The site is in control of a developer who wants to develop it. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Achievable
 It is likely that some highway mitigation work would be needed in delivering access to both parts of the site. Any potential adverse impacts on the Conservation Area and Local Green Space would need to be avoided or mitigated. However, this is unlikely to make the development unviable. The case for the community hub and other community uses would need to be demonstrated. It is considered that the site is achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years

Net developable site area 7.87
(ha):

Housing capacity

Economic capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs): 50

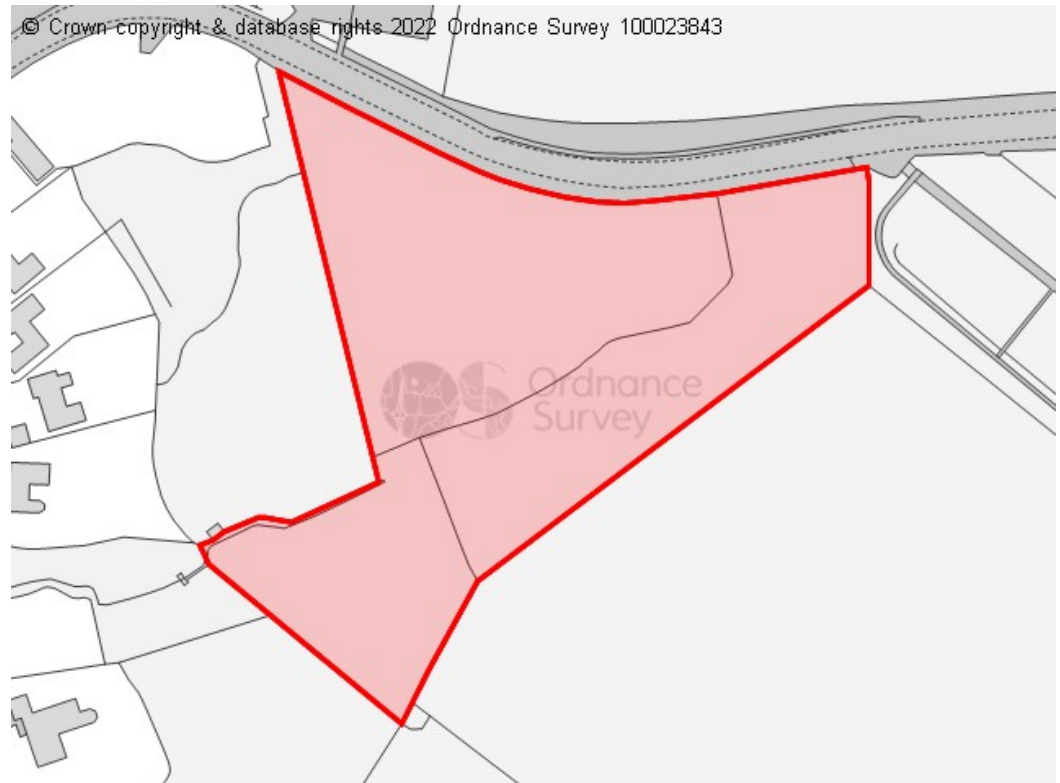
Density applied:
Estimated capacity (sqm):

Capacity Notes:
The capacity figure is as submitted by the site promoter and reflects the indicative layout provided. This indicates 50 dwellings in addition to the 5 dwellings already permitted on the northern part of the site.

Billesdon, 21/8171, Land south of Uppingham Road

Site Details

Site ref: 21/8171
Site name: Land south of Uppingham Road
Parish: Billesdon
Nearest Settlement: Billesdon
Site map:



Site area (ha): 1.55
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, copse, cemetery, Coplow Centre

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Billesdon, a sustainable settlement. It is opposite the Coplow Centre but is separated from built form to west by wooded area which is a designated Local Green Space. Access via Uppingham Road is likely to require mitigation work. The eastern edge of site adjoins the cemetery, a potential contaminating land use requiring investigation. A right of way crosses eastern edge of site. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership and there have been discussions with potential developers. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Further investigation into the extent of potential highway mitigation and adjoining potential contaminating land use is required. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 1.55

Housing capacity

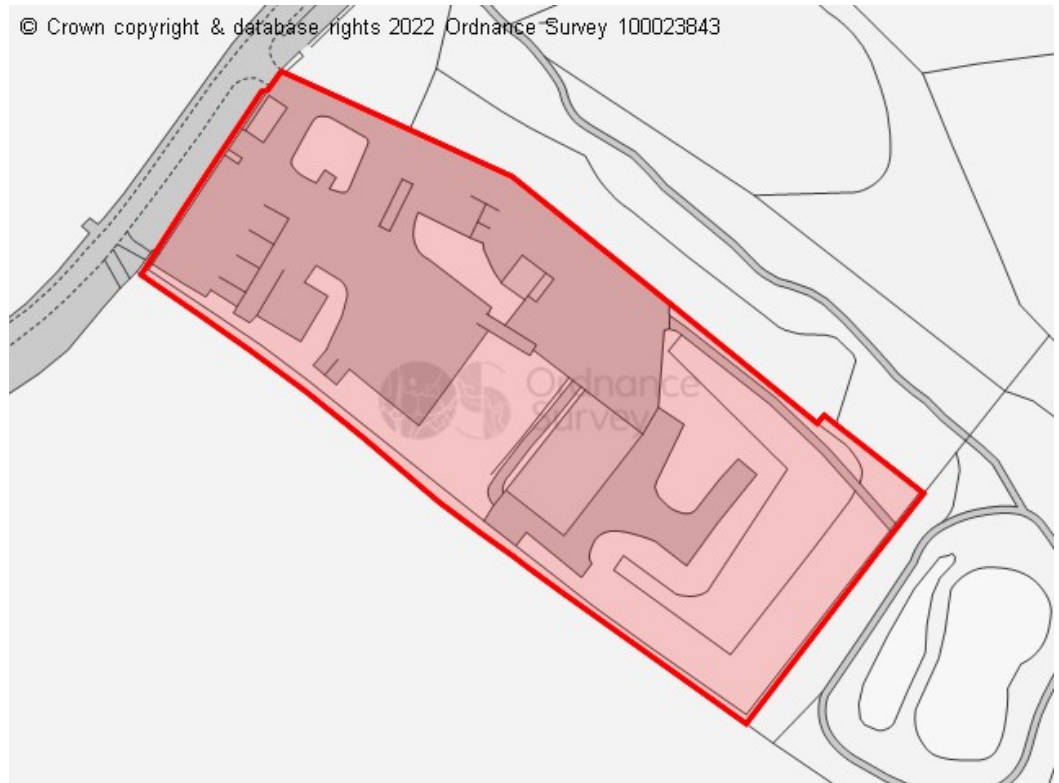
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	38	Estimated capacity (sqm):	
Capacity Notes:			

Billesdon, 21/8190, Billesdon Depot, South of Gaulby Road

Site Details

Site ref: 21/8190
Site name: Billesdon Depot, South of Gaulby Road
Parish: Billesdon
Nearest Settlement: Billesdon
Site map:



Site area (ha): 1.78
Brownfield / Greenfield: PDL
Overall development concept: Housing
Proposed use(s): Housing
Current use: Depot
Adjacent land uses: Agriculture, Billesdon Woodland and Lake, allotments

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is close to Billesdon, a sustainable settlement. It is separated from the main built-form of the village by Billesdon Woodland and Lake open space (Neighbourhood Plan Local Green Space) and site 21/8155. However, the school is within walking distance on Gaulby Road. The site has access onto Gaulby Road. Investigation into the potentially contaminating land use covering the site would be required. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. Discussions with potential developers have taken place. Demolition of existing buildings on the site would be required. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 The site is currently allocated for employment in the Neighbourhood Plan. The site would not be deliverable until the Neighbourhood Plan is changed or it can be proven that the employment use is not viable. Potential contamination on the site could incur costs. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 1.78

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 44
Capacity Notes:

Density applied:

Estimated capacity (sqm):

Billesdon, 21/8202, Former Lorry Park, Gaulby Road

Site Details

Site ref: 21/8202
Site name: Former Lorry Park, Gaulby Road
Parish: Billesdon
Nearest Settlement: Billesdon
Site map:



Site area (ha): 0.16
Brownfield / Greenfield: PDL
Overall development concept: Housing
Proposed use(s): Housing
Current use: Vacant land (former Lorry Park)
Adjacent land uses: Agriculture, woodland

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is close to Billesdon, a sustainable settlement. It is separated from the south western edge of the village by site 21/8155. Access would be via Gaulby Lane onto which there is a current access from previous use. The former use (lorry park) is a potentially contaminating land use which will require investigation prior to development but is likely to be mitigatable. The site is adjacent to Billesdon Woodland and Lake (a Neighbourhood Plan designated Local Green Space). The site is considered suitable.
Availability: The site is in single ownership and in the control of a house builder. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The site is designated as a reserve site allocation for housing in the Neighbourhood Plan to be brought forward in specific circumstances. Pending investigation of the potentially contaminating land use issue, no viability or deliverability issues have been identified. The site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 0.16

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: <0.4 Ha = 100%
Estimated capacity (dwgs): 5
Capacity Notes:

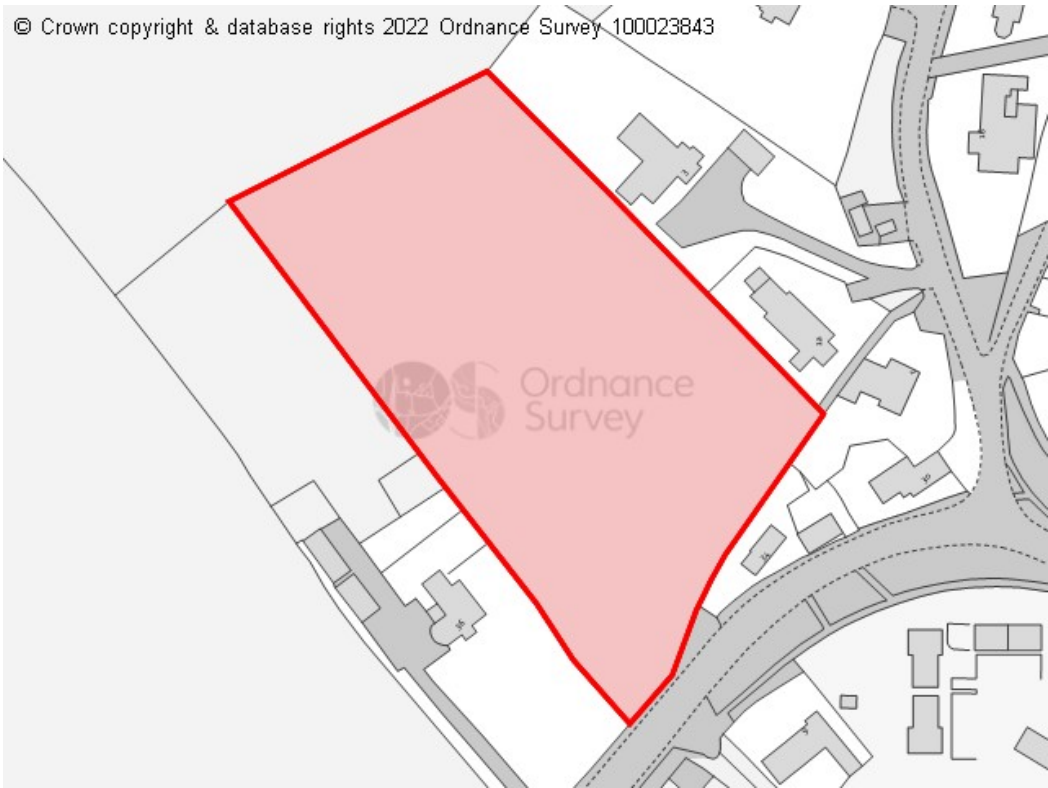
Density applied:

Estimated capacity (sqm):

Billesdon, 21/8210, Land north of Leicester Road

Site Details

Site ref:	21/8210
Site name:	Land north of Leicester Road
Parish:	Billesdon
Nearest Settlement:	Billesdon
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	0.95
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Residential, agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Billesdon, a sustainable settlement. It has access onto Leicester Road. The site adjoins the north-western boundary of the Conservation Area and therefore the setting of the Conservation Area would need to be considered. A Right of Way follows the north-eastern boundary. The site is considered suitable.
Availability:	The site is in single ownership and is under the control of a housebuilder. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The site is being promoted for 10 self-build plots. Mitigation relating to potential impacts on the Conservation Area and its setting would need to be considered. No other physical or economic constraints have been identified to impact on viability or deliverability. The site is considered achievable.

Conclusions

Deliverable or developable:	Deliverable
Reason if not currently developable:	
Timeframe for development:	Deliverable within 5 years
Net developable site area (ha):	0.95

Housing capacity

Economic capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs): 10

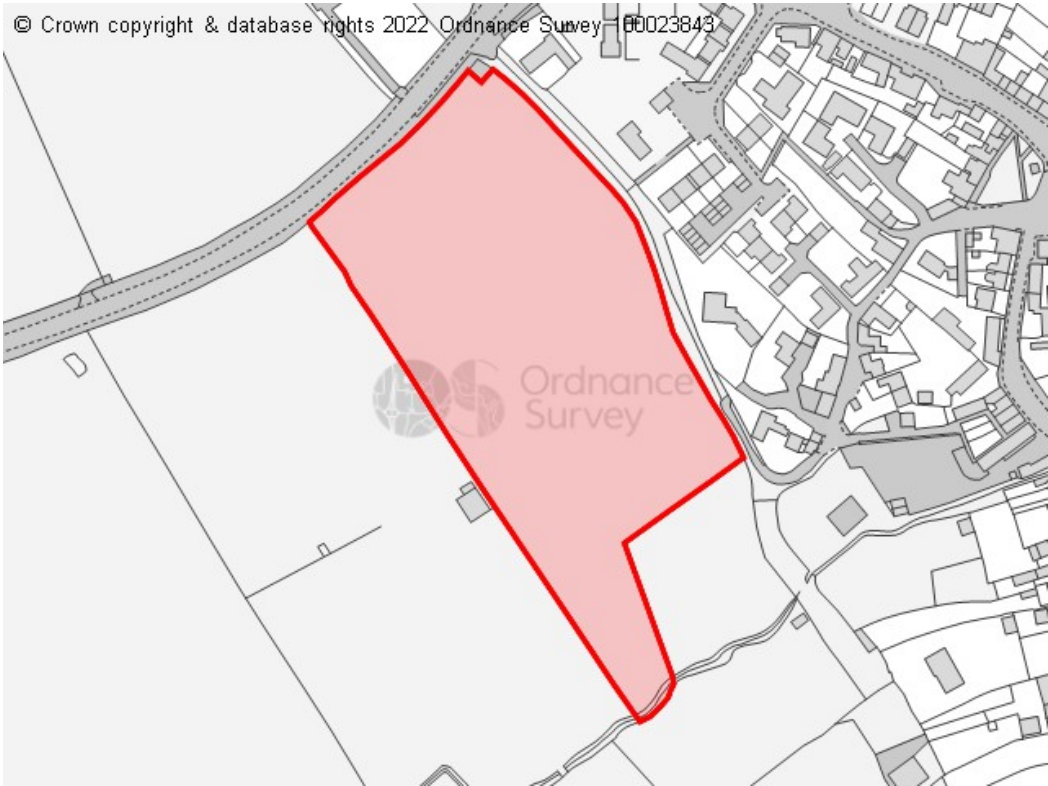
Density applied:
Estimated capacity (sqm):

Capacity Notes:
The above capacity is based on submitted information. Using the standard calculation, the site has a capacity for 24 dwellings.

Billesdon, 21/8215, Land south of Leicester Road

Site Details

Site ref:	21/8215
Site name:	Land south of Leicester Road
Parish:	Billesdon
Nearest Settlement:	Billesdon
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	2.16
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Billesdon, a sustainable settlement. The site adjoins the Conservation Area and its setting would need to be considered. Muddy Lane forms the eastern boundary and Billesdon Brook the southern boundary, both of which are designated Local Green Space (Local Plan). Potential adverse impacts on the landscape setting of the village, Muddy Lane and Billesdon Brook are likely to require mitigation. The site has access onto Leicester Road and some improvements may be required. The site is considered potentially suitable.
Availability:	The site is in single ownership and under the control of a housebuilder. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The provision of suitable access would need to be demonstrated. Part of the site lies within the Billesdon Brook Local Green Space and as such would need to be protected from development, potentially reducing capacity. Impacts on the setting of the Conservation Area and the landscape setting of the village may require mitigation and could also reduce the capacity of the site. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area	2.16

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 41
Capacity Notes:

Economic capacity

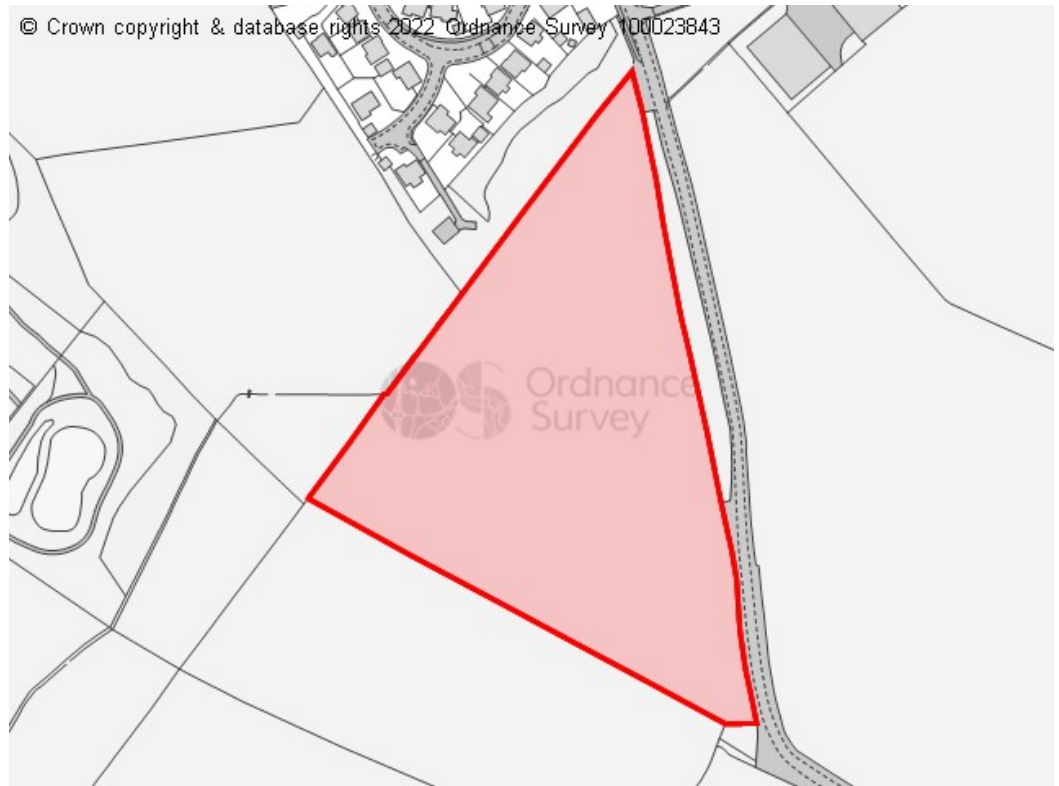
Density applied:

Estimated capacity (sqm):

Billesdon, 21/8266, Land west of Rolleston Road

Site Details

Site ref: 21/8266
Site name: Land west of Rolleston Road
Parish: Billesdon
Nearest Settlement: Billesdon
Site map:



Site area (ha): 3.86
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, open space (then residential)

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Billesdon, a sustainable settlement. It is located on the southern edge of the village and would further elongate the form of the settlement into open countryside. Access is proposed from Rolleston Road and would need to be demonstrated. The current scale of the site may not be appropriate for the settlement. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. No developer involvement is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Mitigation for any adverse impacts on the adjoining Neighbourhood Plan designated Local Green Space and the wider landscape could impact on the capacity of the site. Highway mitigation may be required. Connectivity to the village centre would need to be addressed. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 3.86

Housing capacity

Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	72	Estimated capacity (sqm):	
Capacity Notes:			

Bitteswell, 21/8033, Land off Ullesthorpe Road

Site Details

Site ref: 21/8033
Site name: Land off Ullesthorpe Road
Parish: Bitteswell with Bittesby
Nearest Settlement: Bitteswell
Site map:



Site area (ha): 1.61
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture (grazing)
Adjacent land uses: Agriculture, residential, storage uses.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is on the western edge of Bitteswell, a sustainable settlement. There is current access on to Ullesthorpe Road. The site is located within Bitteswell Conservation Area and adjoins the curtilage of a Grade II Listed Building (Turnpike Lodge). Development has potential to impact on the character of the landscape and conservation area. The site is considered potentially suitable for housing.
Availability: Available
 The site is in joint ownership and is identified as being available for development within the next 5 years. It has not been marketed and is not under option but has been subject to developer interest. No availability issues have been identified. Therefore, the site is considered available.
Achievability: Potentially achievable
 There are no market or cost factors to indicate that development for housing is unviable. However, a change to the Bitteswell/Lutterworth/Magna Park Area of Separation boundary would be necessary. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 1.61

Housing capacity

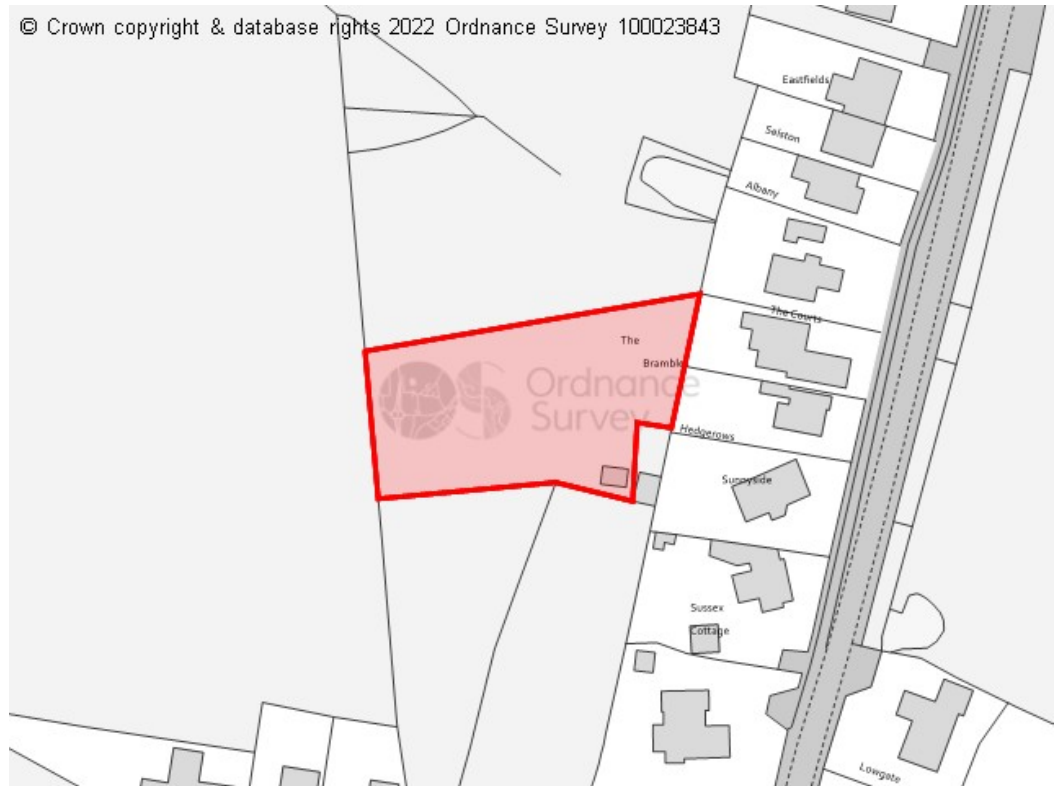
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	40	Estimated capacity (sqm):	
Capacity Notes:			

Bitteswell, 21/8036, Land at rear of The Brambles, Ashby Lane

Site Details

Site ref: 21/8036
Site name: Land at rear of The Brambles, Ashby Lane
Parish: Bitteswell with Bittesby
Nearest Settlement: Bitteswell
Site map:



Site area (ha): 0.20
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Paddock
Adjacent land uses: Agriculture, residential.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Suitable
 The site is located to the north-west of Bitteswell, a sustainable settlement. It is adjacent to the existing and committed built up area, and access to the highway (Ashby Lane) is proposed via the consented development to the south. No other physical constraints are identified that would prevent development for housing. Therefore, the site is considered suitable.
Availability: Potentially available
 The site is in dual ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed and is not under option. The site is dependent on a legal right of access to the highway via the access road for the committed development site to the south. Therefore, the site is considered potentially available.
Achievability: Potentially achievable
 No market or cost factors have been identified that would make the site inviable. Achievability is dependent on the delivery of the access road for the committed housing development to the south. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.20

Housing capacity

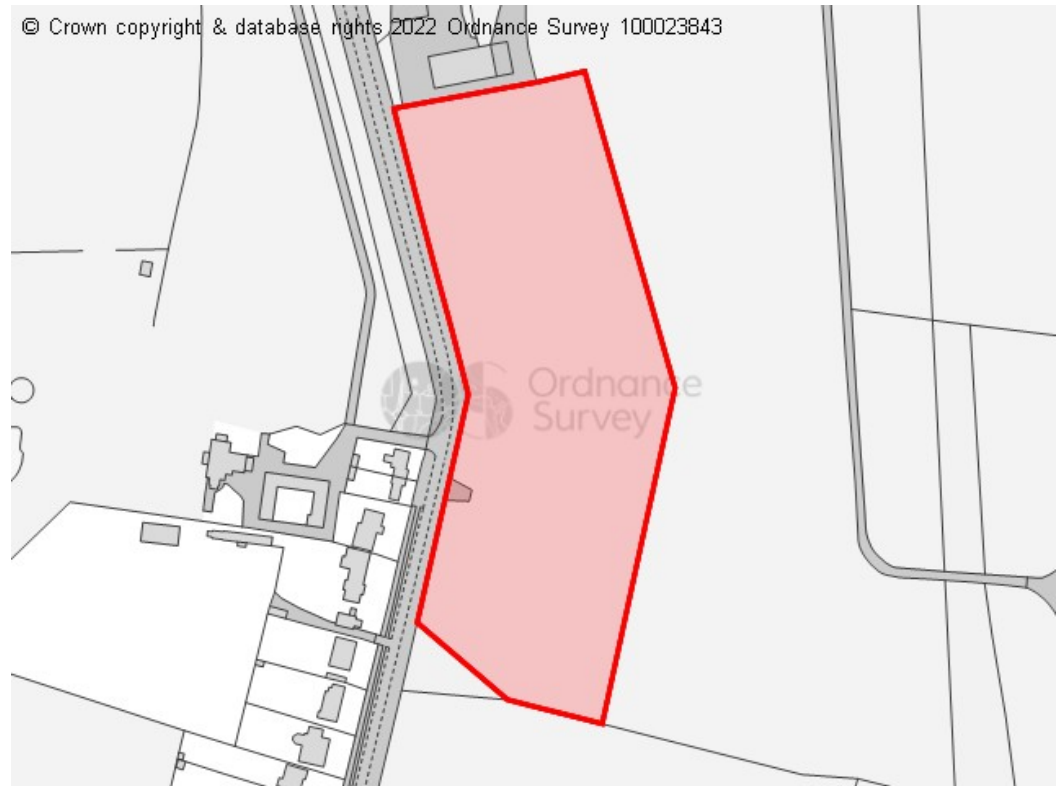
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	<0.4 Ha = 100%		
Estimated capacity (dwgs):	6	Estimated capacity (sqm):	
Capacity Notes:			

Bitteswell, 21/8046, Land south of Bitteswell Farm, Ashby Lane

Site Details

Site ref: 21/8046
Site name: Land south of Bitteswell Farm, Ashby Lane
Parish: Bitteswell with Bittesby
Nearest Settlement: Bitteswell
Site map:



Site area (ha): 2.81
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, farm buildings

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is located on the northern edge of Bitteswell, a sustainable settlement. It would extend development 0.15km into open countryside in a linear manner and is not adjacent or well related to the built form or facilities of the settlement. The site's nearest boundary is approximately 0.5km from the centre of Bitteswell. Access off Ashby Lane is potentially suitable, with highway design and accessibility to the village requiring further investigation. The site is therefore considered potentially suitable. The full extent of the site would infill between the village and Bitteswell Farm. The delivery of separate sites to the south, flanking Ashby Lane, and a reduction in the scale of this site would be necessary for the site to be suitable.

Availability:

Available

The site is in dual ownership, has not been marketed and is not under option. However, it has been the subject of developer interest and is indicated as available. No legal or ownership issues are identified. The site is considered available.

Achievability:

Potentially achievable

There are no market or cost factors that would make development economically unviable. However, the site is in open countryside and not well related to the built form of Bitteswell. The delivery of sites to the south is necessary for this site to be achievable. The site is currently considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area 2.81
(ha):

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 53

Density applied:

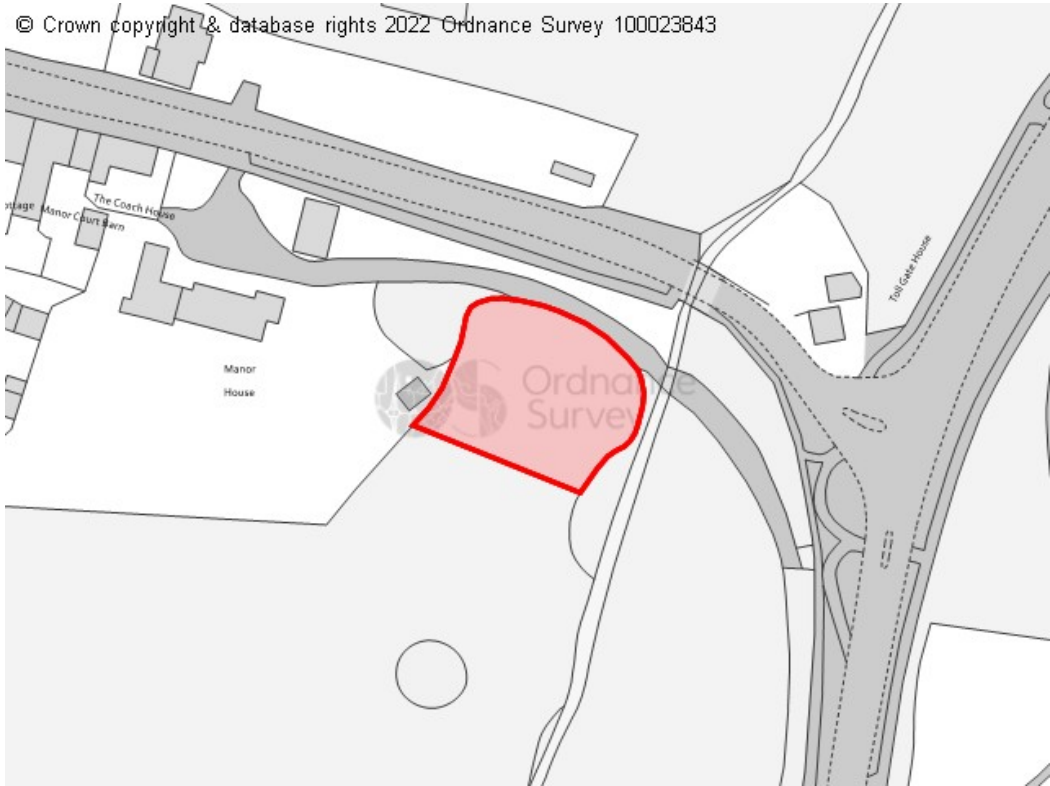
Estimated capacity (sqm):

Capacity Notes:
Linear only development, as proposed by the submitter, could significantly reduce capacity.

Bitteswell, 21/8092, Land off Lutterworth Road

Site Details

Site ref: 21/8092
Site name: Land off Lutterworth Road
Parish: Bitteswell with Bittesby
Nearest Settlement: Bitteswell
Site map:



Site area (ha): 0.12
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Paddock
Adjacent land uses: Fields, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site does not meet the minimum size threshold for assessment as part of the SHELAA.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Economic capacity

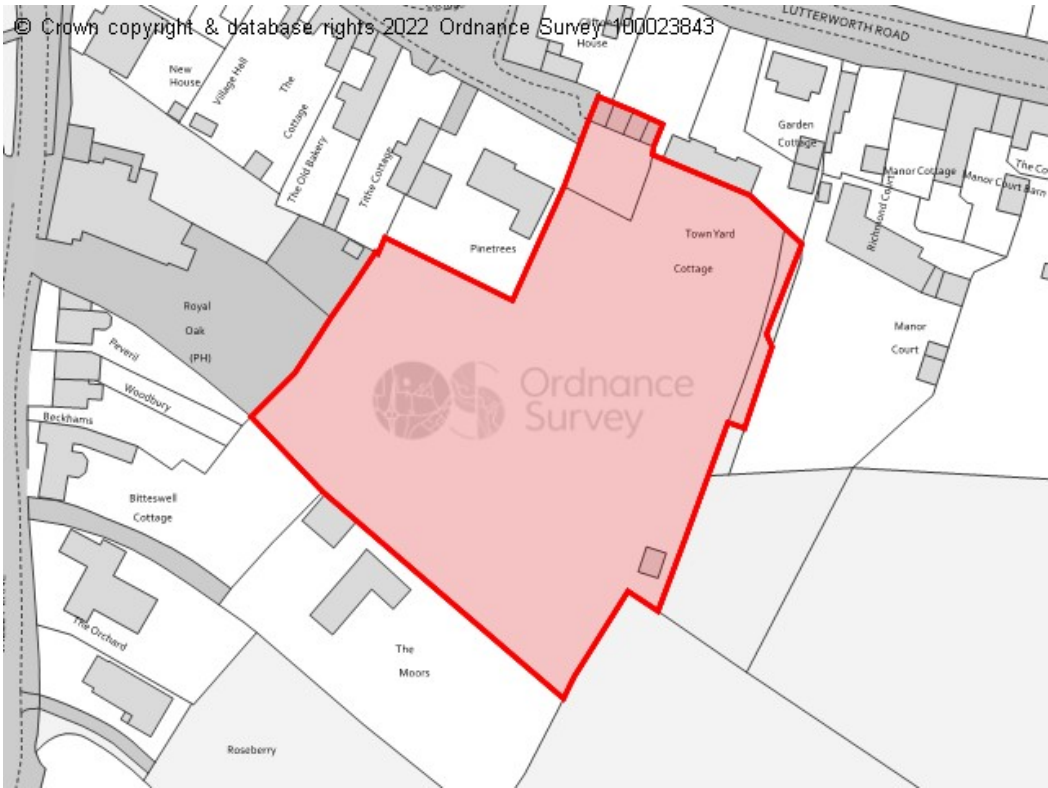
Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

Density applied:
Estimated capacity (sqm):

Bitteswell, 21/8219, Land off Manor Road

Site Details

Site ref: 21/8219
Site name: Land off Manor Road
Parish: Bitteswell with Bittesby
Nearest Settlement: Bitteswell
Site map:



Site area (ha): 0.68
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Grazing land
Adjacent land uses: Residential, grazing/pasture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to the south-east of Bitteswell, a sustainable settlement. There is access off Manor Road which could need upgrading. The site is within the Bitteswell Conservation Area and to the west it adjoins a Grade II Listed Building (Olde Royal Oak PH). Development has the potential to impact on the character of the landscape and Conservation Area. Therefore, the site is considered potentially suitable.
Availability: The site is in joint ownership and is identified as being available for development within the next 5 years. It has not been marketed and is not under option but has been subject to developer interest. An existing barn/stable block requires further investigation and consideration of potential retention. The site is considered available.
Achievability: There are no market or cost factors to indicate that development for housing is unviable. However, a change to the Bitteswell/Lutterworth/Magna Park Area of Separation boundary, as defined in the Local Plan, would be necessary. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.68

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 17
Capacity Notes:

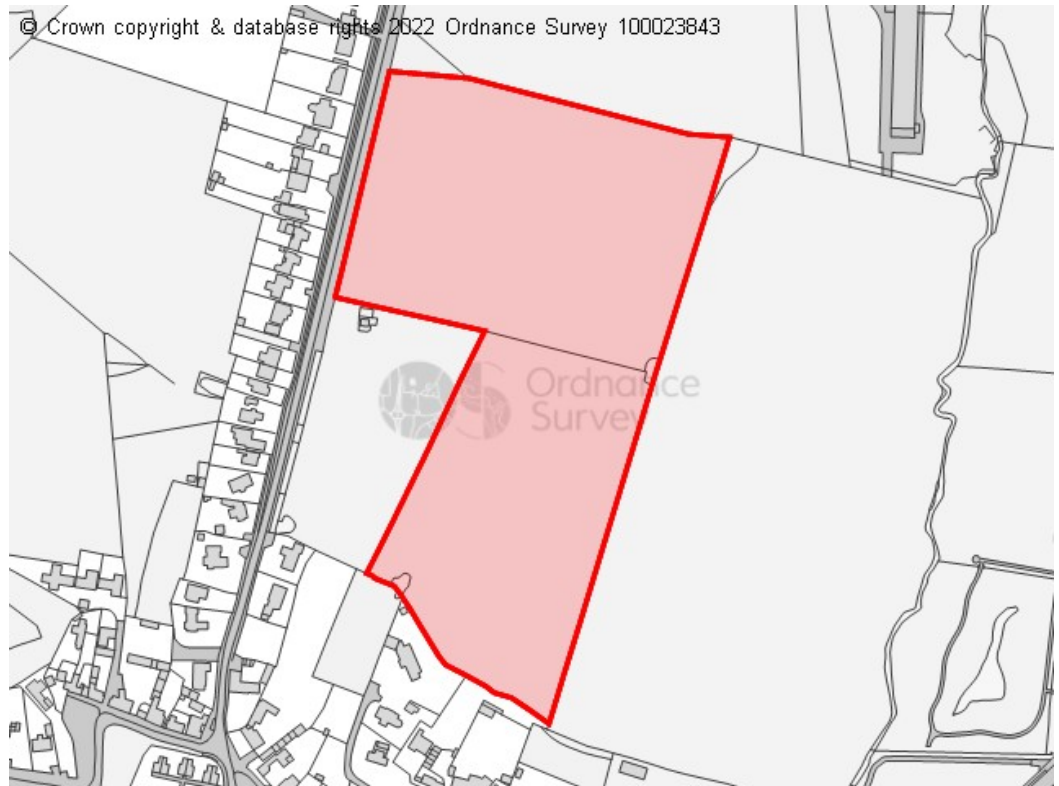
Density applied:

Estimated capacity (sqm):

Bitteswell, 21/8246, Land east of Ashby Lane

Site Details

Site ref: 21/8246
Site name: Land east of Ashby Lane
Parish: Bitteswell with Bittesby
Nearest Settlement: Bitteswell
Site map:



Site area (ha): 6.02
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, Ashby Lane and residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site adjoins the north-east edge of Bitteswell, a sustainable settlement. It would extend development in a linear manner approximately 0.4km to the north, and to the east by 0.2km reducing the separation between Bitteswell and Lutterworth. Existing highway access off Ashby Lane is potentially appropriate and the services / facilities of the village are accessible. Development of the full extent of the site is unlikely to be appropriate for the scale of the settlement. The site is currently considered potentially suitable. A smaller area or part of the site submitted separately may be considered suitable.

Availability:

Available

The site is the single ownership of a developer and is identified as being available for development within the next 5 years. No availability issues have been identified. The site is considered available.

Achievability:

Potentially achievable

There are no market or cost factors that would make development economically unviable. However, development would reduce separation between Bitteswell and Lutterworth. The site lies within the designated Bitteswell/Lutterworth/Magna Park Area of Separation boundary and a change to policy would be required. Currently, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 6.02

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 113
Capacity Notes:

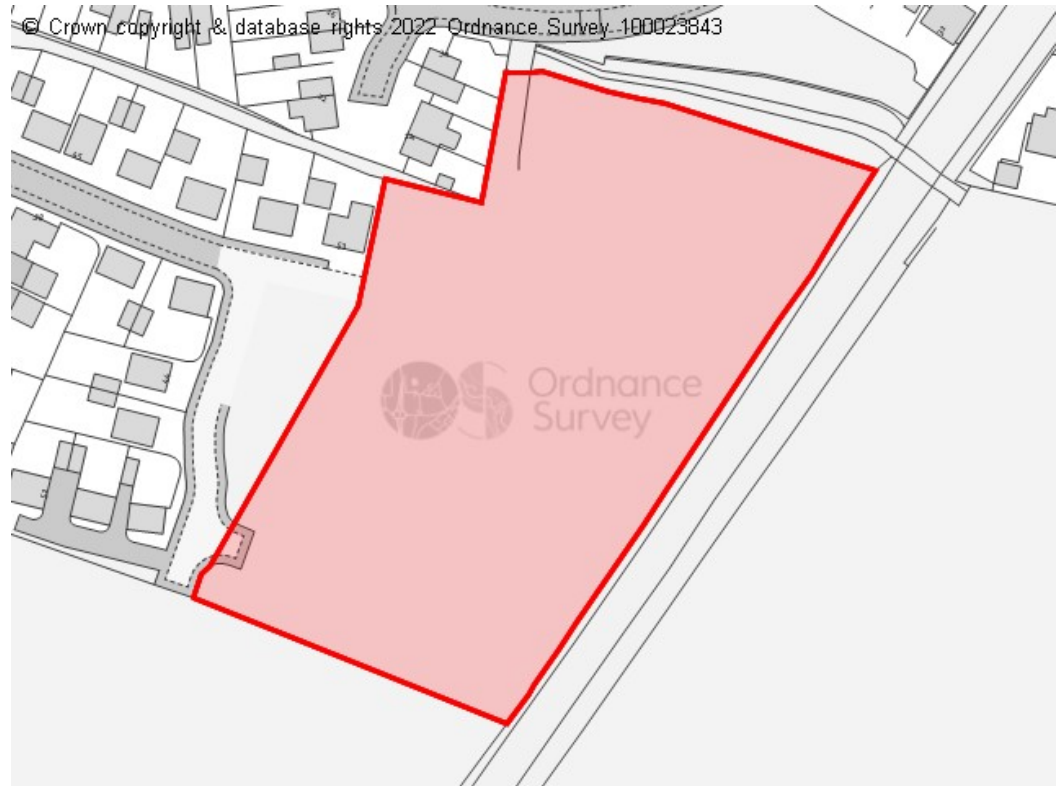
Economic capacity

Density applied:
Estimated capacity (sqm):

Broughton Astley, 21/8045, Land to the east of Broughton Chase

Site Details

Site ref: 21/8045
Site name: Land to the east of Broughton Chase
Parish: Broughton Astley
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 1.28
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Vacant grassland
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Suitable
 The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins recent residential development to the west from which access is proposed (via Broughton Chase) and more established housing is to the north. The eastern boundary is formed by the disused railway line which is a Neighbourhood Plan Local Green Space and a potentially contaminating land use requiring investigation. The site also lies within an historic landfill zone which would need further investigation. These constraints are likely to be mitigatable. The site is considered suitable.
Availability: Available
 The site is in the ownership of the housebuilder currently building the adjoining development. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Achievable
 Any open space on the site provided as part of adjacent development would need to be retained. No market, cost or delivery factors have been identified to make the development economically unviable in the next 5 years. The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 1.28

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 32
Capacity Notes:

Density applied:

Estimated capacity (sqm):

Broughton Astley, 21/8096, Land to the east of Stemborough Mill

Site Details

Site ref:	21/8096
Site name:	Land to the east of Stemborough Mill
Parish:	Leire
Nearest Settlement:	Broughton Astley
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	5.89
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is in open countryside between Broughton Astley and Leire and is not a sustainable location for housing development. The site does not relate well to either settlement and isolated development in this location would impact on the local landscape settling of both villages. The site does not have frontage onto the highway and access is proposed via an upgrade of the farm track linking to Stemborough Lane. However, Stemborough Lane itself is a single track road and is not a suitable access road. The proposed development and access would also adversely impact Stemborough Mill (listed building). Much of the site is within a Mineral Consultation Area. Given its isolation, lack of access, and potential impact on the nearby heritage asset, the site is considered not suitable.
Availability:	The site is in single ownership. No discussions with developers are indicated. It is not clear whether additional land outside the control of the landowner would be needed to provide suitable access. The site is considered potentially available.
Achievability:	In addition to not being a sustainable location for housing development, providing a suitable access for the site using Stemborough Lane is likely to require extensive upgrading work, impacting on viability. Furthermore, the impact on the listed building and its setting would require mitigation and could impact on the deliverability of the site. Although the submission refers to 10 dwellings, the size of the site is inappropriate. The site also adjoins site 21/8223 on the edge of Broughton Astley but would not represent a logical extension to it. Given these factors, the site is considered not currently achievable.

Conclusions

Deliverable or developable:	Developable
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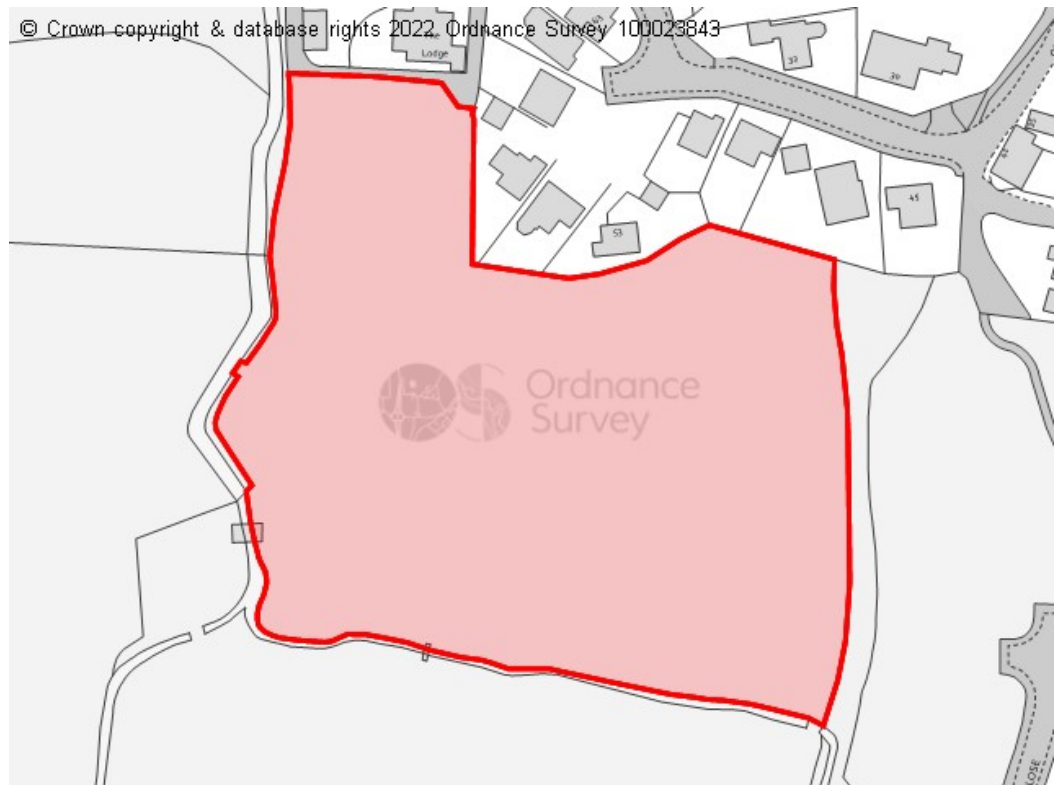
Reason if not currently developable:
Timeframe for development: Developable in 16+ years
Net developable site area (ha): 5.89

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	110	Estimated capacity (sqm):	
Capacity Notes:			

Broughton Astley, 21/8134, Old Mill Road

Site Details

Site ref: 21/8134
Site name: Old Mill Road
Parish: Broughton Astley
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 1.60
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing, retail, community uses
Current use: Grassland (non-farmed)
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: Flood zone 3b
Reason not assessed:
Suitability: The site is adjacent to Broughton Astley, a sustainable settlement. Access is proposed by either the existing access or via Streamside Close. It is not clear if either option is within the control of the site owner or has the capacity to handle development of this scale. Access from Streamside Close would involve crossing a Local Plan designated open space, sport and recreation site. Part of site is within Flood Zone 3b (red constraint) and the site area has been reduced by 0.2ha as a result. Further areas of the site are within Flood Zones 2 and 3a and the flood risk implications would need to be considered. Rights of Way crossing the site would need to be retained. Given access and flood risk constraints, the site is considered not currently suitable.
 Not currently suitable
Availability: The site has five landowners who agree with the promotion of the site for development. Discussion with potential developers is indicated. It is not clear if potential accesses to the site are under the control of the landowners, therefore, the site is considered potentially available.
 Potentially available
Achievability: Clarity regarding the provision of an appropriate access is needed as this could impact on the viability and deliverability of the site. Similarly, flood risk on the site is likely to reduce the capacity of the site and require substantial mitigation. The site is considered not currently achievable.
 Not currently achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area 1.40

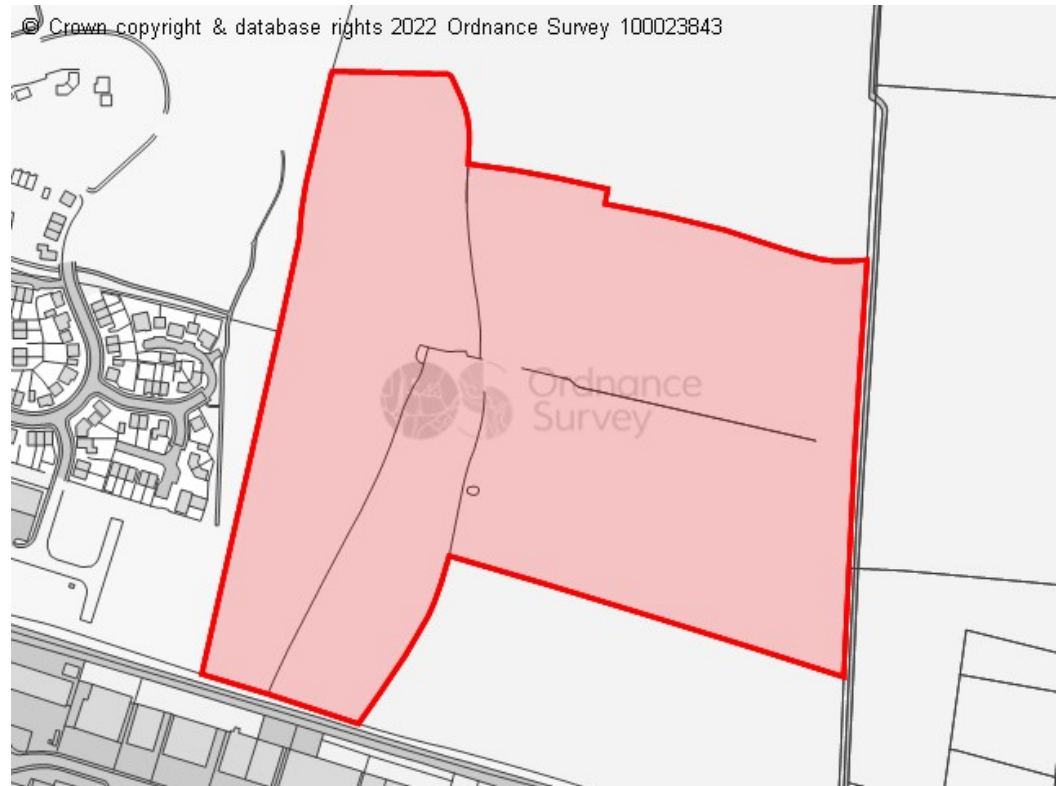
(ha):

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	35	Estimated capacity (sqm):	
Capacity Notes:			
While other potential uses are indicated in the submission (6,000sqm retail/new community hub/health centre), the site has been assessed for housing only at this stage.			

Broughton Astley, 21/8144, Land north of Cottage Lane

Site Details

Site ref: 21/8144
Site name: Land north of Cottage Lane
Parish: Broughton Astley
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 10.44
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential, employment

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins recent (and on-going) residential and employment development with well-established employment uses to the south. Access is proposed via adjoining development to the west. However, capacity would need to be demonstrated. The industrial area to the south is a potentially contaminating land use and would need to be investigated. Any residential development would need to consider the impacts of nearby employment uses on future residential amenity. Cottage Lane at the site's southern boundary is a Neighbourhood Plan Local Green Space. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership. The developer responsible for delivering the adjoining site has an interest in the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 Pending clarity on the capacity of the proposed access points and potentially contaminating land uses, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 10.44

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 196
Capacity Notes:

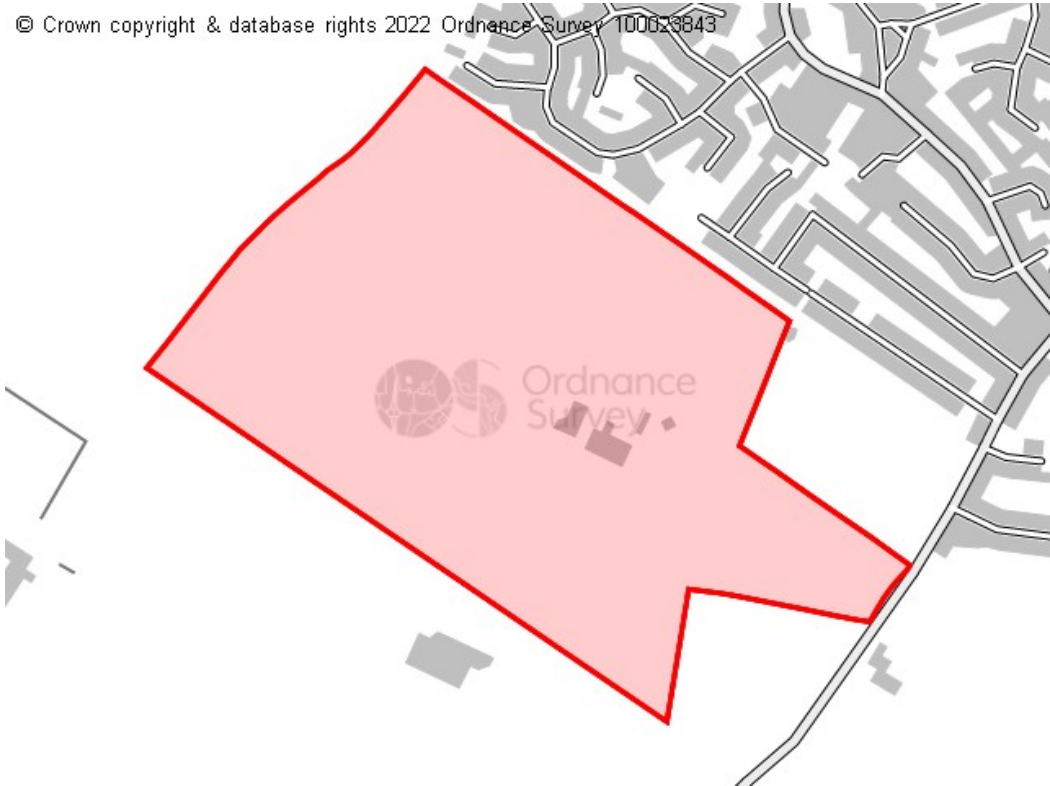
Density applied:

Estimated capacity (sqm):

Broughton Astley, 21/8154, Land off Frolesworth Road

Site Details

Site ref:	21/8154
Site name:	Land off Frolesworth Road
Parish:	Broughton Astley
Nearest Settlement:	Broughton Astley
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100028843



Site area (ha):	39.52
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing, potential primary school
Current use:	Agriculture, farm buildings
Adjacent land uses:	Agriculture, residential, recreation

Site Assessment Summary

Red constraints:
Reason not assessed:
Suitability:
 Potentially suitable

The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins the north-western edge of the built form and the Frolesworth Road Recreation Ground (a Neighbourhood Plan Local Green Space). A high voltage power line crosses the site and would require an appropriate buffer (as shown on the submitted indicative layout). A public right of way crossing the site would need to be retained and the south-western corner of the site adjoins the cemetery which is a potential contaminating land use. These constraints are likely to be mitigatable. While the site has access onto Frolesworth Road, the Highway Authority has concerns about the rural nature of Frolesworth Road and its suitability for access particularly in terms of highway capacity and safety and the ability to mitigate potential impacts, particularly on B581, B4114 and A426. Any cumulative impacts would need to be considered. Given these concerns, the site is considered potentially suitable.

Availability:
 Available

The site has two landowners who agree with the promotion of the site for development. There is developer involvement in the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:
 Potentially achievable

Provision of an appropriate access and mitigation in relation to access via Frolesworth Road and potential impacts on the wider highway network would require further investigation and could impact on viability of the site. The site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	

Timeframe for development: Developable in 6-10 years, Developable in 11-15 years

Net developable site area 39.52
(ha):

Housing capacity

Economic capacity

Density applied (dph):
Development ratio: > 35 Ha = 50%
Estimated capacity (dwgs): 400

Density applied:

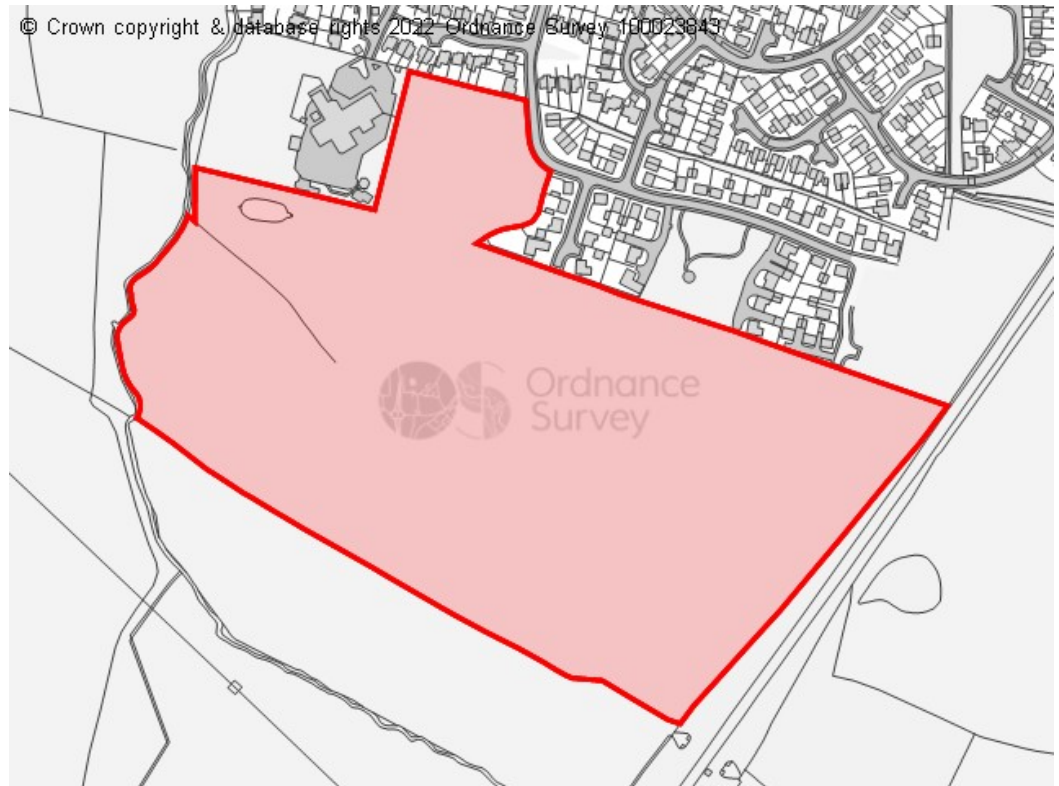
Estimated capacity (sqm):

Capacity Notes:
Site capacity reflects submission capacity figure which takes account of site constraints. The capacity based on the standard calculation would be 593 dwellings.

Broughton Astley, 21/8158, Land off Crowfoot Way

Site Details

Site ref: 21/8158
Site name: Land off Crowfoot Way
Parish: Broughton Astley, Leire
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 14.01
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential, school, disused railway line

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site adjacent to Broughton Astley, a sustainable settlement. It adjoins the south-western edge of the village, extending into open countryside towards Leire. The site has potential access onto Crowfoot Way. However, the capacity of existing estate roads to accommodate additional traffic, taking into account recent development, would need to be demonstrated. The western part of the site is in Flood Zones 2 and 3 and the eastern third is in a Mineral Consultation Area. The adjoining disused railway line is a potentially contaminating land use and designated a Local Green Space in the Neighbourhood Plan. The site is considered potentially suitable.

Availability:

Available

The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

The provision of appropriate access via Crowfoot Way would need to be demonstrated. If there is a lack of access capacity, a reduction in the scale of the site or the provision of an alternative access may need to be considered, either of which could impact on the viability and deliverability of the site. Although not assessed to avoid double counting, a smaller part of the site with capacity for 27 dwellings was also submitted (21/8159). Mitigation for flood risk could also impact on the capacity of the site. Pending clarity regarding access and flood risk, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area 14.01
(ha):

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	263	Estimated capacity (sqm):	

Capacity Notes:
The northern part of this site was submitted as a separate site (21/8159). While it has not been assessed to avoid capacity double counting, the smaller site could accommodate 27 dwellings based on the standard capacity calculation.

Broughton Astley, 21/8159, Land off Crowfoot Way (north)

Site Details

Site ref: 21/8159
Site name: Land off Crowfoot Way (north)
Parish: Broughton Astley
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 1.10
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, school, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site forms part of site 21/8158 and has been excluded to avoid duplication and double counting of capacity. It is referred to in the assessment of site 21/8158.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

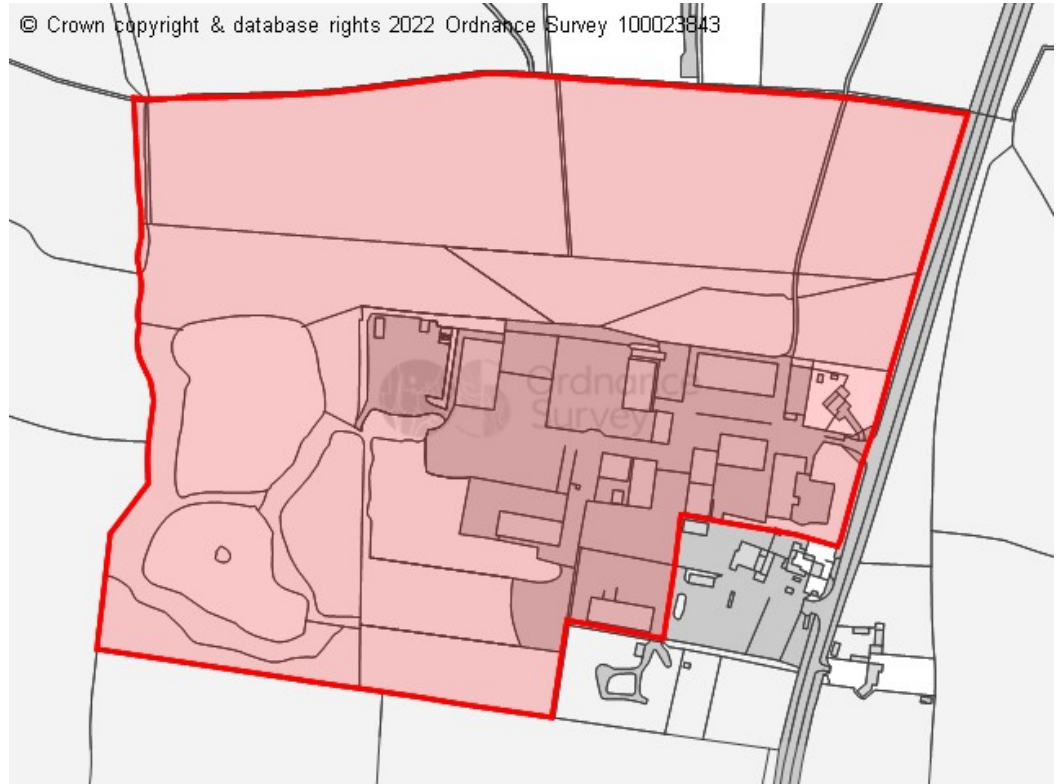
Economic capacity

Density applied:
Estimated capacity (sqm):

Broughton Astley, 21/8213, Arkwright Hill Business Park, Lutterworth Road

Site Details

Site ref: 21/8213
Site name: Arkwright Hill Business Park, Lutterworth Road
Parish: Dunton Bassett
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 24.66
Brownfield / Greenfield: Mixed
Overall development concept: Other
Proposed use(s): Lorry parking and associated facilities
Current use: Agriculture, employment (approx. 8.3ha)
Adjacent land uses: Agriculture, A426, timber yard.

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not currently suitable

The site is poorly related to the nearest settlement of Broughton Astley and the villages of Dunton Bassett, Ashby Parva and Willoughby Waterleys and is not a sustainable location. Access is directly from a high-speed rural section of the A426 which serves existing employment uses on part of the site. The M1 motorway lies approx. 0.5km east of the site but can only be accessed via Junctions 19 (9km south) and 20 (11km north) by passing through the settlements of Whetstone and Glen Parva (in Blaby district) or Lutterworth enroute. Appropriate access and the capacity of the local road network to accommodate additional HGV traffic from a proposed lorry park or intensified economic uses would need to be demonstrated to the satisfaction of the Highway Authority. The site is isolated from the district's main economic and population centres, has poor accessibility by sustainable modes of transport and is in open countryside with consequent impacts on the landscape and open views which may require mitigation. The site is considered not currently suitable.

Availability:

Available

The site is in single ownership and is identified as being available for development within 5 years. It is not subject to developer interest, has not been marketed and is not under option. The site is considered available.

Achievability:

Not currently achievable

While the site is adjacent to the main road network (MRN) it is not well related to the strategic road network (SRN) which would be preferable for the proposed use. Its isolation from economic centres (including Magna Park) could limit the site's market attractiveness as a lorry park or for economic uses. Improving highway access to a standard acceptable to the Highway Authority could affect viability and may be difficult to achieve. Market, cost and delivery factors indicate that the site is not currently achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 11-15 years

Net developable site area (ha): 24.66

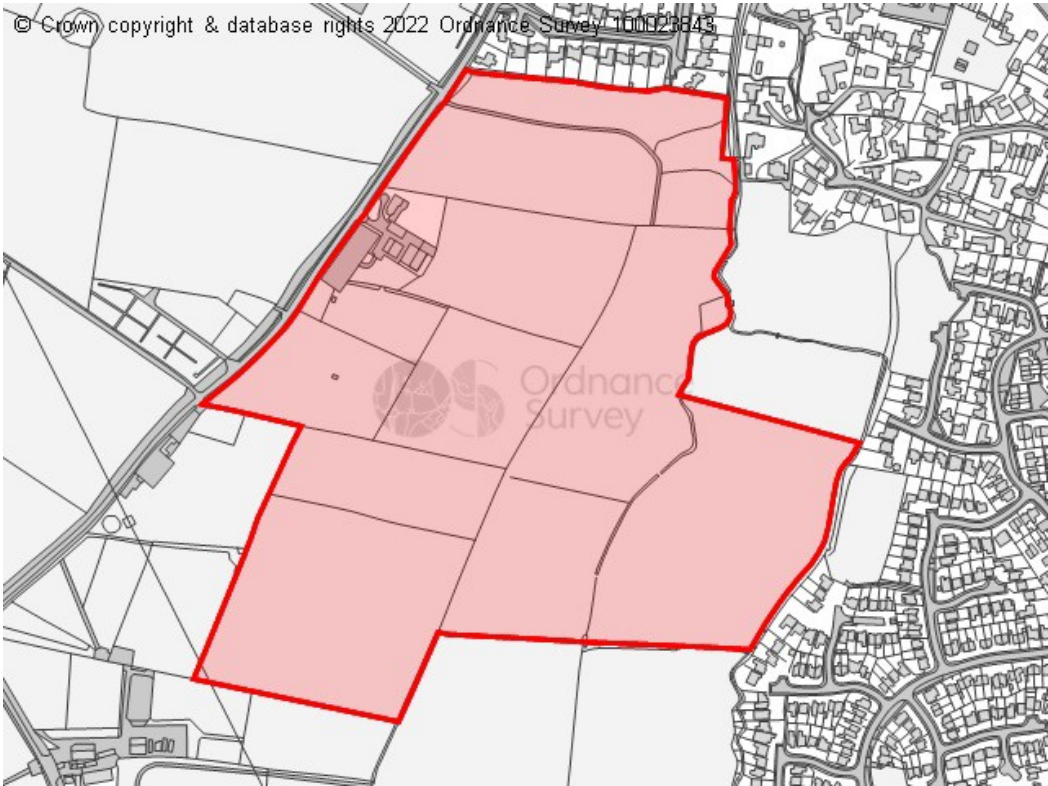
Housing capacity	Economic capacity
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Density applied (dph):	Density applied:
Development ratio:	
Estimated capacity (dwgs):	Estimated capacity (sqm):
Capacity Notes:	
Proposed lorry park is an 'other use'. No floorspace or density information calculated. It is not clear whether current uses would be retained alongside the proposed use and further clarity is needed. There may be an opportunity to amend the site map and area to show just the proposed lorry park.	

Broughton Astley, 21/8218, Land east of Frolesworth Road

Site Details

Site ref:	21/8218
Site name:	Land east of Frolesworth Road
Parish:	Broughton Astley
Nearest Settlement:	Broughton Astley
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100028843



Site area (ha):	21.31
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints:	Flood zone 3b
Reason not assessed:	
Suitability:	The site is adjacent to Broughton Astley, a sustainable settlement. The northern and eastern boundaries adjoin existing residential development. Access is proposed via Frolesworth Road onto which the site has extensive frontage. While the site has access onto Frolesworth Road, the Highway Authority has concerns about the rural nature of Frolesworth Road and its suitability for access particularly in terms of highway capacity and safety and the ability to mitigate potential impacts, particularly on B581, B4114 and A426. Any cumulative impacts would need to be considered. Whilst the site area has been reduced due to the presence of Flood Zone 3b (red constraint), further land within the site boundary is Flood Zone 3a and 2 and is unlikely to be suitable for housing development. The watercourse and its vegetation are of value as natural features. Two public rights of way across the site would need to be incorporated. The site is considered potentially suitable.
Potentially suitable	
Availability:	The site has two landowners who agree regarding the promotion of the site for development. The site is in the control of a house builder. The existing farm complex would be redeveloped as part of the development. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	Mitigation in relation to land within Flood Zones 2 and 3 within the boundary would be required and could impact on the capacity of the site. While an indicative layout has been provided, this indicates some housing development within flood zones 2 and 3. Highway mitigation in respect of Frolesworth Road and potential impacts on the wider highway network could impact on the viability and deliverability of the site. The site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years, Developable in 11-15 years

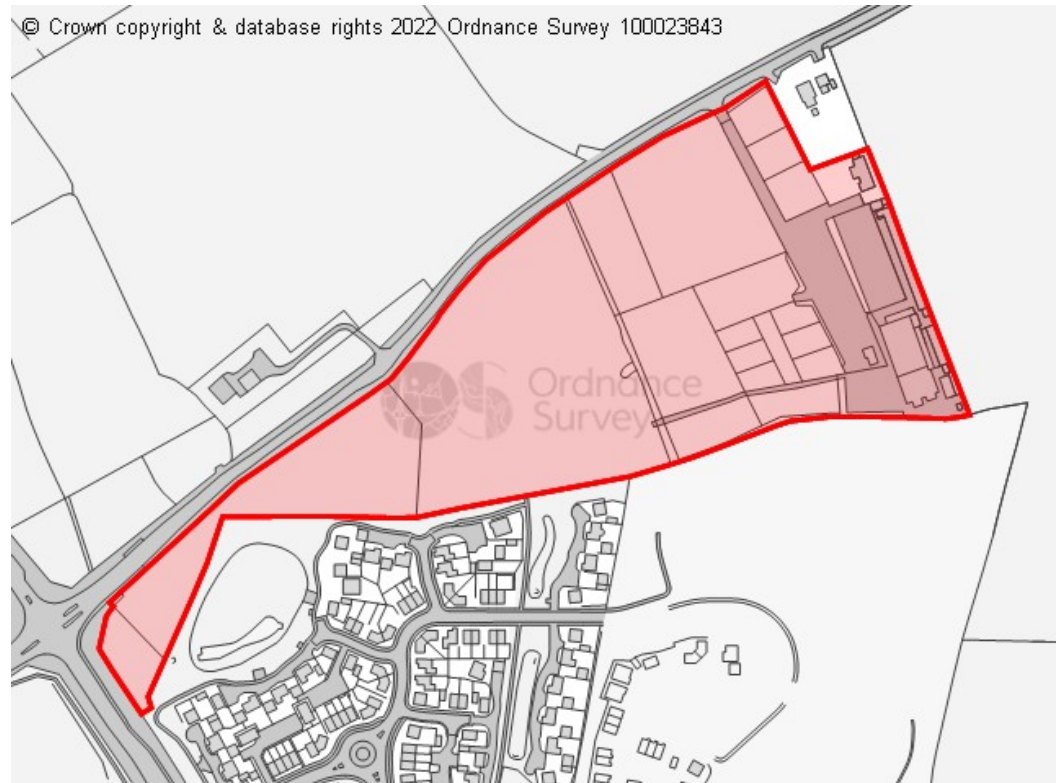
Net developable site area (ha): 19.21

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	360	Estimated capacity (sqm):	
Capacity Notes:			

Broughton Astley, 21/8220, Land at Witham Villa, Broughton Road

Site Details

Site ref: 21/8220
Site name: Land at Witham Villa, Broughton Road
Parish: Broughton Astley
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 6.33
Brownfield / Greenfield: Mixed
Overall development concept: Housing
Proposed use(s): Housing
Current use: Riding Centre, stables, agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: Flood zone 3b
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins recent and under-construction residential development to the east of Broughton Way. The site has extensive frontage onto Broughton Road from which a new access is proposed. Access arrangements and potential impacts on the local highway network would need further investigation. A small part (0.13ha) of the western end of the site is in Flood Zone 3b (red constraint) and the site area has been reduced accordingly. A Right of Way crosses the site from north to south and would need to be incorporated. The site is considered potentially suitable.

Availability: Available
 The site has two landowners who agree with the promotion of the site for development. There is developer interest in the site. Current buildings on the site would require demolition. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Achievable
 Mitigation for potential impacts on the local highway network would need to be investigated. No other market, cost or delivery factors have been identified which would impact on the economic viability of the site. The site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area 6.20

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 116
Capacity Notes:

Economic capacity

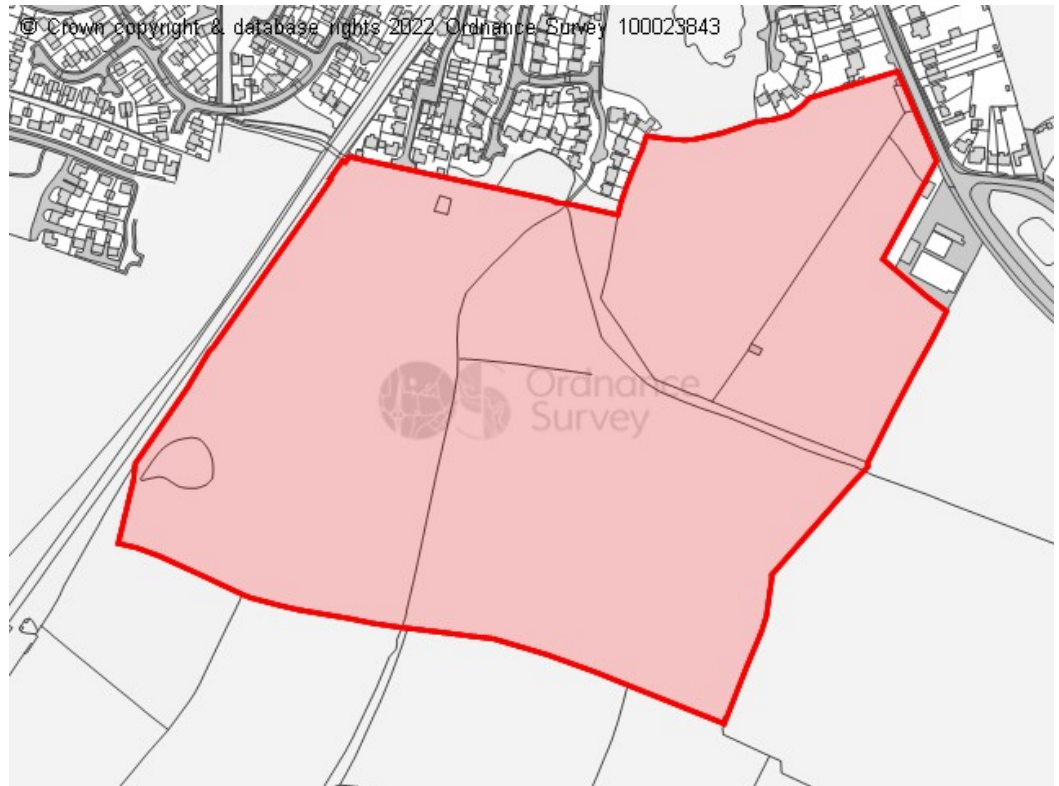
Density applied:

Estimated capacity (sqm):

Broughton Astley, 21/8223, Land south of Dunton Road

Site Details

Site ref: 21/8223
Site name: Land south of Dunton Road
Parish: Broughton Astley
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 22.25
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture, grazing land
Adjacent land uses: Residential, agriculture, garden centre

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins the southern edge of the settlement, extending into open countryside towards both Leire and Dunton Bassett. It incorporates the local landscape feature, Clump Hill, which is highly visible and open to views. Access would be via Dunton Road onto which the site has some frontage. Given the scale of the site, the limited frontage, and the potential impacts on the wider local highway network, the suitability of such an access and the ability to mitigate potential impacts would need to be demonstrated to the satisfaction of the Highway Authority. Any cumulative impacts would need to be considered. The site lies within a Mineral Consultation Area. It is adjacent to an historic landfill site and the former railway line (now a Neighbourhood Plan Local Green Space designation), both potentially contaminating land uses which would need to be investigated. The Rights of Way crossing the site would need to be incorporated. The site is considered potentially suitable.

Availability:

Available

The site has two landowners and there is agreement regarding the promotion of the site for development. Discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

The provision of a suitable access onto Dunton Road would need to be demonstrated and mitigation for impacts on the local highway network, particularly on B581, B4114 and A426, may be required. While the indicative layout provided shows Clump Hill as a Hill Top Park, any wider landscape impacts would need to be considered and may require mitigation. Mitigation for potentially contaminating land uses adjoining the site may also be required. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years, Developable in 11-15 years

Net developable site area (ha): 22.25

Housing capacity

Economic capacity

Density applied (dph):

Development ratio:

Estimated capacity (dwgs): 365

Density applied:

Estimated capacity (sqm):

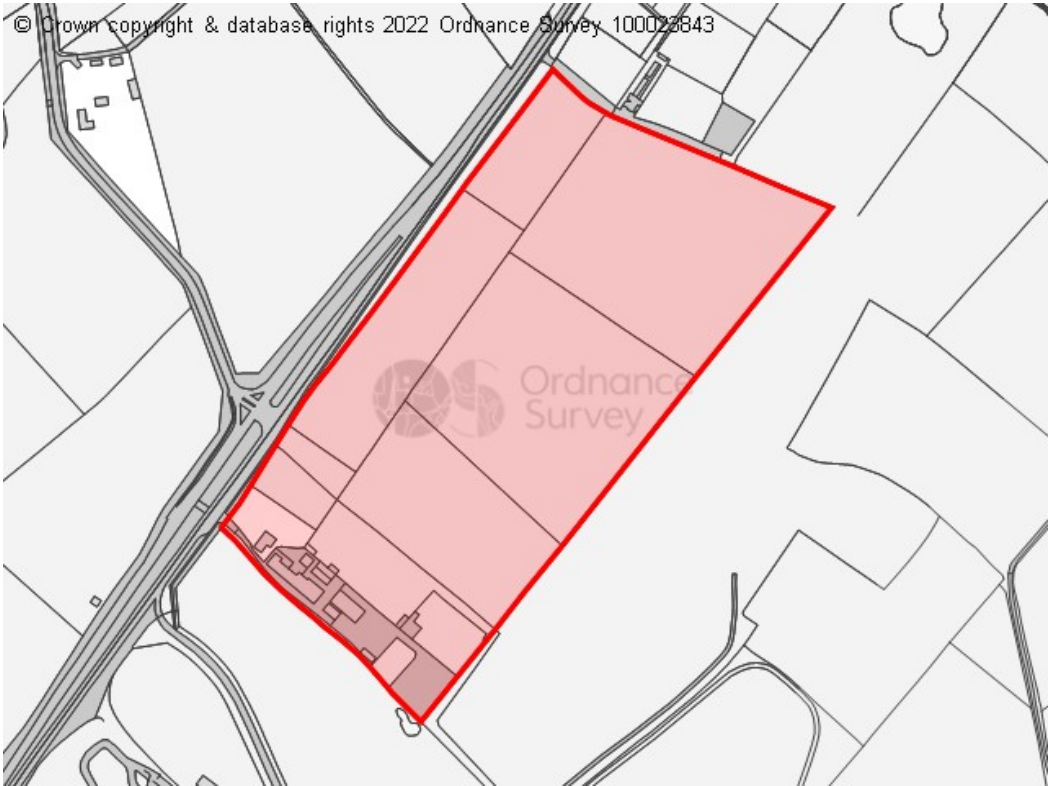
Capacity Notes:

The capacity reflects that put forward in the submission. The standard calculation would give a capacity of 417 dwellings.

Broughton Astley, 21/8226, Sutton Hill Farm, Coventry Road

Site Details

Site ref: 21/8226
Site name: Sutton Hill Farm, Coventry Road
Parish: Broughton Astley
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 13.29
Brownfield / Greenfield: Mixed
Overall development concept: Housing
Proposed use(s): Housing
Current use: Commercial/business, agriculture
Adjacent land uses: Agriculture

Site Assessment Summary

Red constraints: Flood zone 3b, Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:
Suitability: The site is in open countryside between Broughton Astley and Croft. It does not relate well to either settlement and is not a sustainable location for housing development. A high-pressure gas pipeline crosses the site and the resulting HSE consultation zone covers much of the site. However, the submitter has provided evidence that only a 12.2m easement is needed in relation to the pipeline in this location. The site area has therefore been reduced by 0.39ha. There is also an area of Flood Zone 3b within the boundary which has also been excluded (0.16ha). In addition, the northern part of the site lies within Flood Zone 2/3a and would not be suitable for development. Access is proposed via the adjoining B4669. The suitability of the access would need to be established and demonstrated. A Right of Way crosses the site and would need to be retained. The site is considered not currently suitable for housing development.
 Not currently suitable
Availability: The site is in single ownership. No discussion with potential developers is indicated. Other uses on the site would need to relocate which could delay development. The site is considered potentially available.
 Potentially available
Achievability: The presence of the gas pipeline is likely to be mitigatable. However, land within flood zones 2 and 3 on the northern part of the site is likely to impact on the capacity of the site. The provision of suitable access onto the B4114 (dual carriageway in this location) could impact on the viability of the scheme. The site is considered potentially achievable.
 Potentially achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:

Timeframe for development: Developable in 11-15 years

Net developable site area 12.74
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 239
Capacity Notes:

Economic capacity

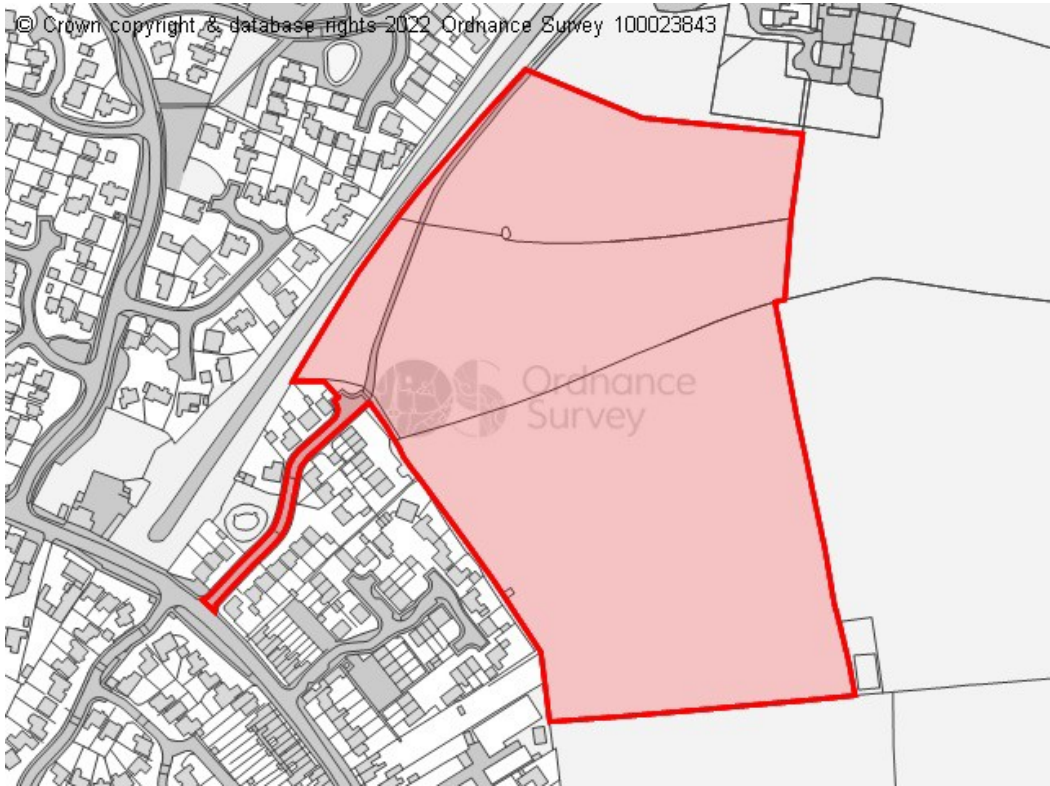
Density applied:

Estimated capacity (sqm):

Broughton Astley, 21/8248, Land East of Dunton Road (option 1)

Site Details

Site ref: 21/8248
Site name: Land East of Dunton Road (option 1)
Parish: Broughton Astley
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 7.55
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: This site forms part of larger site submission (21/8252) by same submitter and has not been assessed separately to avoid double counting. The site is referred to in the assessment of site 21/8252.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

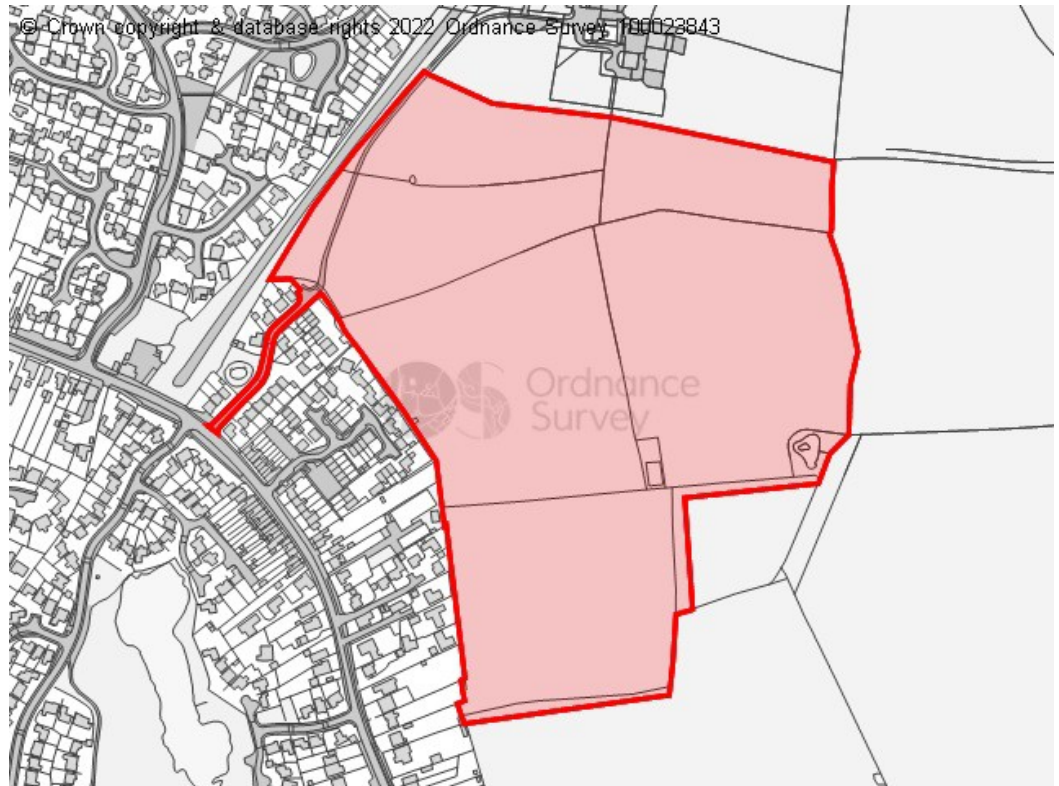
Economic capacity

Density applied:
Estimated capacity (sqm):

Broughton Astley, 21/8249, Land East of Dunton Road (Option 2)

Site Details

Site ref: 21/8249
Site name: Land East of Dunton Road (Option 2)
Parish: Broughton Astley, Dunton Bassett
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 16.70
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: Site forms part of larger site submission (21/8252) by same submitter and has not been assessed separately to avoid double counting. It is referred to in the assessment of site 21/8252.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

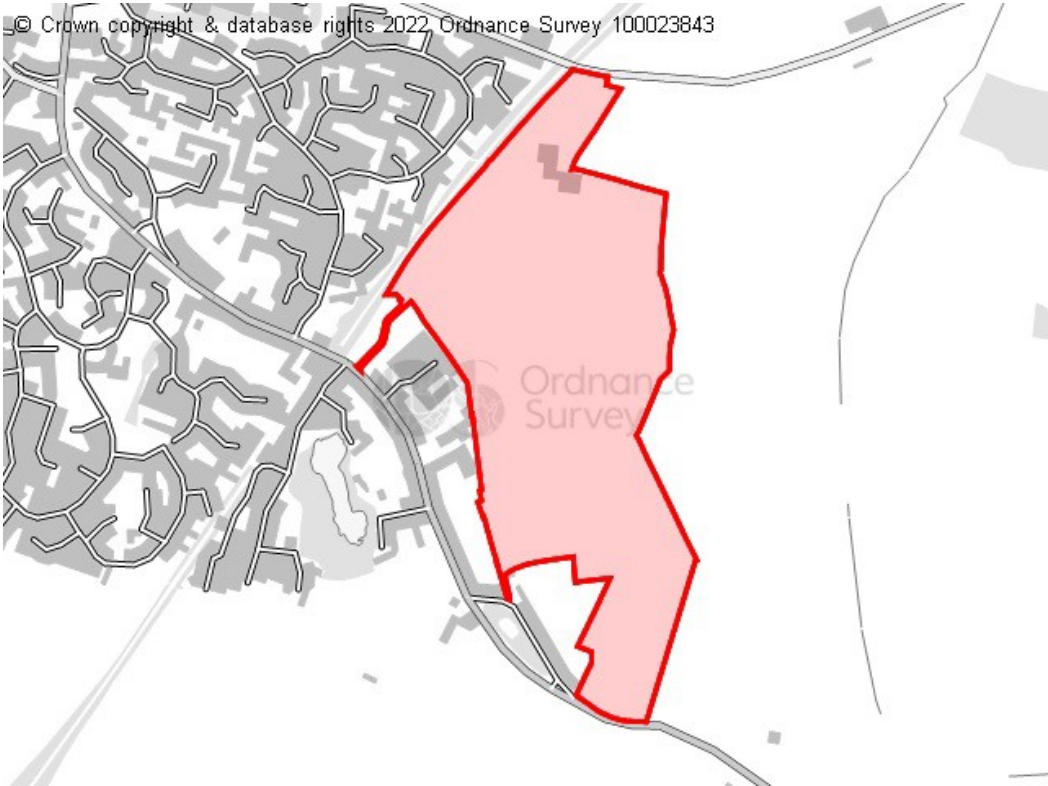
Economic capacity

Density applied:
Estimated capacity (sqm):

Broughton Astley, 21/8250, Land east of Dunton Road (Option 4)

Site Details

Site ref: 21/8250
Site name: Land east of Dunton Road (Option 4)
Parish: Broughton Astley, Dunton Bassett
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 30.81
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: This site forms part of larger site submission (21/8252) by same submitter and has not been assessed separately to avoid double counting. It is referred to in the assessment of site 21/8252.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

Economic capacity

Density applied:
Estimated capacity (sqm):

Broughton Astley, 21/8251, Land east of Dunton Road (Option 3)

Site Details

Site ref:	21/8251
Site name:	Land east of Dunton Road (Option 3)
Parish:	Broughton Astley, Dunton Bassett
Nearest Settlement:	Broughton Astley
Site map:	<div> <div>© Crown copyright & database rights 2022 Ordnance Survey 100023843</div>  </div>

Site area (ha):	26.15
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	This site forms part of larger site submission (21/8252) by same submitter and has not been assessed separately to avoid double counting. It is referred to in the assessment of site 21/8252.
Suitability:	
Availability:	
Achievability:	

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

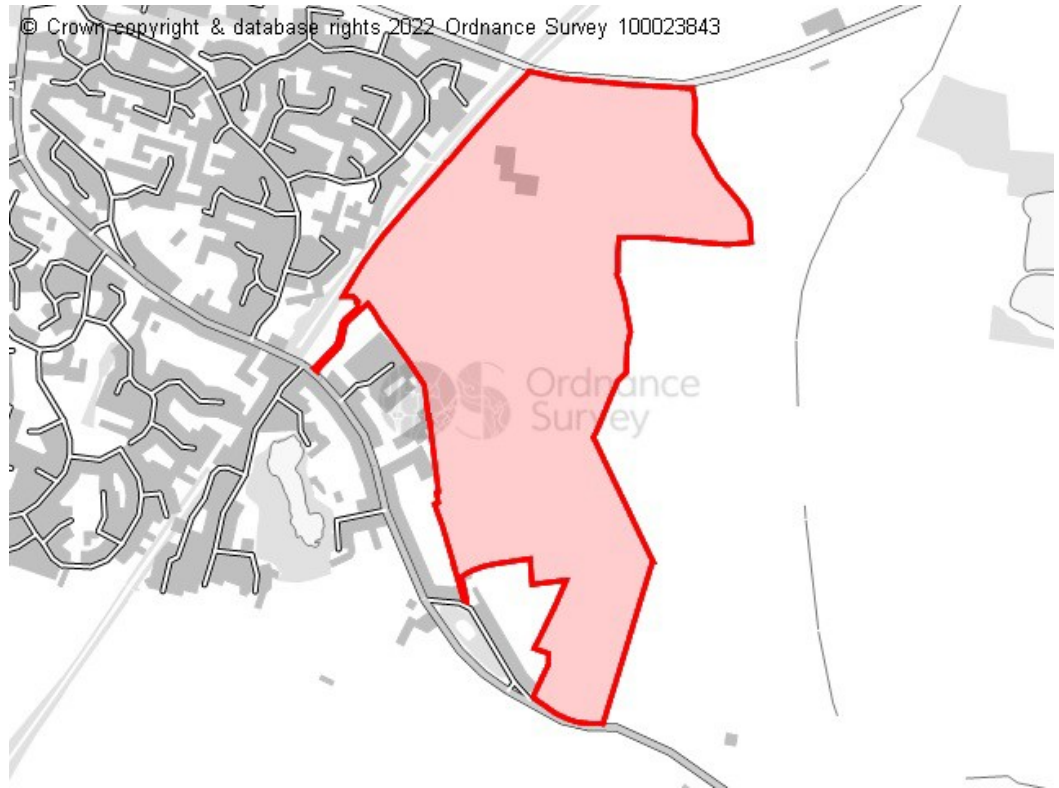
Economic capacity

Density applied:
Estimated capacity (sqm):

Broughton Astley, 21/8252, Land east of Dunton Road

Site Details

Site ref: 21/8252
Site name: Land east of Dunton Road
Parish: Broughton Astley, Dunton Bassett
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 37.43
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins the south-eastern edge of the built form of the village. Access is proposed via Dunton Road onto which the site has frontage. Given the potential scale of the site, the appropriateness of a primary access point off Blockley Road to the north-west of the site and a second point of access to the south of the site would need to be demonstrated. There would also be concerns over the potential impact on the surrounding highway network which would need to be investigated. The disused railway line forming the north-western boundary is a potentially contaminating land use and would require some investigation. Cottage Lane (forming the northern boundary) and the disused railway line are both Neighbourhood Plan designated Local Green Spaces. Given the size of the site some landscape mitigation may be required. The site is considered potentially suitable.

Availability:

Available

The site is in single ownership and is being promoted for development by an established house builder. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

Potential mitigation relating to access and impact on the local highway network would need to be established. It should be noted that four alternative sites within the boundary of this site submission have also been submitted, providing for flexibility in scale and access. While these have not been assessed independently to avoid double counting, the same outcomes would apply to the alternative sites. The larger site options would utilise a second point of access as well as the primary access off Blockley Road to the north-west. Potential access and highway mitigation could impact on the viability and deliverability of the site. No other physical or economic constraints have been identified to make the site (or a variation on the site) unviable for residential development. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years, Developable in 11-15 years

Net developable site area (ha): 37.43

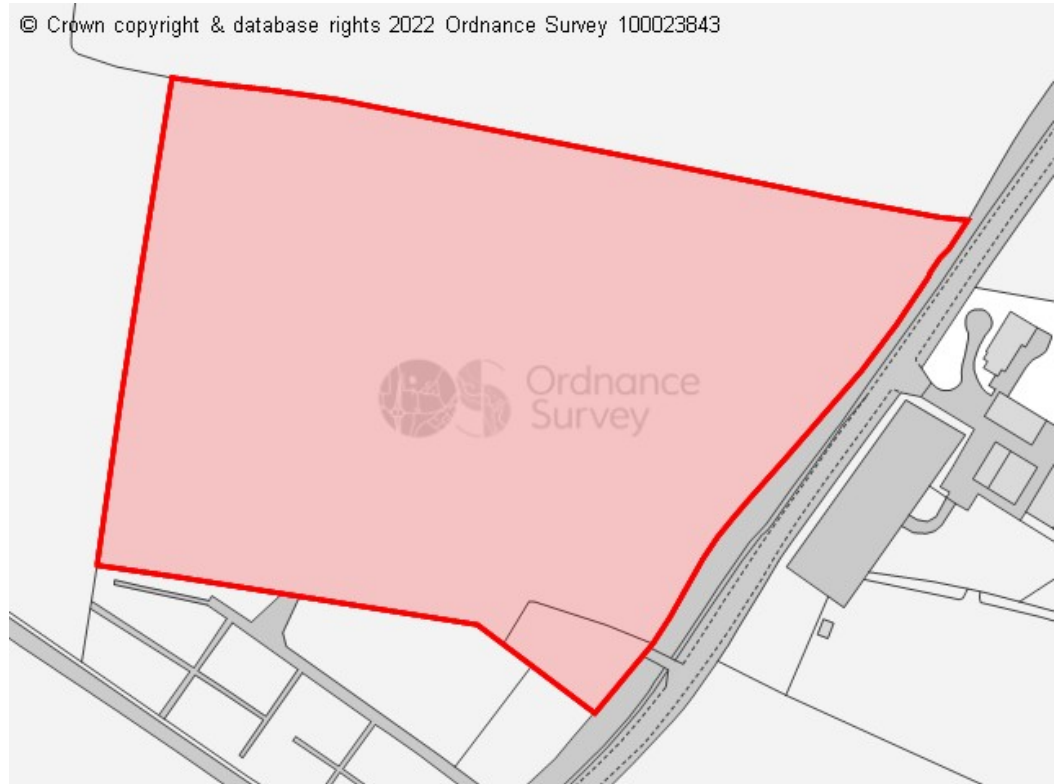
Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	561	Estimated capacity (sqm):	

Capacity Notes:
The size and capacity (based on the standard calculation) of the alternative sites submitted within this site's boundary are as follows:
21/8248: 7.55ha with a capacity of 142 dwellings; 21/8249: 16.70ha with a capacity of 313 dwellings; 21/8251: 26.15ha with a capacity of 490 dwellings; and 21/8250: 30.81ha with a capacity of 578 dwellings.

Broughton Astley, 21/8263, Land west of Frolesworth Road

Site Details

Site ref: 21/8263
Site name: Land west of Frolesworth Road
Parish: Broughton Astley
Nearest Settlement: Broughton Astley
Site map:



Site area (ha): 2.97
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, cemetery

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is close to Broughton Astley, a sustainable settlement. It is currently separated from the built up area by site 21/8154 and the Frolesworth Road Recreation Ground. Access is proposed via Frolesworth Road onto which the site has frontage. However, the capacity of the local highway network would need to be demonstrated. The cemetery adjoins the site and is a potentially contaminating land use, requiring investigation. Due to its current separation from the village form, the site in isolation is considered not currently suitable.
Availability: The site is in single ownership. Discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The site will not adjoin the built-up area of Broughton Astley unless the adjoining site is developed. This impacts on its deliverability in the next 5 years. Mitigation relating to the cemetery could be necessary. However, no issues have been identified to make development unviable. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 2.97

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 56
Capacity Notes:

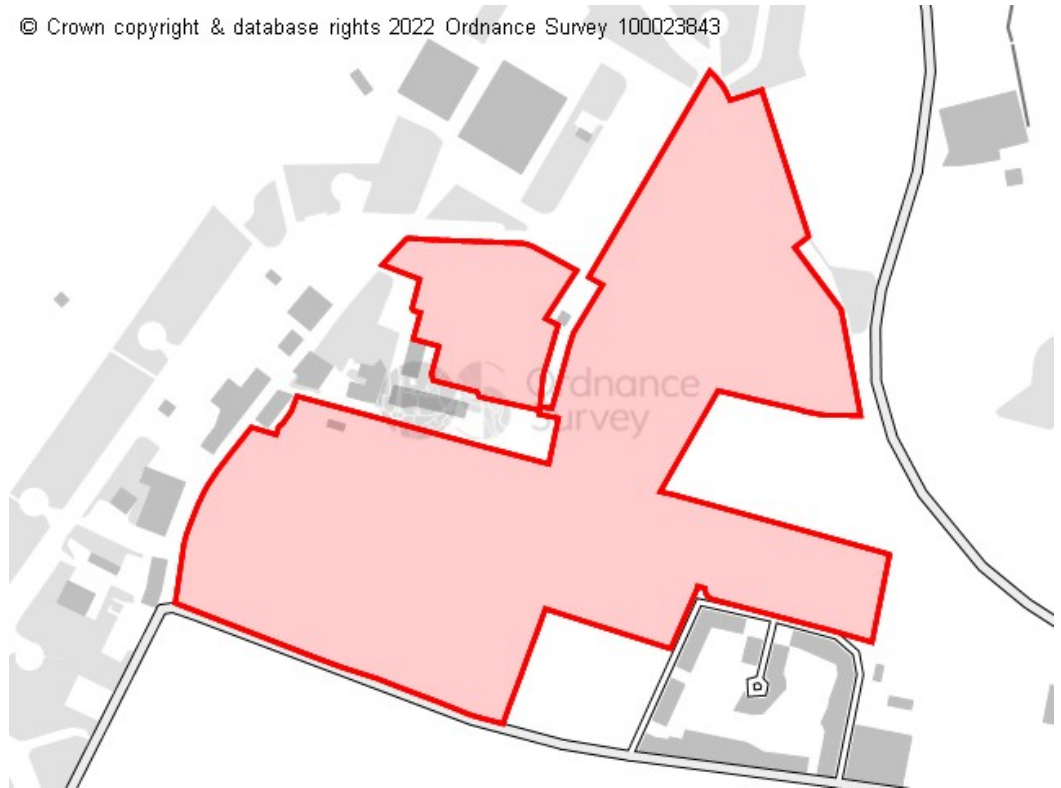
Density applied:

Estimated capacity (sqm):

Bruntingthorpe, 21/8139, Land at Bruntingthorpe

Site Details

Site ref:	21/8139
Site name:	Land at Bruntingthorpe
Parish:	Bruntingthorpe
Nearest Settlement:	Bruntingthorpe
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	32.79
Brownfield / Greenfield:	Mixed
Overall development concept:	Mixed use development
Proposed use(s):	Housing, employment
Current use:	Predominantly agriculture, hardstanding
Adjacent land uses:	Commercial, residential, agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is in open countryside, adjacent to Upper Bruntingthorpe, Bruntingthorpe Proving Ground and miscellaneous commercial uses. Given the lack of local facilities and sustainable transport provision, it is not a sustainable location for development and does not relate well to substantive infrastructure. No details are provided regarding the mix or scale of housing and employment sought or regarding proposed access to the site and how any impacts will be addressed. Any development would need to consider impacts on the surrounding rural highway network and is unlikely to be suitable without substantial mitigation measures. Appropriate access would need to be demonstrated. The site is within an area of potentially contaminating land use relating to previous military uses in the area which would need to be investigated. Due to these constraints, the site is considered not currently suitable.
Availability:	The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The site's open countryside location, isolation from services and facilities, potential contamination issues, and the potential mitigation required to overcome adverse impacts on the rural highway network and local communities will have viability and deliverability implications. Therefore, based on the limited information provided, cost and delivery factors suggest that the site is not currently achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently	

developable:
Timeframe for development: Developable in 11-15 years, Developable in 16+ years
Net developable site area (ha): 32.79

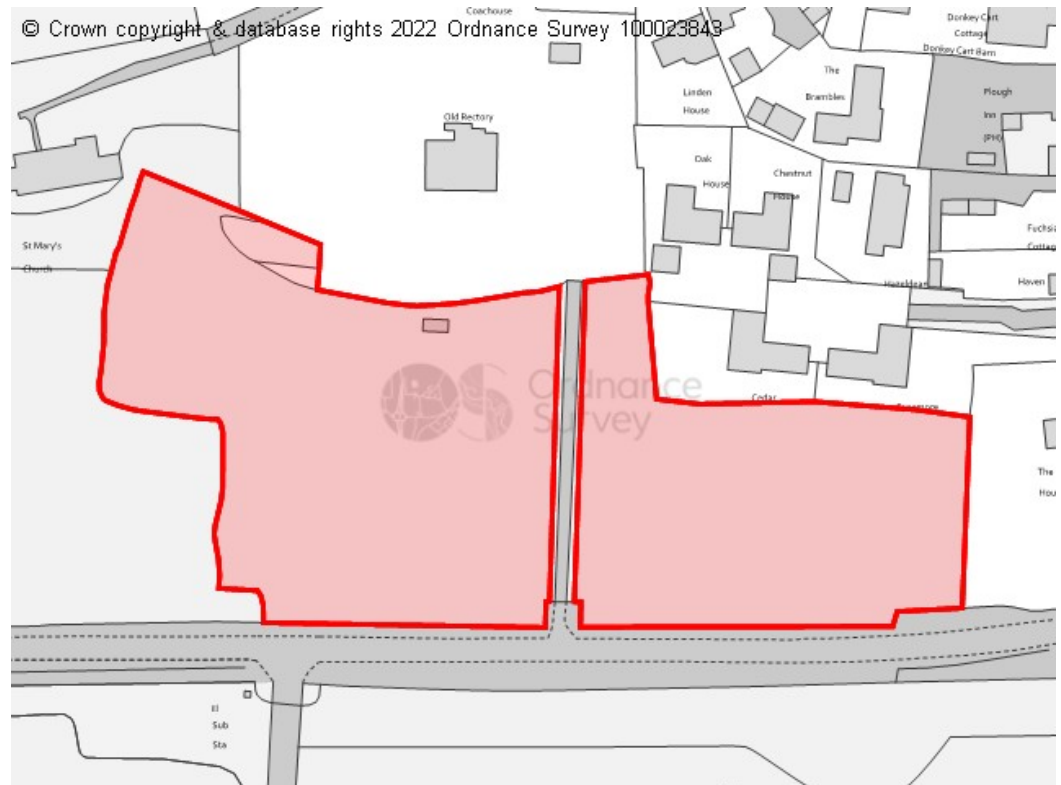
Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	3,800sqm/ha
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	307	Estimated capacity (sqm):	62,320

Capacity Notes:
In the absence of any capacity information, an equal split between housing and employment has been applied. Employment capacity assumes an equal split between Use Classes with an average density of 3,800sqm/ha applied.

Bruntingthorpe, 21/8265, Land north of Peatling Parva Road

Site Details

Site ref: 21/8265
Site name: Land north of Peatling Parva Road
Parish: Bruntingthorpe
Nearest Settlement: Bruntingthorpe
Site map:



Site area (ha): 1.20
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints:

Reason not assessed:

Suitability:

Potentially suitable

The site is adjacent to Bruntingthorpe, which is not currently identified as a sustainable rural settlement. The site has frontage onto Bruntingthorpe Road from which access would be taken. Potential impacts on the surrounding rural highway network would need to be considered. It is adjacent to the southern edge of the village and lies fully within the Conservation Area. There are also several listed buildings in the vicinity, including the adjacent Church. The adjoining cemetery is a potentially contaminating land use and would need to be investigated. The site is considered potentially suitable.

Availability:

Available

The site is in single ownership and no discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

Part of the site is currently designated as an Open Space Sport and Recreation site in the Local Plan. The site's location within the Conservation Area and its role in the setting of nearby listed buildings could impact on its capacity and deliverability. Potential mitigation for adverse impacts on the local highway network could be required. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 1.20

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 30
Capacity Notes:

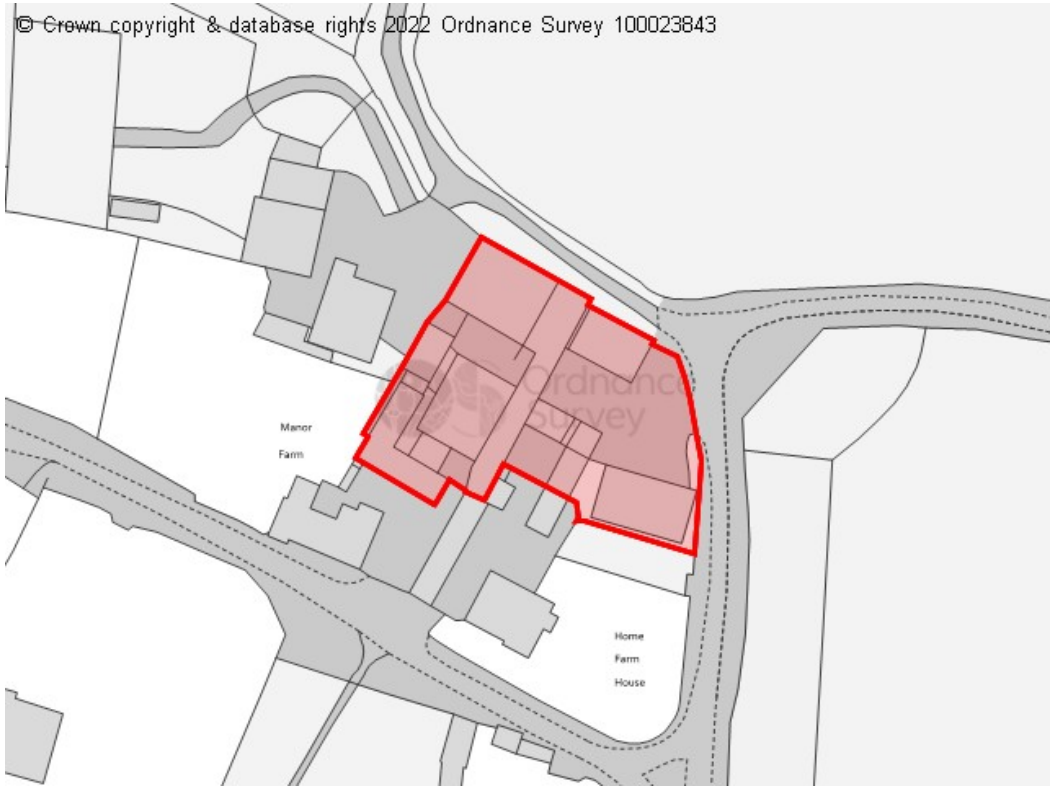
Density applied:

Estimated capacity (sqm):

Carlton Curlieu, 21/8091, Farmyard at Manor Farm

Site Details

Site ref:	21/8091
Site name:	Farmyard at Manor Farm
Parish:	Carlton Curlieu
Nearest Settlement:	Carlton Curlieu
Site map:	



Site area (ha):	0.26
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing (conversion)
Current use:	Agricultural buildings (pre-Victorian)
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is in Carlton Curlieu, a small hamlet which is not a currently identified as sustainable settlement. The submission is for the conversion of traditional farm buildings into five dwellings. While there is an existing access to the farmyard, the capacity of the local highway network would need to be demonstrated as the surrounding roads are single width. The site occupies a sensitive location within the Conservation Area. Adverse impacts on the character and appearance of the character of the Conservation Area and nearby listed buildings would need to be avoided. The site is considered potentially suitable.
Potentially suitable	
Availability:	The site is single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	The provision of appropriate access and the extent of required local highway mitigation could impact on the delivery and viability of the site. In addition, any conversion scheme would need to enhance its surroundings and have regard to the sensitivity of the historic environment of Carlton Curlieu. The site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area (ha):	0.26

Housing capacity

Economic capacity

Density applied (dph):

Development ratio:

Estimated capacity (dwgs): 5

Density applied:

Estimated capacity (sqm):

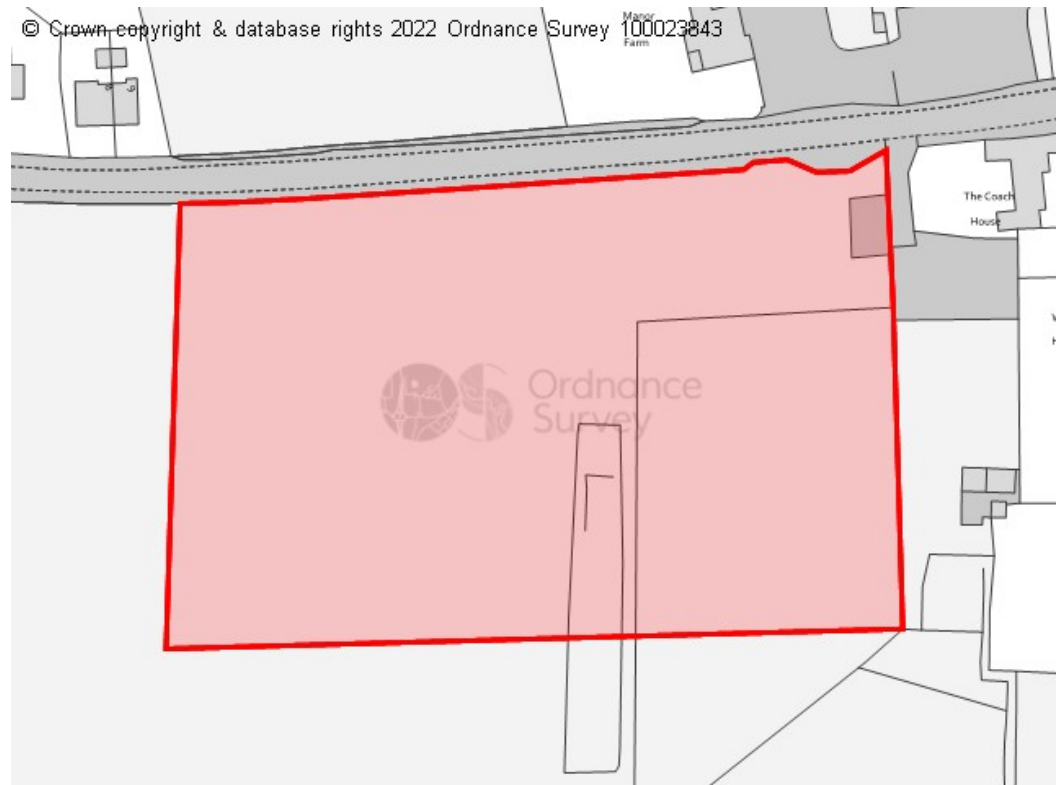
Capacity Notes:

As the submission is for a farmyard conversion, it is not appropriate to apply the standard density. The capacity reflects the submitted capacity of five dwellings.

Catthorpe, 21/8066, Land South of Main Street

Site Details

Site ref: 21/8066
Site name: Land South of Main Street
Parish: Catthorpe
Nearest Settlement: Catthorpe
Site map:



Site area (ha): 1.35
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Caravan site, soft fruit growing (poly-tunnels)
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Catthorpe which is not currently identified as a sustainable location for housing development. It adjoins the western edge of the western part of the village and has frontage onto Main Street from which access is proposed. It adjoins the Conservation Area to the north and east and development could impact on its setting. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed and is not under option. No availability issues have been identified. The site is considered available.
Achievability: Achievable
 Mitigation for potential adverse impacts on the setting of the Conservation Area could impact on the capacity of the site. Therefore, although Catthorpe is not currently identified as a sustainable settlement, no physical or economic constraints have been identified to make the site unviable for residential development. The site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 1.35

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 33
Capacity Notes:

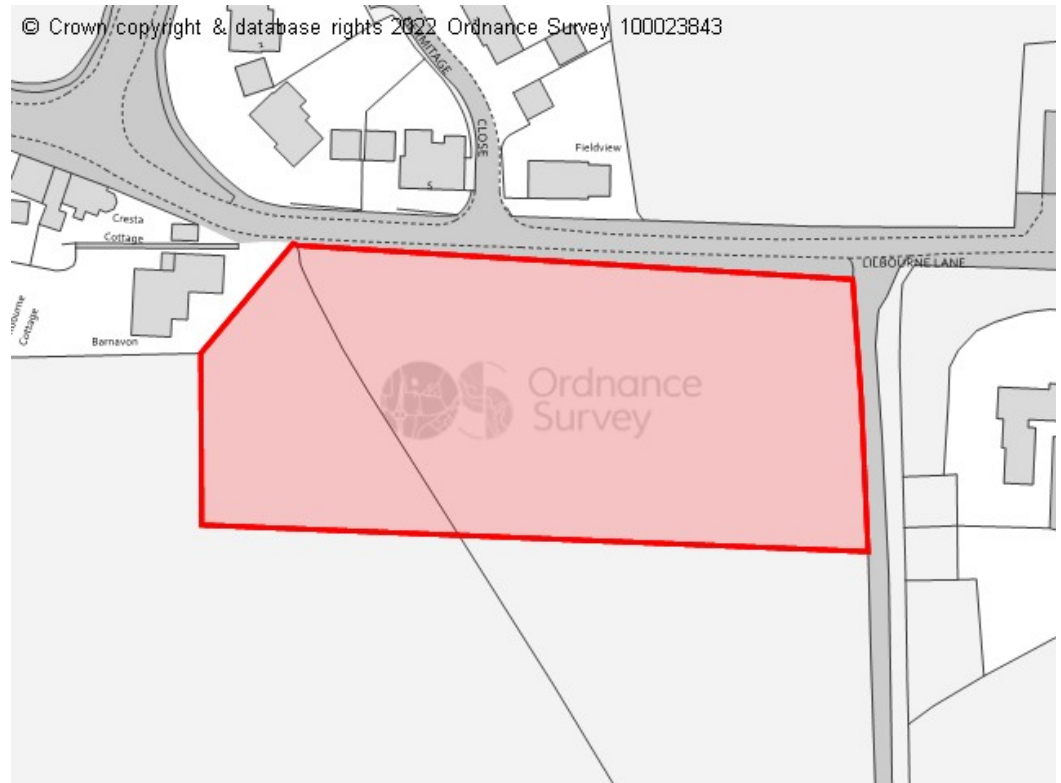
Density applied:

Estimated capacity (sqm):

Catthorpe, 21/8068, Land off Lilbourne Lane

Site Details

Site ref: 21/8068
Site name: Land off Lilbourne Lane
Parish: Catthorpe
Nearest Settlement: Catthorpe
Site map:



Site area (ha): 0.73
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential, farm

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Catthorpe which is not currently identified as a sustainable location for housing development. It occupies a central location between the two parts of the village and has frontage onto Lilbourne Lane from which access is proposed. A public Right of Way crosses the western part of site. It adjoins the Conservation Area to the west and north and development could impact on its setting. The site is high grade agricultural land (grade 2). The site is considered potentially suitable.

Availability: Available
 The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Achievable
 Mitigation for potential adverse impacts on the setting of the Conservation Area could affect the capacity of the site. However, although Catthorpe is not currently identified as a sustainable settlement, no physical or economic constraints have been identified to make the site unviable for residential development. The site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.73

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 18
Capacity Notes:

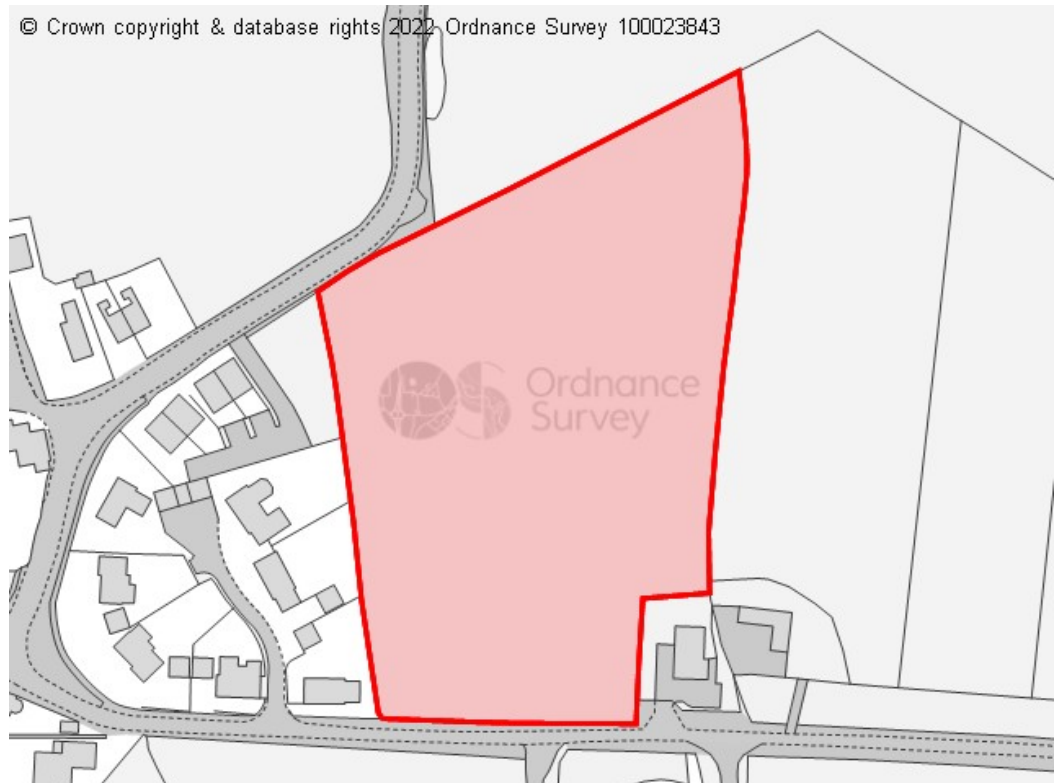
Density applied:

Estimated capacity (sqm):

Catthorpe, 21/8070, Land north of Lilbourne Lane

Site Details

Site ref: 21/8070
Site name: Land north of Lilbourne Lane
Parish: Catthorpe
Nearest Settlement: Catthorpe
Site map:



Site area (ha): 1.72
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Catthorpe which is not currently identified as a sustainable settlement for housing development. Proposed access is via Lilbourne Lane or Swinford Road, onto which the site has frontage. The site is high quality agricultural land (grade 2). An area of potentially contaminating land use adjoins the north-western boundary and would need to be investigated. The site's western boundary adjoins the Conservation Area and development of the site has the potential to impact on its setting. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Mitigation for any adverse impacts on the setting of the Conservation Area could impact on the capacity of the site. The size of the site, regardless of capacity, is considered excessive for the scale and services of the village. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 1.72

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 43
Capacity Notes:

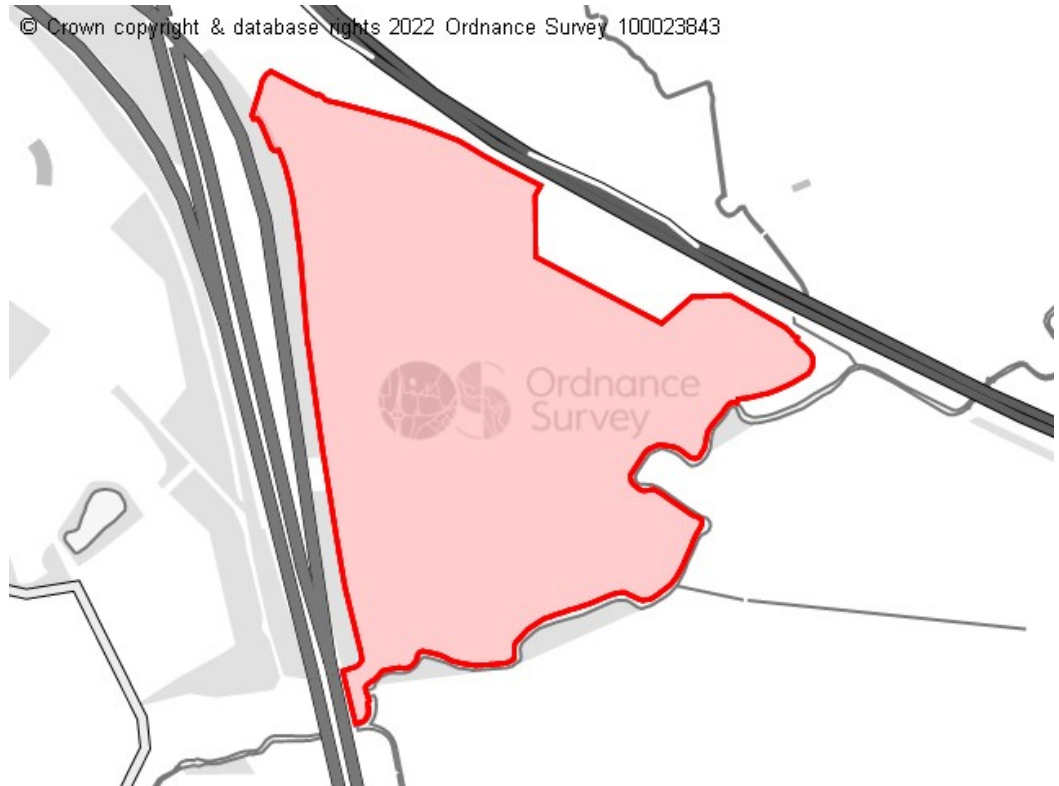
Density applied:

Estimated capacity (sqm):

Catthorpe, 21/8071, Land adjacent to M1 J19

Site Details

Site ref: 21/8071
Site name: Land adjacent to M1 J19
Parish: Catthorpe, Swinford
Nearest Settlement: Catthorpe
Site map:



Site area (ha): 30.46
Brownfield / Greenfield: Greenfield
Overall development concept: Other
Proposed use(s): Photovoltaic panels and Peak Power
Current use: Agriculture
Adjacent land uses: Agriculture, highway

Site Assessment Summary

Red constraints: Flood zone 3b

Reason not assessed:

Suitability:

Potentially suitable

The site lies within a triangle formed by the A14, the M1 and the River Avon which forms the southern edge of the site and the District. It is located between the villages of Catthorpe and Swinford. Proposed access is onto Lilbourne Lane and Swinford Road via existing farm roads but the capacity of the rural road network to accommodate construction and operational traffic would need to be demonstrated as part of the Development Management process. While land within Flood Zone 3b (6ha) has been excluded from site area, further land towards the south is within Flood Zones 2 and 3a. Vegetation and wildlife habitat associated with the River Avon corridor would need to be protected. A public Right of Way follows the River Avon along the site's southern boundary. Potential pollution from the surrounding highway network during the construction and operational phases would need to be assessed. While the site is open countryside, energy infrastructure requires such a location. Pending further details of the development, at this stage, the site is considered potentially suitable providing ecological, highway access and residential amenity issues can be addressed appropriately.

Availability:

Available

The site has two owners who agree on its promotion for development. Part of the site has planning permission for a peak power generation plant (temporary 25 years). Discussions with potential developers are indicated. The site is considered available.

Achievability:

Potentially achievable

Access to the site would be via the rural highway network, the capacity of which is limited, and could impact on the residential amenity of surrounding villages during both the construction and operational phases. The provision of suitable access could therefore impact on the delivery of the site. The potential impacts on flood risk and local ecology would require mitigation and could reduce the site's capacity. The site is considered potentially achievable at this stage.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 24.46

Housing capacity

Density applied (dph):

Development ratio:

Estimated capacity (dwgs):

Capacity Notes:

At this stage, no details of the proposed development are available other than 'Energy Infrastructure (Photovoltaic Panels and Peak Power)'.

Economic capacity

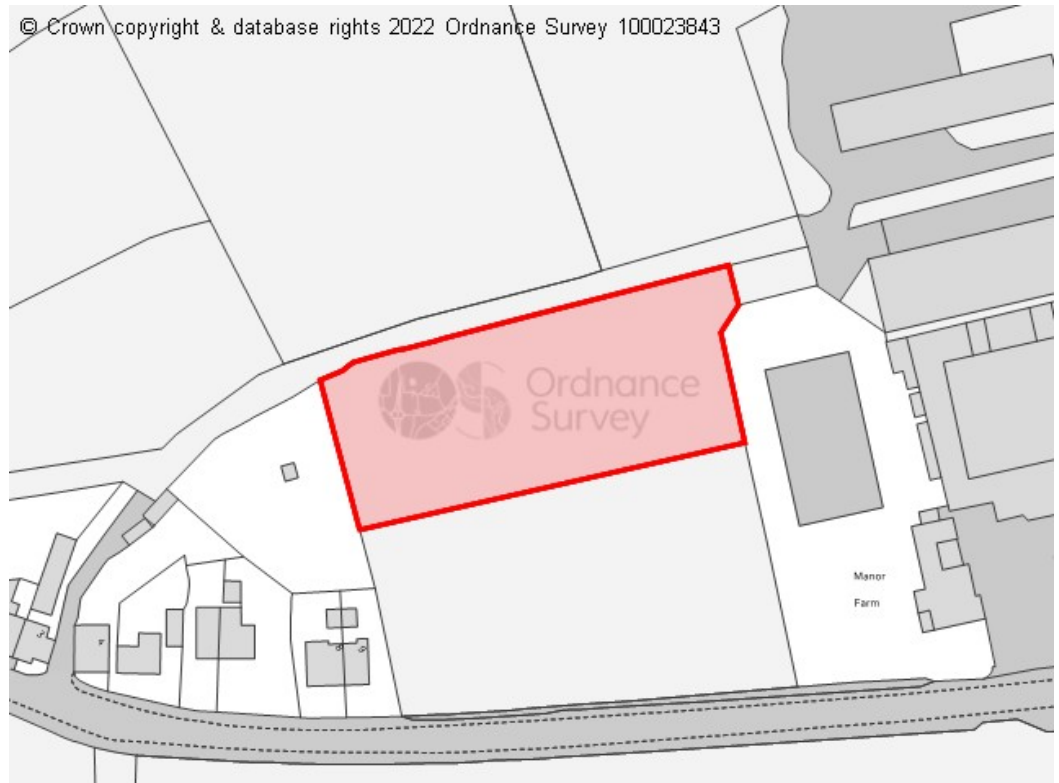
Density applied: See 'Capacity Notes' below.

Estimated capacity (sqm):

Catthorpe, 21/8077, Land off Main Street

Site Details

Site ref: 21/8077
Site name: Land off Main Street
Parish: Catthorpe
Nearest Settlement: Catthorpe
Site map:



Site area (ha): 0.28
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Paddock
Adjacent land uses: Residential, agriculture, tennis court

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Catthorpe which is not currently identified as a sustainable location for housing development. It is to the rear of recent housing development which has frontage onto Main Street. Proposed access is through this development adjacent to the site's southern boundary. The site is within the Conservation Area and any development would need to take this into account. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Achievable
 Potential adverse impacts on the Conservation Area could affect the development capacity of the site. Although Catthorpe is not currently identified as a sustainable settlement, no other viability or delivery factors have been identified. The site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.28

Housing capacity

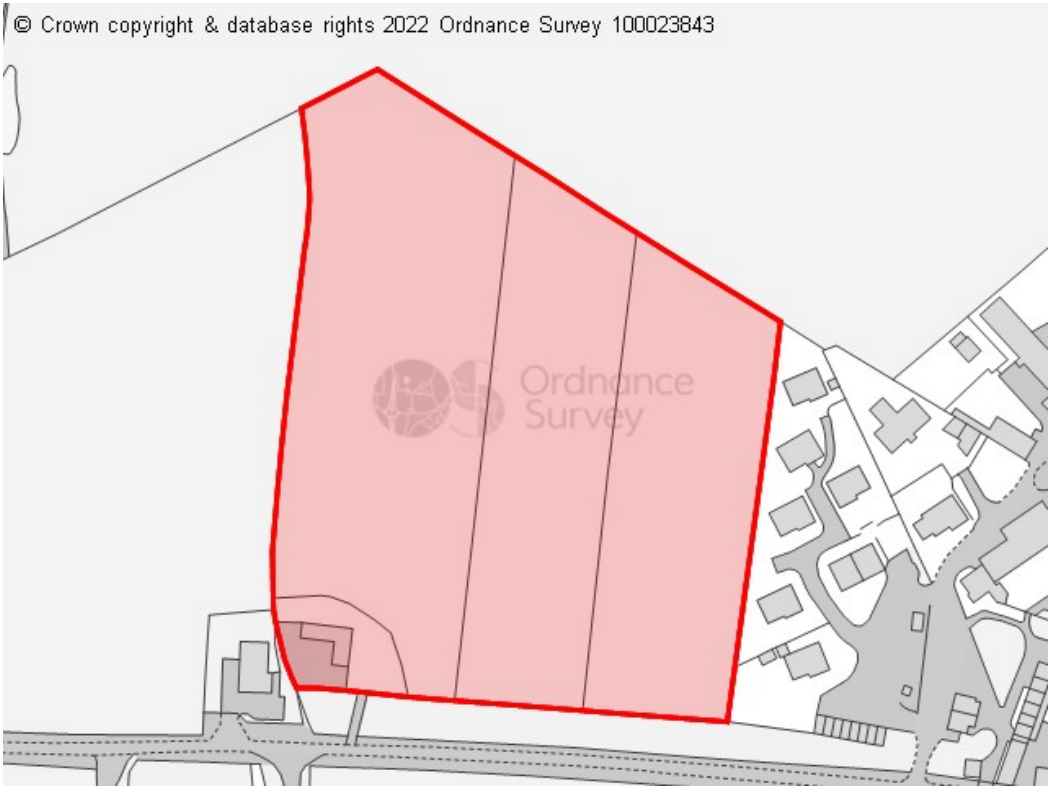
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	<0.4 Ha = 100%		
Estimated capacity (dwgs):	8	Estimated capacity (sqm):	
Capacity Notes:			

Catthorpe, 21/8078, Land north of Lilbourne Lane (east)

Site Details

Site ref: 21/8078
Site name: Land north of Lilbourne Lane (east)
Parish: Catthorpe
Nearest Settlement: Catthorpe
Site map:



Site area (ha): 2.37
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture, paddock
Adjacent land uses: Agriculture, residential, farm

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Catthorpe which is not currently identified as a sustainable settlement for housing development. It adjoins the western edge of the eastern section of the village. Access would be from Lilbourne Lane onto which the site has frontage. The site is high grade agricultural land (grade 2). The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 The size of the site, regardless of capacity, is considered excessive for the scale of the village which is not currently identified as a sustainable settlement location. No other market, cost or delivery factors have been identified to make the site unviable. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 2.37

Housing capacity

Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	44	Estimated capacity (sqm):	
Capacity Notes:			

Catthorpe, 21/8085, Former Orchard Land on Swinford Road

Site Details

Site ref: 21/8085
Site name: Former Orchard Land on Swinford Road
Parish: Catthorpe
Nearest Settlement: Catthorpe
Site map:



Site area (ha): 0.07
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Vacant land
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: Site size (0.07ha) is below minimum threshold (i.e. able to accommodate at least 5 dwellings). The site has not been assessed.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Economic capacity

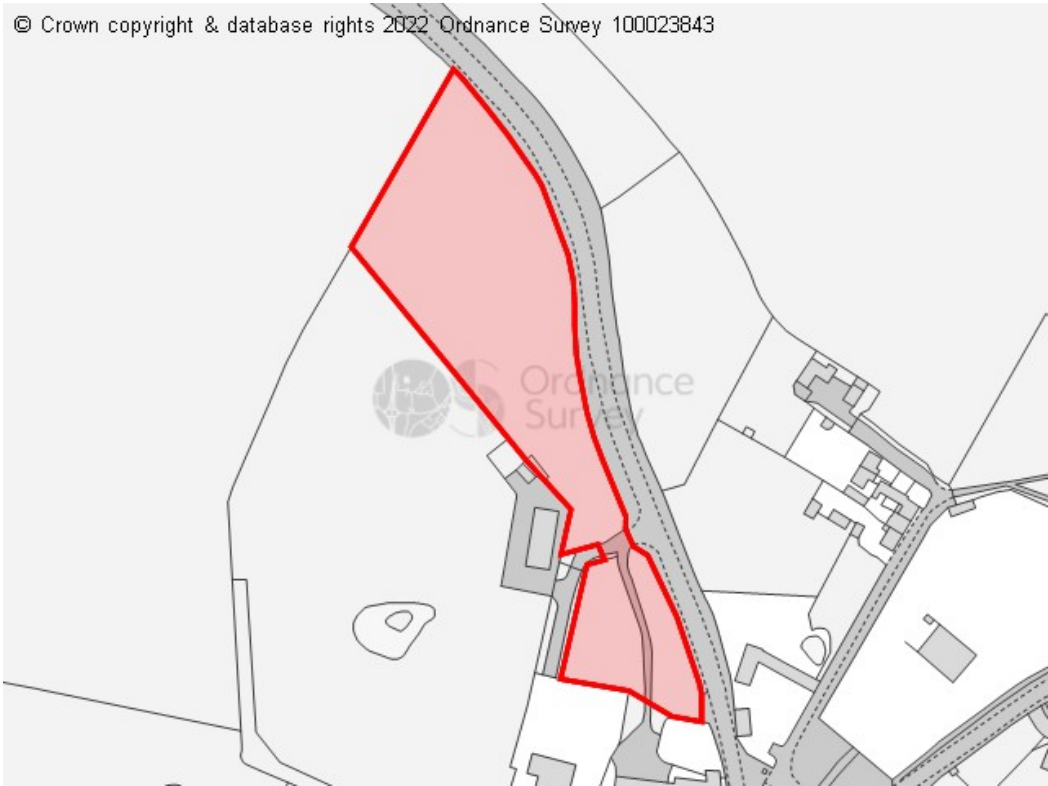
Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

Density applied:
Estimated capacity (sqm):

Church Langton, 21/8075, Land North of Home Farm, Main Street

Site Details

Site ref:	21/8075
Site name:	Land North of Home Farm, Main Street
Parish:	West Langton
Nearest Settlement:	Church Langton
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	1.06
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Paddock, garden
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Church Langton, a sustainable rural settlement, and benefits from an existing point of access onto the B6047 Melton Road. Several heritage assets are close to the site, including the Conservation Area and Home Farm, a listed building which adjoins the southern boundary. Other listed buildings are close by including The War Memorial. Langton Hall, a Registered Park and Garden, lies within 100m of the site boundary. The site's elongated shape means that it extends into open countryside and any development has the potential to impact on the wider landscape, as well as heritage assets in the vicinity. The site may be suitable if reduced to achieve a better relationship to the existing village form. At this stage, the site is considered potentially suitable.
Potentially suitable	
Availability:	There are two landowners who in agreement. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	Mitigation measures to avoid potential adverse impacts on the landscape and the historic environment would be required and could reduce the capacity of the site. However, the site is considered achievable.
Achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years

Net developable site area 1.06
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 26
Capacity Notes:

Economic capacity

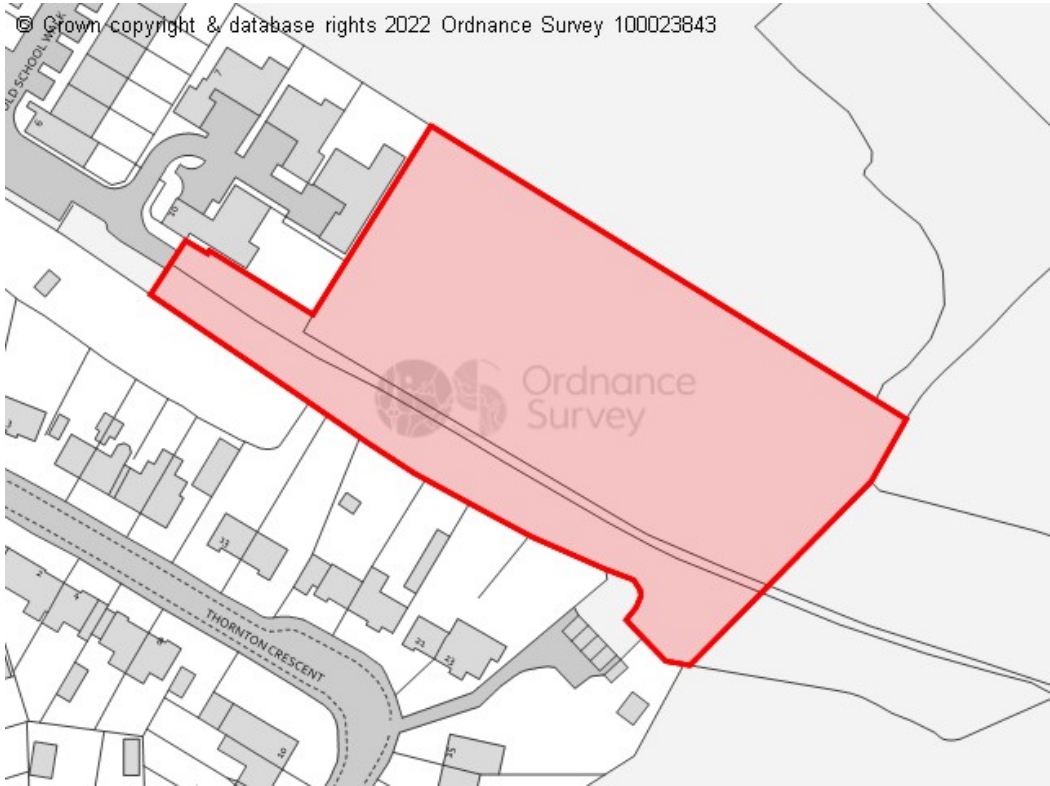
Density applied:

Estimated capacity (sqm):

Church Langton, 21/8115, Land rear of the Hanbury Centre, Stonton Road

Site Details

Site ref:	21/8115
Site name:	Land rear of the Hanbury Centre, Stonton Road
Parish:	East Langton (incl Church Langton)
Nearest Settlement:	Church Langton
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	0.71
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Paddock
Adjacent land uses:	Residential, agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Church Langton, a sustainable rural settlement. The provision of safe access via Old School Walk would need to be demonstrated further. The setting of the nearby Conservation Area and the several listed buildings on Stonton Road would need to be considered. The site is used for recreation by the local community. The site is considered potentially suitable.
Availability:	The site is in single ownership and there have been discussions with potential developers. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The site a designated Open Space, Sport and Recreation site in the Local Plan and therefore it is afforded protection unless it is surplus to requirements, or an appropriate alternative is provided. The site is identified as Local Green Space in the Submission Neighbourhood Plan Review. The provision of an appropriate access could impact on site's viability. The site is considered not currently achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 11-15 years
Net developable site area (ha):	0.71

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 18
Capacity Notes:

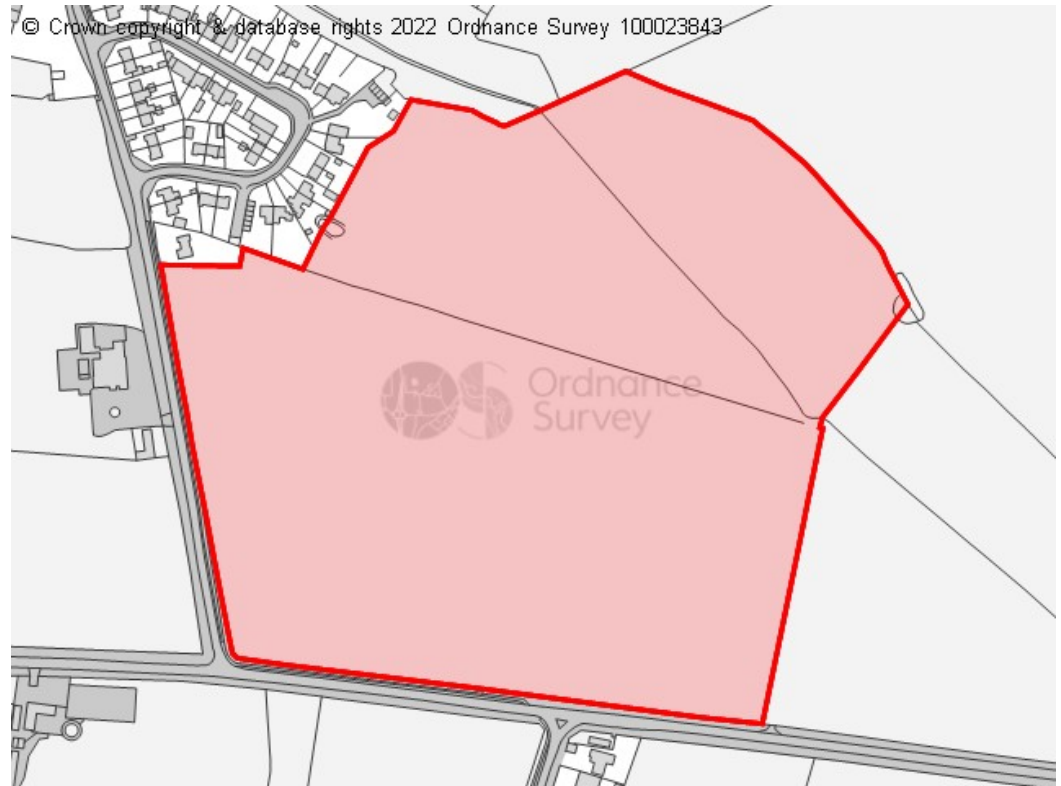
Density applied:

Estimated capacity (sqm):

Church Langton, 21/8128, Land East of Church Causeway

Site Details

Site ref: 21/8128
Site name: Land East of Church Causeway
Parish: East Langton (incl Church Langton)
Nearest Settlement: Church Langton
Site map:



Site area (ha): 11.77
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is adjacent to Church Langton, a sustainable rural settlement. Part of the site closest to the village form has outline planning permission for 17 dwellings. The site has access via Church Causeway and Thorpe Langton Road. A public Right of Way crosses the north-east of the site. Development of the site full extent of the site as submitted has the potential to result in the coalescence of Church Langton and East Langton, affect the landscape setting of both villages and impact on the setting of East Langton Conservation Area which adjoins the southern boundary. The submission recognises that the scale of the site is likely to be excessive for the village and suggests 14 dwellings. Therefore, the assessment has been carried out on this basis. As a site for 14 dwellings, the site is considered potentially suitable.

Availability:

Available

The site is in single ownership. No developer involvement is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

The scale of the site (as submitted) is not commensurate with the size and current role of Church Langton (as recognised in the submission). While the delivery of 14 dwellings would be potentially deliverable, the southern part of the site lies within the designated Area of Separation (Neighbourhood Plan) and a change of policy would be needed for that part of the site to be deliverable. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area 11.77
(ha):

Housing capacity

Economic capacity

Density applied (dph):

Development ratio:

Estimated capacity (dwgs): 14

Density applied:

Estimated capacity (sqm):

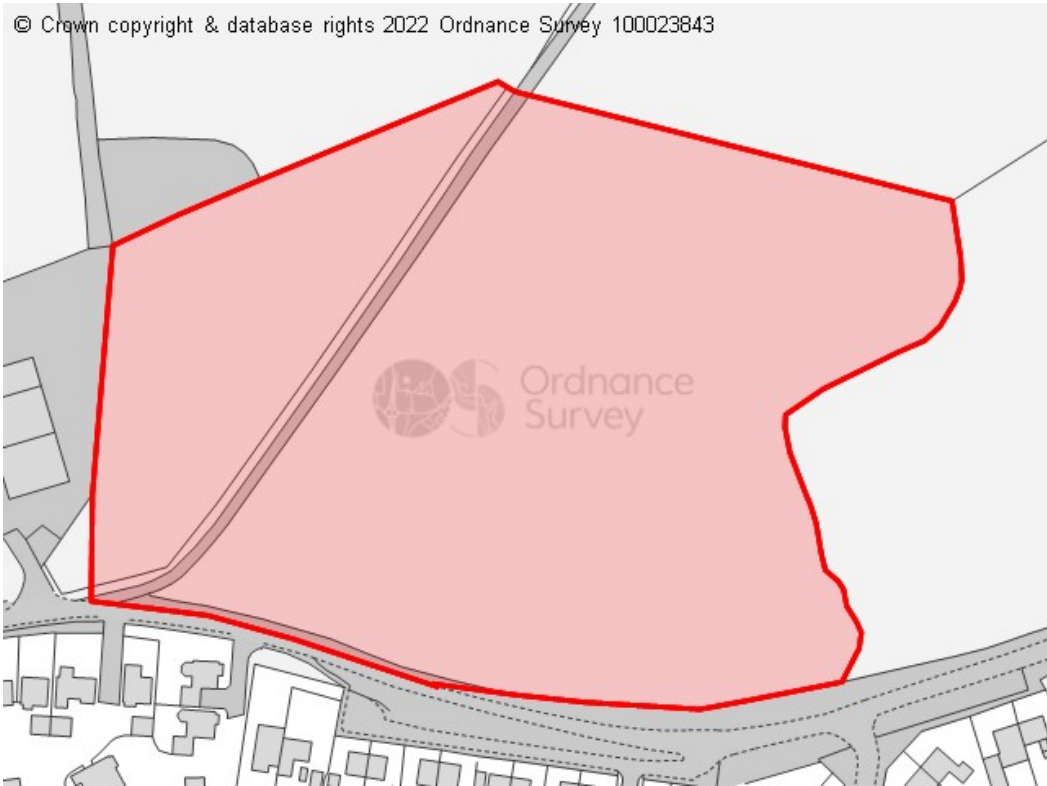
Capacity Notes:

The capacity reflects the site submission information. Based on the standard calculation, the site's capacity would be 204 dwellings (taking into account that the site already has planning permission for 17 dwellings) and not appropriate for this location.

Claybrooke Magna, 21/8030, Land north of Frolesworth Lane

Site Details

Site ref: 21/8030
Site name: Land north of Frolesworth Lane
Parish: Claybrooke Magna
Nearest Settlement: Claybrooke Magna
Site map:



Site area (ha): 3.21
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential and commercial business units

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to the built-up area of Claybrooke Magna, a sustainable settlement. Further assessment of the impact of noise from the neighbouring commercial uses would be required and may require mitigation. Access is proposed via Frolesworth Lane which may require upgrading to accommodate additional traffic. The site is considered potentially suitable.
Availability: Available
 There are no legal or ownership impediments which could prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Assessment of the impact of neighbouring uses, specifically relating to noise and light, may require mitigation and impact the developable area of the site. Potential highway mitigation may be required given the potential scale of the site. There are no other market, cost or delivery factors that would make development economically unviable. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 3.21

Housing capacity

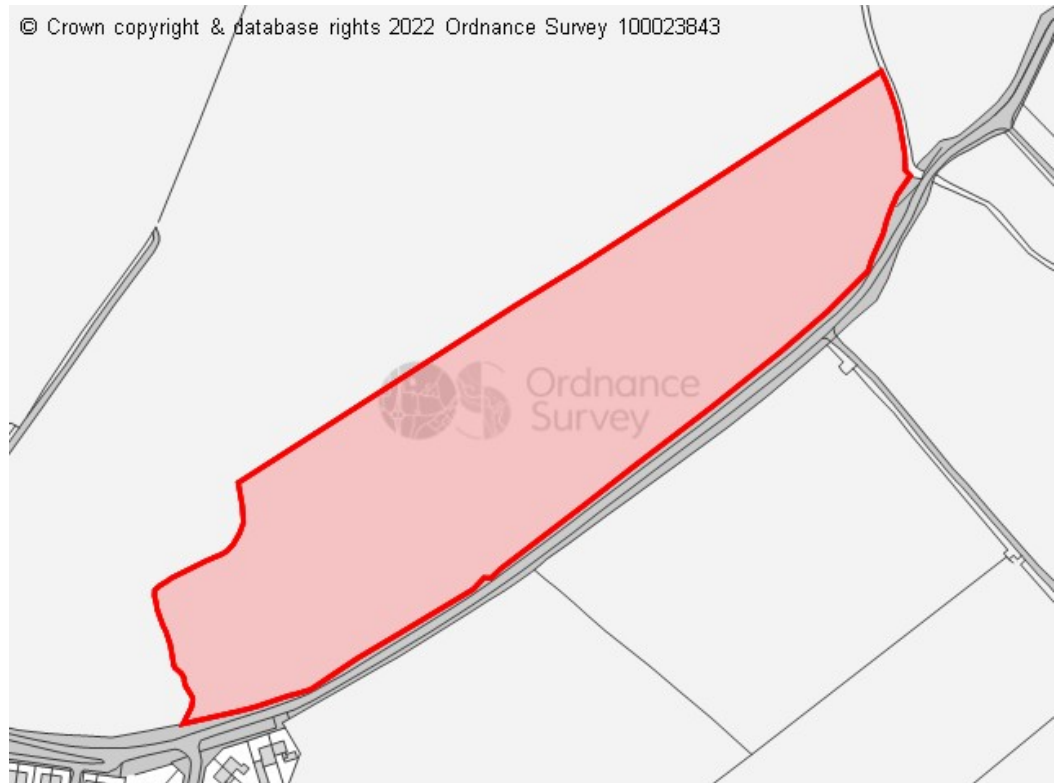
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%	Estimated capacity (sqm):	
Estimated capacity (dwgs):	60		
Capacity Notes:			

Claybrooke Magna, 21/8142, Land north west of Frolesworth Lane

Site Details

Site ref: 21/8142
Site name: Land north west of Frolesworth Lane
Parish: Claybrooke Magna
Nearest Settlement: Claybrooke Magna
Site map:



Site area (ha): 5.25
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is near to but not adjacent to the built-up area of Claybrooke Magna, a sustainable rural settlement. The eastern extent of the site would be remote from the services and facilities in the village and represent an incursion into open countryside. The site has frontage onto Frolesworth Lane but some upgrading is likely to be needed. The eastern edge of the site is within Flood Zone 2 and 3. The current scale of the site is excessive given the size of the village. The site is therefore considered not currently suitable.
Availability: There are no legal or ownership impediments which could prevent development being delivered. The site is considered available.
Achievability: The site's connection with the existing village form is poor. Development of the adjoining SHELAA site (21/8030) would improve its relationship but the full extent of this linear site is unlikely to be deliverable. Extensive mitigation for flood risk and landscape would impact on its capacity. In addition, Frolesworth Lane would need to be upgraded to accommodate additional development traffic along with footpath provision. Consequently, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 5.25

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 98
Capacity Notes:

Economic capacity

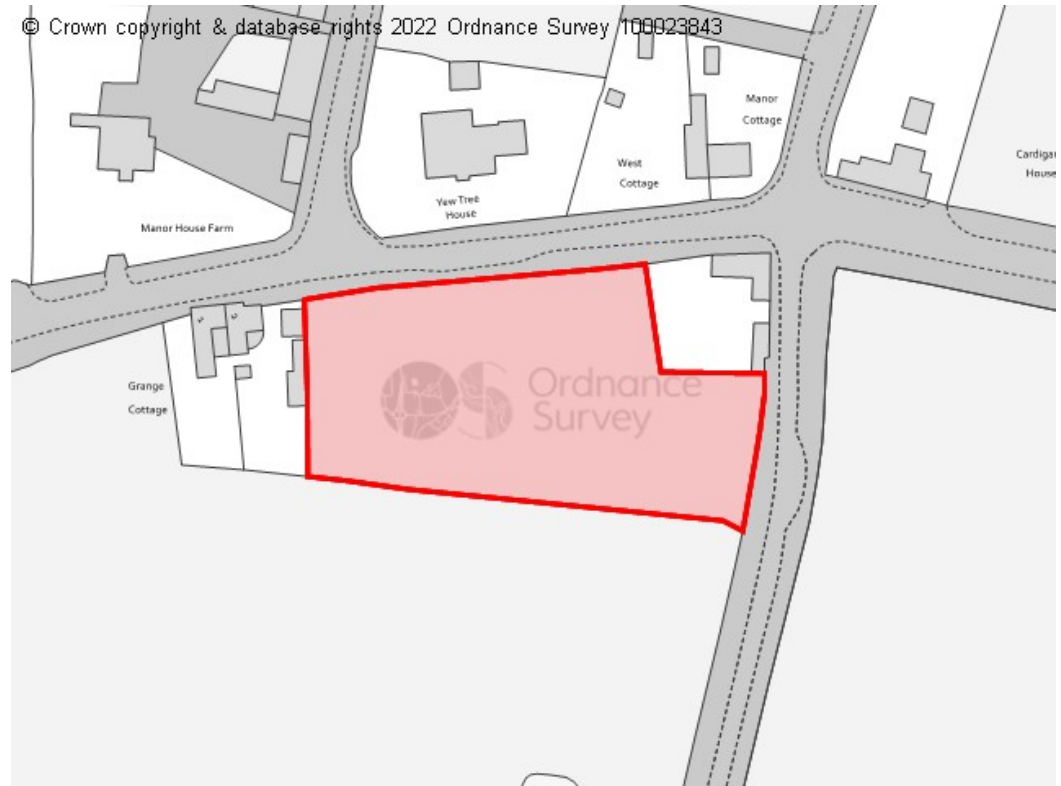
Density applied:

Estimated capacity (sqm):

Cranoë, 21/8125, South of Langton Road

Site Details

Site ref: 21/8125
Site name: South of Langton Road
Parish: Cranoë
Nearest Settlement: Cranoë
Site map:



Site area (ha): 0.37
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Cranoë which is not currently identified as a sustainable settlement. The site would be accessed via Welham Lane or Langton Road. The setting of the listed building (The Old School House) opposite the site would need to be respected. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership and no discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Cranoë is not currently a sustainable location for housing (including self-build plots and affordable housing provision as suggested in the submission) and the development of the site could have an impact on the rural highway network which would need to be mitigated. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.37

Housing capacity

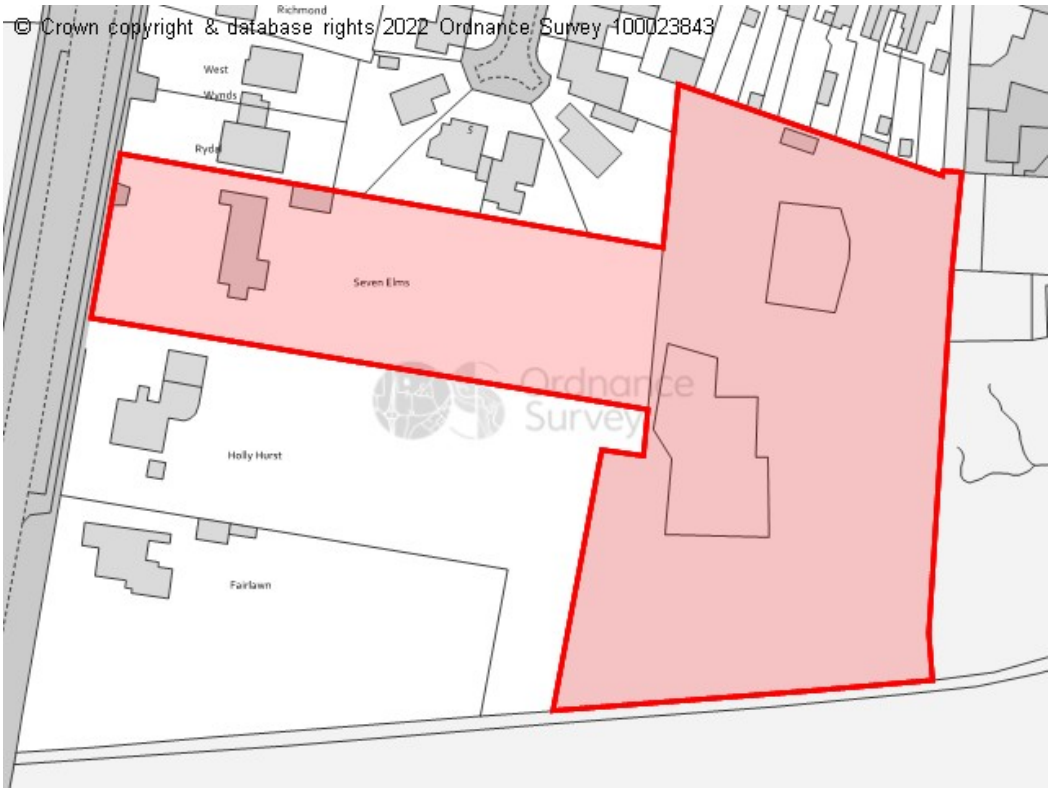
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	<0.4 Ha = 100%		
Estimated capacity (dwgs):	11	Estimated capacity (sqm):	
Capacity Notes:			

Dunton Bassett, 21/8083, Land off Lutterworth Road

Site Details

Site ref: 21/8083
Site name: Land off Lutterworth Road
Parish: Dunton Bassett
Nearest Settlement: Dunton Bassett
Site map:



Site area (ha): 1.12
Brownfield / Greenfield: Mixed
Overall development concept: Housing
Proposed use(s): Housing
Current use: Dwelling, residential garden
Adjacent land uses: Residential, agriculture, A426

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to Dunton Bassett, a sustainable rural settlement. It is separated from the main village form by the A426. Access to the site is proposed via the A426. However, the Highway Authority would seek to resist development of this scale taking access from the A426 in this location. The eastern part of the site has some tree/vegetation cover and could be of environmental/habitat value. While the site is within a Mineral Consultation Area, this is unlikely to affect its suitability. Due to lack of appropriate access, the site is considered not currently suitable.
Availability: The site is in single ownership. Housing developers have shown interest in the site. The demolition of the existing bungalow would be required. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Given that the Highway Authority would seek to resist development of this scale taking access from the A426, the site is unlikely to be deliverable. The provision of an alternative access would need to be investigated and would have viability implications. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 1.12

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 28
Capacity Notes:

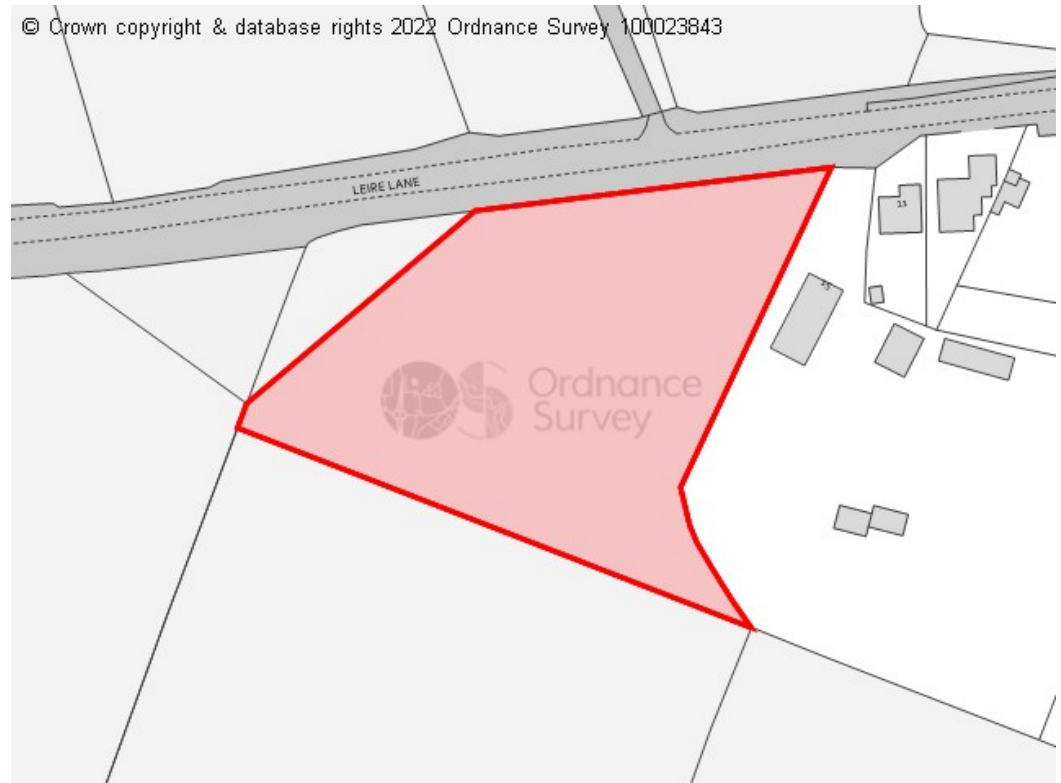
Density applied:

Estimated capacity (sqm):

Dunton Bassett, 21/8188, Land at Leire Lane

Site Details

Site ref: 21/8188
Site name: Land at Leire Lane
Parish: Dunton Bassett
Nearest Settlement: Dunton Bassett
Site map:



Site area (ha): 0.57
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is adjacent to south-western edge of Dunton Bassett, a sustainable rural settlement. It would extend the village to the wooded area (a designated open space, sport and recreation site) on Leire Lane. Access would be taken from Leire Lane onto which the site has frontage. Part of the site is grade 2 agricultural land and further analysis would be needed. The former quarry/historic landfill site to the west is a potentially contaminating land use requiring investigation. The site is also within a Mineral Consultation Area. Given the site is on rising ground, potential landscape impacts may require mitigation. The site is considered potentially suitable.

Availability:

Available

The site is in single ownership. Discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Achievable

Mitigation relating to any potential contamination from the adjacent quarry/historic landfill and landscape impacts may be required and could impact on the capacity of the site. However, such mitigation is unlikely to make the site economically unviable. The site is considered achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 0.57

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 14
Capacity Notes:

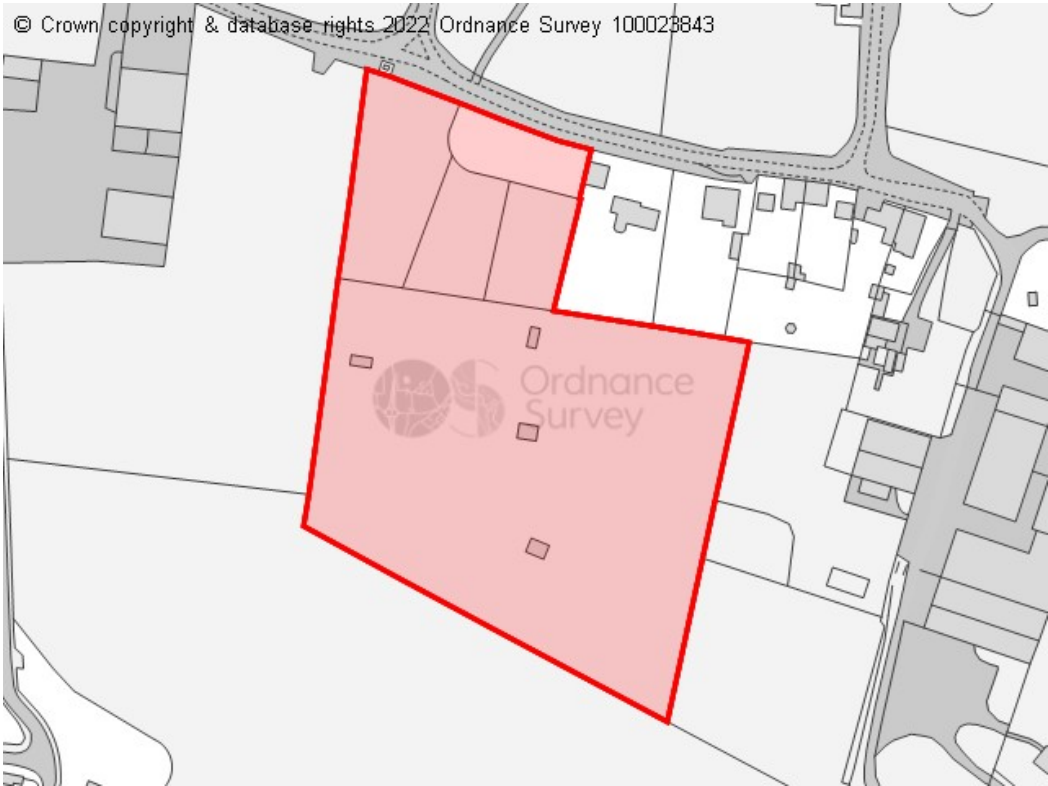
Density applied:

Estimated capacity (sqm):

East Langton, 21/8160, Land south of Back Lane

Site Details

Site ref:	21/8160
Site name:	Land south of Back Lane
Parish:	East Langton (incl Church Langton)
Nearest Settlement:	East Langton
Site map:	



Site area (ha):	2.31
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Predominantly agriculture, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is close to East Langton, a sustainable rural settlement. However, it is separated from the main form of the village and forms part of the rural setting of the village. Access would be from Back Lane and its suitability for the scale of development would need to be demonstrated. The full extent of the site unlikely to be appropriate in scale both in terms of impact on the landscape and village services and facilities. However, a smaller part of the site (0.57ha with capacity for 14 dwellings) was submitted as a separate site (21/8161). The site borders the East Langton Conservation Area to the north and east, and development could impact on its setting. A Right of Way crosses the site north-south, linking the village to open countryside, and would need to be retained. Given these constraints, the site is considered not currently suitable.
Availability:	The site is in single ownership. No developer involvement is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The site's separation from the main village form and the need for potential mitigation for adverse impacts on the setting Conservation Area, the semi-rural character of Back Lane, and the rural highway network could affect the capacity and deliverability of the site. While the scale of the site is not commensurate with the size of settlement, a smaller site within the boundary was also submitted with a capacity of 14 dwellings (site 21/8161 has been excluded to avoid double counting capacity). The site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	

Timeframe for development: Developable in 11-15 years

Net developable site area 2.31
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 43
Capacity Notes:

Economic capacity

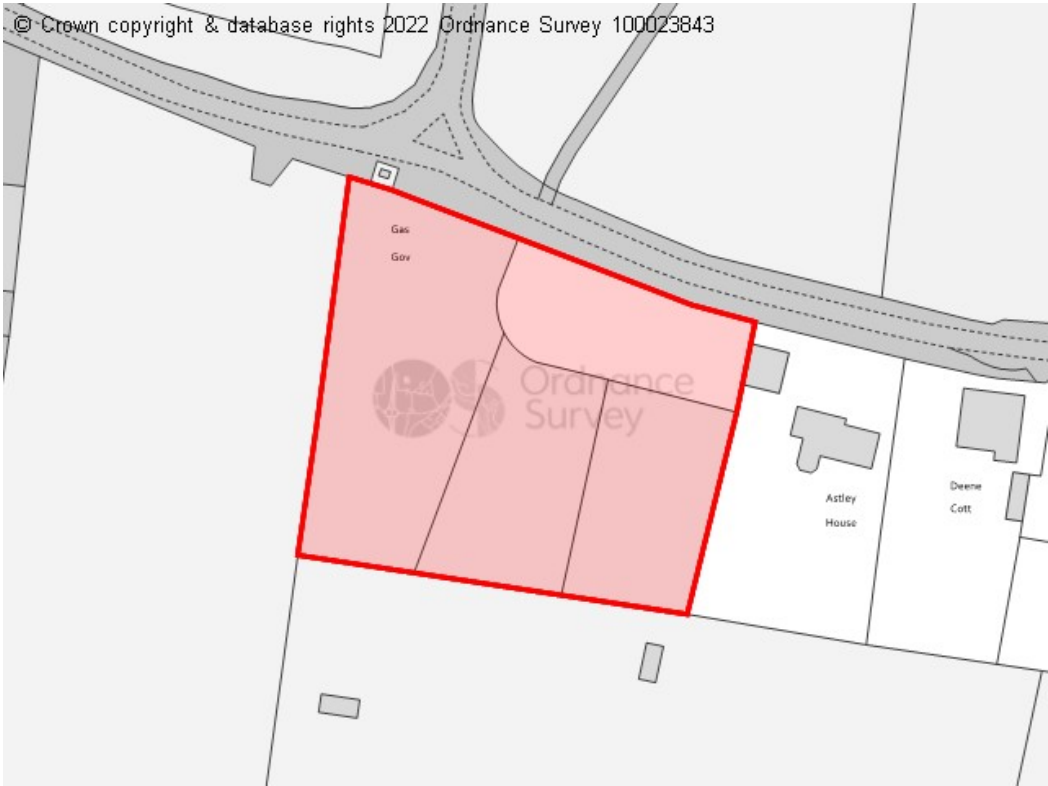
Density applied:

Estimated capacity (sqm):

East Langton, 21/8161, Land fronting Back Lane

Site Details

Site ref: 21/8161
Site name: Land fronting Back Lane
Parish: East Langton (incl Church Langton)
Nearest Settlement: East Langton
Site map:



Site area (ha): 0.57
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Predominantly agriculture, dwelling

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site is part of a larger site (21/8160) submitted by the same landowner. While the site is acknowledged, it has not been assessed to avoid double counting its capacity (14 dwellings). It is referred to in the assessment of site 21/8160.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

Economic capacity

Density applied:
Estimated capacity (sqm):

East Langton, 21/8214, Astley Grange Farm

Site Details

Site ref: 21/8214
Site name: Astley Grange Farm
Parish: East Langton (incl Church Langton)
Nearest Settlement: East Langton
Site map:



Site area (ha): 1.20
Brownfield / Greenfield: Greenfield
Overall development concept:Employment
Proposed use(s): Economic (Office/Industrial)
Current use: Economic
Adjacent land uses: Agriculture, fishing lake, housing

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is close to East Langton, a sustainable rural settlement. However, it is separated from the main form of the village, is isolated and not well related to the district's economic or population centres and has poor accessibility by sustainable modes of transport. The site's developable area has been adjusted to reflect the proposed extension part only and the capacity has been calculated accordingly. Access is proposed through an existing development of business units, off Back Lane which borders the East Langton Conservation Area (CA). As Back Lane is a narrow country lane, its appropriateness to serve development of the proposed scale would need to be demonstrated to the satisfaction of the Highway Authority and the impact of any access improvements on the setting of the CA would need to be considered. Mitigation for heritage and landscape impacts may be required. The site is considered not currently suitable for economic uses.
Availability: The site is in single ownership and is identified as being available for development within 5 years. Available It is not subject to developer interest, has not been marketed and is not under option. The site is considered available.
Achievability: The site is poorly related to the main road network, is isolated from population and economic centres and is not accessible by sustainable modes of transport which could limit its market attractiveness for economic uses. Improving highway access to an appropriate standard could impact viability. Market and delivery factors indicate that the site is not currently achievable for economic uses.
Not currently suitable
Not currently achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently

developable:
Timeframe for development: Developable in 11-15 years
Net developable site area 0.30
(ha):

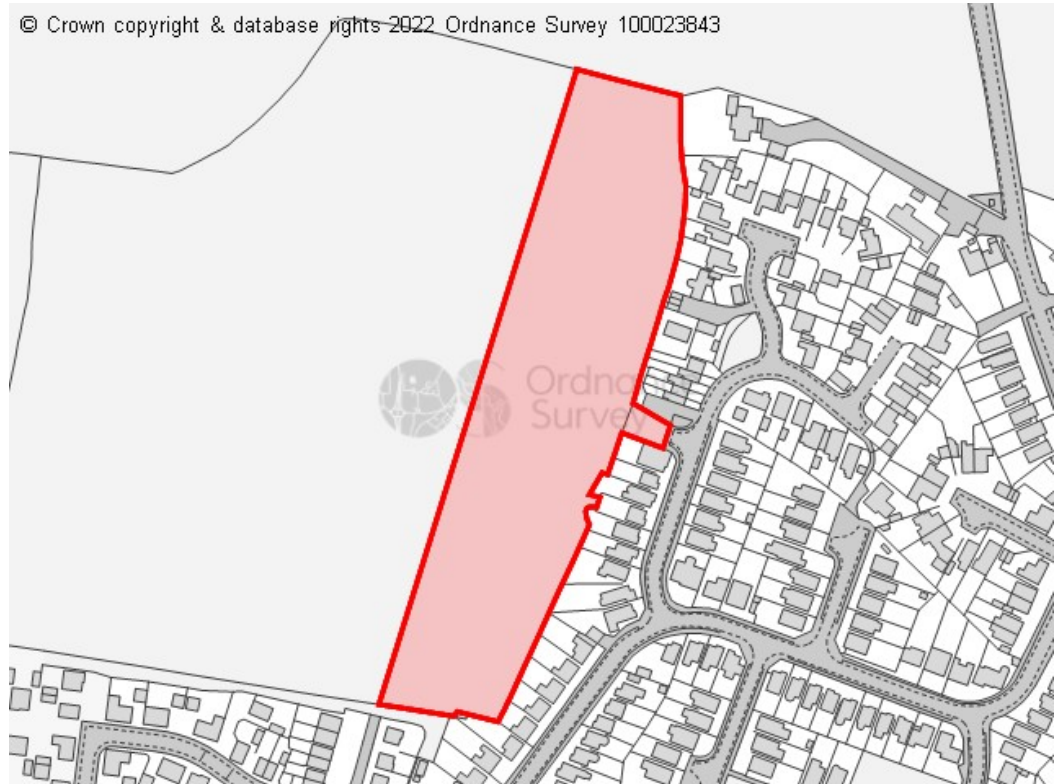
Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	3,850sqm/ha
Development ratio:			
Estimated capacity (dwgs):		Estimated capacity (sqm):	1,155

Capacity Notes:
Site area reduced to 0.3Ha to reflect the undeveloped portion of the site only. Capacity calculation applies average density for Office/Industrial uses.

Fleckney, 21/8055, Land to the West of the Longgrey

Site Details

Site ref: 21/8055
Site name: Land to the West of the Longgrey
Parish: Fleckney
Nearest Settlement: Fleckney
Site map:



Site area (ha): 1.91
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:
Suitability: The site is adjacent to Fleckney, a sustainable settlement, and is well-related to the existing built-form. The northern part of the site lies within an HSE gas pipeline consultation zone (red constraint). However, the submitter has demonstrated that, such is the site's distance from the pipeline, its presence will not impact on the developable area or site suitability. Consequently, no reduction in the site area has been necessary. Access is proposed via Longgrey (from reserved access rights). The capacity of the access would need to be demonstrated to the satisfaction of the Highway Authority. The site is considered suitable.
Availability: There is landowner agreement, and there is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The capacity of the proposed access may impact on the overall capacity of the site. However, no market, cost or delivery factors issues have been identified to prevent the site coming forward for development. The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 1.91

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 47
Capacity Notes:

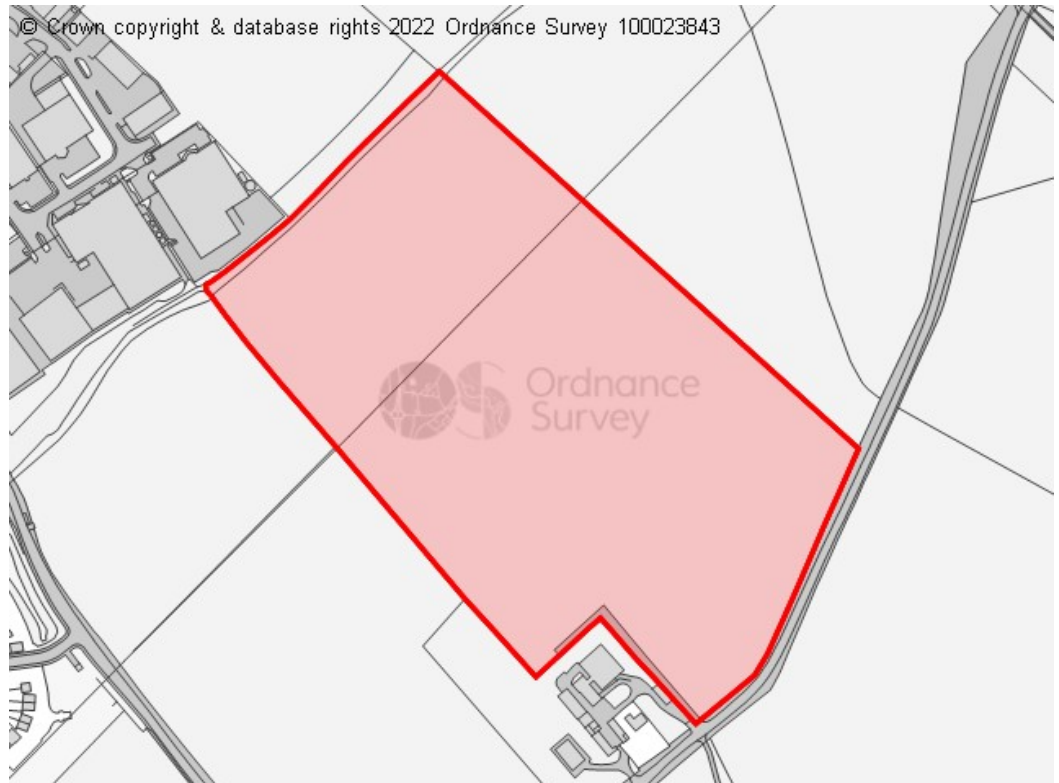
Density applied:

Estimated capacity (sqm):

Fleckney, 21/8076, Land lying north-west of Kibworth Road

Site Details

Site ref: 21/8076
Site name: Land lying north-west of Kibworth Road
Parish: Saddington
Nearest Settlement: Fleckney
Site map:



Site area (ha): 10.60
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, employment/industrial

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: While the site is adjacent to Fleckney, a sustainable settlement, it has minimal connection with the village. It adjoins the south-eastern edge of the village at the industrial estate and the Local Plan employment allocation but extends into open countryside. Taken in isolation, it does not relate well to the existing built form and, while the site has access onto Kibworth Road, this road does not link directly to Fleckney. An overhead powerline crosses the site and a Public Right of Way follows the north-western boundary. The site is considered not currently suitable.
Availability: The site is in single ownership and there have been discussions with potential developers. No legal or ownership issues have been identified to prevent the development being delivered. The site is considered available.
Achievability: As a standalone site, an appropriate access which connects directly into the village is not proposed. While the submission refers to previous discussions regarding potential access from Fleckney Road over contiguous land to the west (site 21/8166), this adjoining site is located within the Saddington Neighbourhood Plan Area of Separation and clarity is not provided. The site is therefore considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area 10.60

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 199
Capacity Notes:

Economic capacity

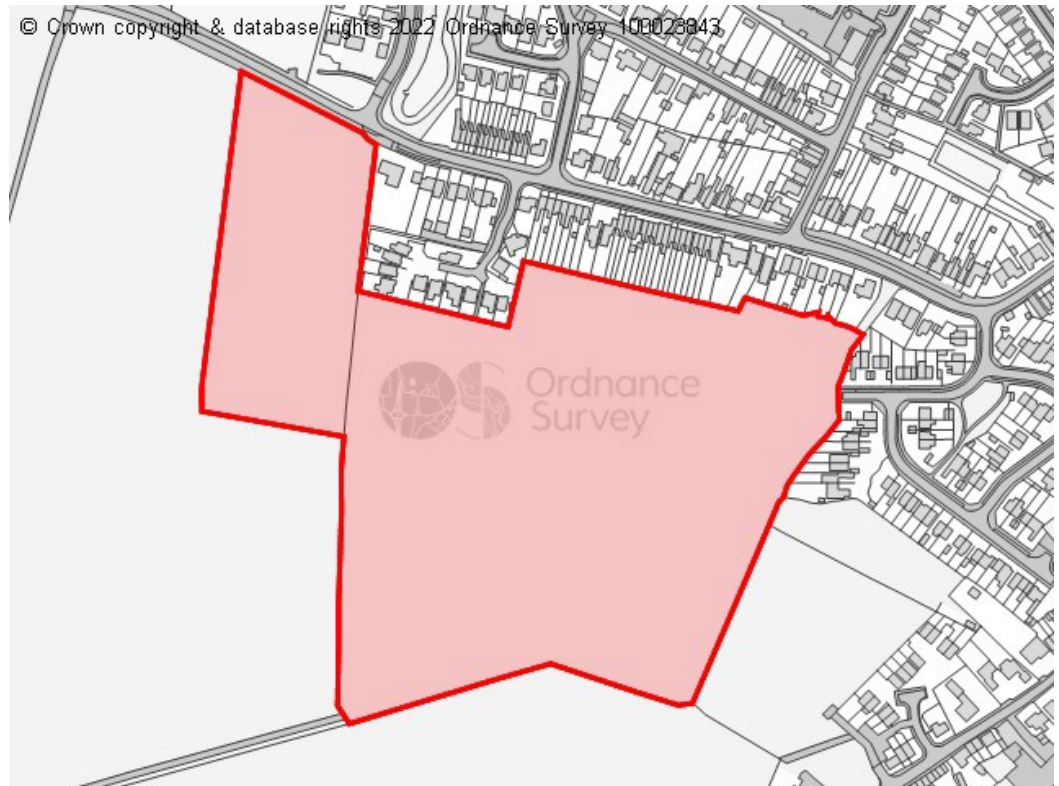
Density applied:

Estimated capacity (sqm):

Fleckney, 21/8086, Land south of Kilby Road (east)

Site Details

Site ref: 21/8086
Site name: Land south of Kilby Road (east)
Parish: Fleckney
Nearest Settlement: Fleckney
Site map:



Site area (ha): 8.83
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Fleckney, a sustainable settlement. Primary access is proposed from Kilby Road and the capacity of the local highway network would need to be demonstrated. Several Public Rights of Way are within the site and would need to be retained. There are visible remains of Ridge and Furrow on the site which are identified in the Neighbourhood Plan. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership and a promotion agreement is in place. There have been no discussions with developers. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Given the scale of the site, the provision of suitable access from Kilby Road and mitigation required for impact on local highway network could impact on the capacity and viability of the site. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 8.83

Housing capacity

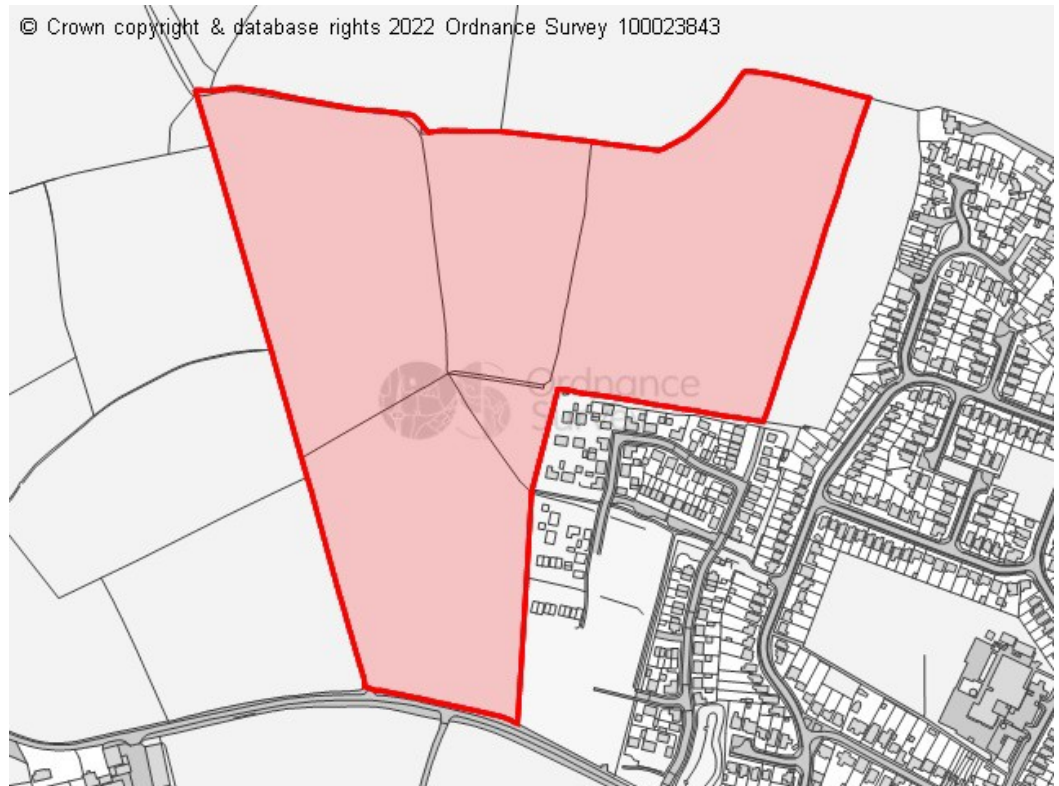
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%	Estimated capacity (sqm):	
Estimated capacity (dwgs):	166		
Capacity Notes:			

Fleckney, 21/8087, Land North of Kilby Road

Site Details

Site ref: 21/8087
Site name: Land North of Kilby Road
Parish: Fleckney
Nearest Settlement: Fleckney
Site map:



Site area (ha): 17.75
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Fleckney, a sustainable settlement. It adjoins a housing site currently under construction (Land north of Kilby Road). The northern half of the site lies within HSE gas pipeline consultation buffer zone (red constraint). However, evidence submitted indicates that, given the distance from the gas pipeline, the site's development would not be impacted. Access is proposed from Kilby Road to the south and the Highway Authority has indicated that significant mitigation may be required. The capacity of the local highway network would need to be demonstrated and potential impacts on the village centre considered. A Public Right of Way crosses the site and would need to be retained. The site is considered potentially suitable.

Availability: Available
 There is landowner agreement regarding the site, and there is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 Regarding access via Kilby Road, significant highway mitigation is likely to be required to overcome potential highway impacts and this could impact on the site's viability. The submitter has indicated that a smaller part of the site (i.e. the area most closely associated with the existing Garner Way development) could be deliverable within a shorter timeframe. However, the site as submitted is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years, Developable in 11-15 years

Net developable site area 17.75
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 333
Capacity Notes:

Economic capacity

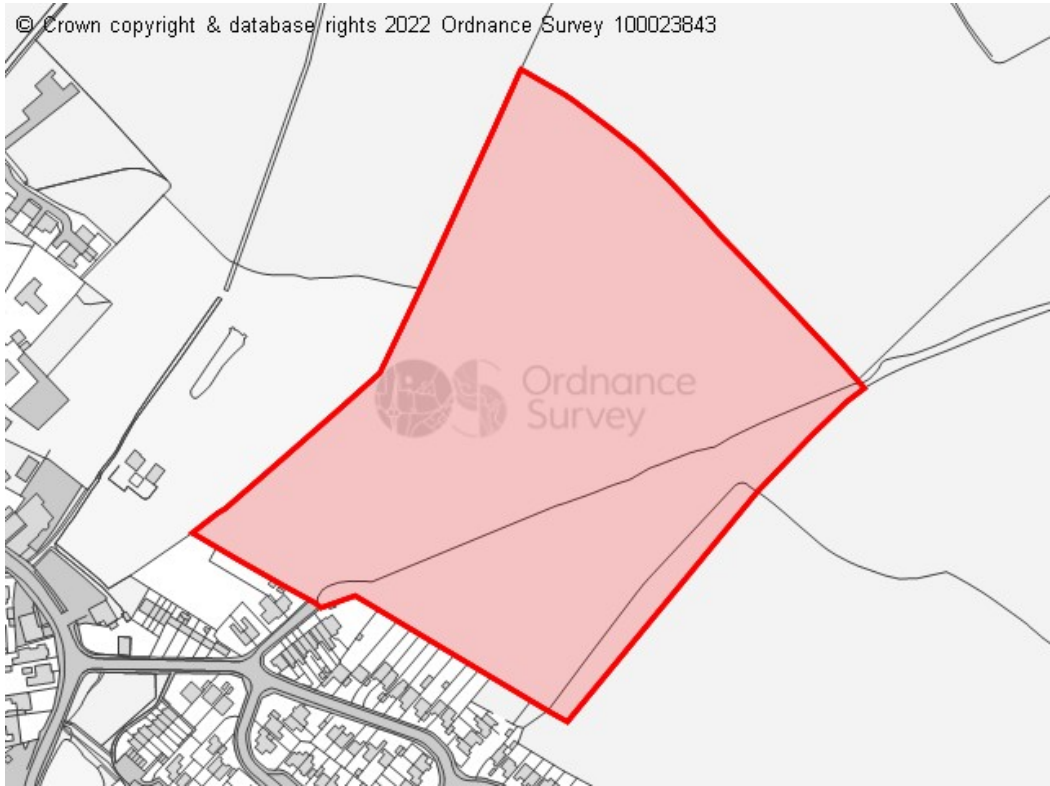
Density applied:

Estimated capacity (sqm):

Fleckney, 21/8088, Land to the east of Fleckney Meadows

Site Details

Site ref:	21/8088
Site name:	Land to the east of Fleckney Meadows
Parish:	Fleckney
Nearest Settlement:	Fleckney
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	6.89
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Fleckney, a sustainable settlement. Proposed access is via the adjoining Fleckney Meadows (Freer Road) development. Potential impacts on the local highway network would need to be investigated. A Public Right of Way (leading to the canal) and an overhead power line cross the site. The site extends into open countryside, beyond the existing built form, to within 160m of the canal. Whilst an indicative layout shows the north-eastern part of the site as open space, the setting of the canal, a Conservation Area and a SSSI, could be adversely impacted. The Neighbourhood Plan identifies the site as a Feature of Local Heritage Interest (ridge and furrow). The site is considered potentially suitable.
Potentially suitable	
Availability:	The site is in single ownership and discussions with potential developers have taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	Whilst an appropriate access would seem to be available, the capacity of the wider local highway network would need investigation. Mitigation for potential adverse impacts on the local landscape and the Grand Union Canal Conservation Area/SSSI could impact on the capacity and viability of the site. The site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years

Net developable site area 6.89
(ha):

Housing capacity

Economic capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs): 110

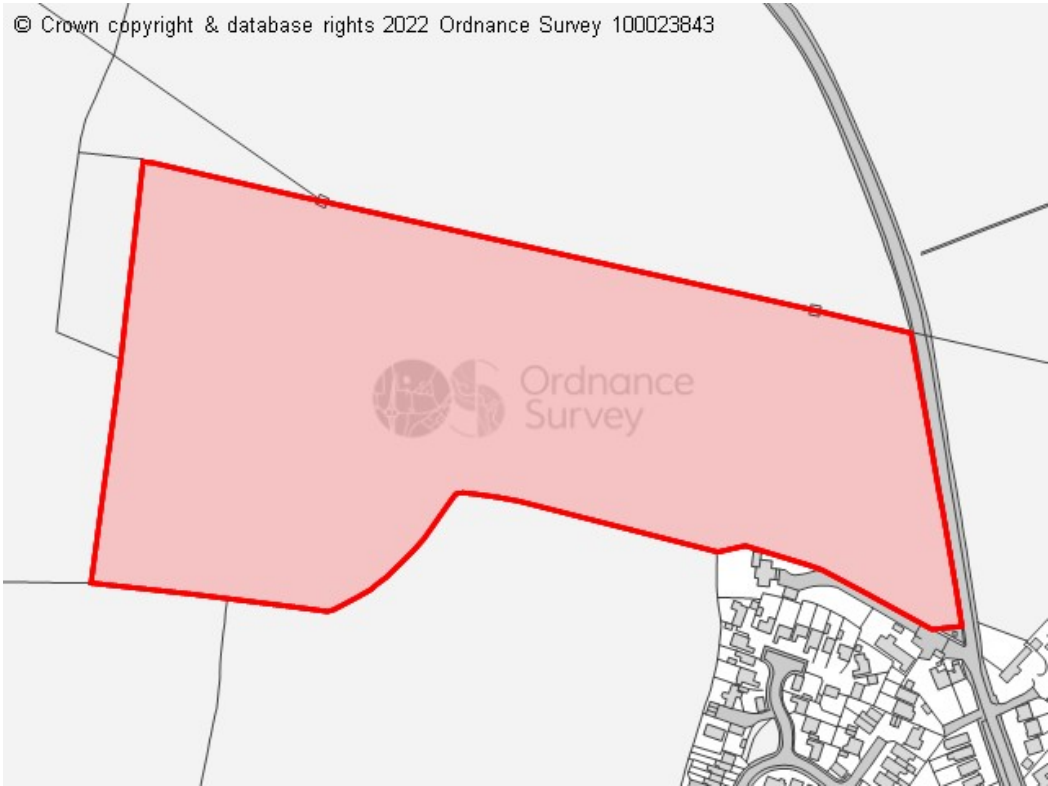
Density applied:
Estimated capacity (sqm):

Capacity Notes:
The capacity figure is as submitted by the site promoter and reflects the indicative layout provided. Capacity based on the standard calculation is 129 dwellings.

Fleckney, 21/8101, Land west of Leicester Road

Site Details

Site ref: 21/8101
Site name: Land west of Leicester Road
Parish: Wistow and Newton Harcourt
Nearest Settlement: Fleckney
Site map:



Site area (ha): 9.00
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Predominantly agriculture, residential

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to the northern edge of Fleckney, a sustainable settlement. Its current connection to the built form is limited and, without SHELAA sites adjacent to the south coming forward, would extend development significantly westwards into open countryside. The site lies within an HSE high pressure gas pipeline consultation area (red constraint). However, the submitter has demonstrated that an appropriate buffer can be accommodated within any development. The site area has been reduced by 0.7ha to allow for an appropriate buffer for the gas pipeline. Site access would via Leicester Road on to which the site has frontage. Appropriate access would need to be demonstrated to the satisfaction of the Highway Authority, including potential impacts on the local highway network and links to the village centre. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership and under option to a developer. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Whilst an appropriate access would seem to be achievable, the impacts on and the capacity of the wider highway network would need to be investigated. Mitigation may be required. The potential isolation of the western extent of the site in landscape terms would need to be addressed and could impact on site capacity. Given its location on the northern edge of Fleckney, connectivity to the village centre would also need to be addressed. However, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area 8.30
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 156
Capacity Notes:

Economic capacity

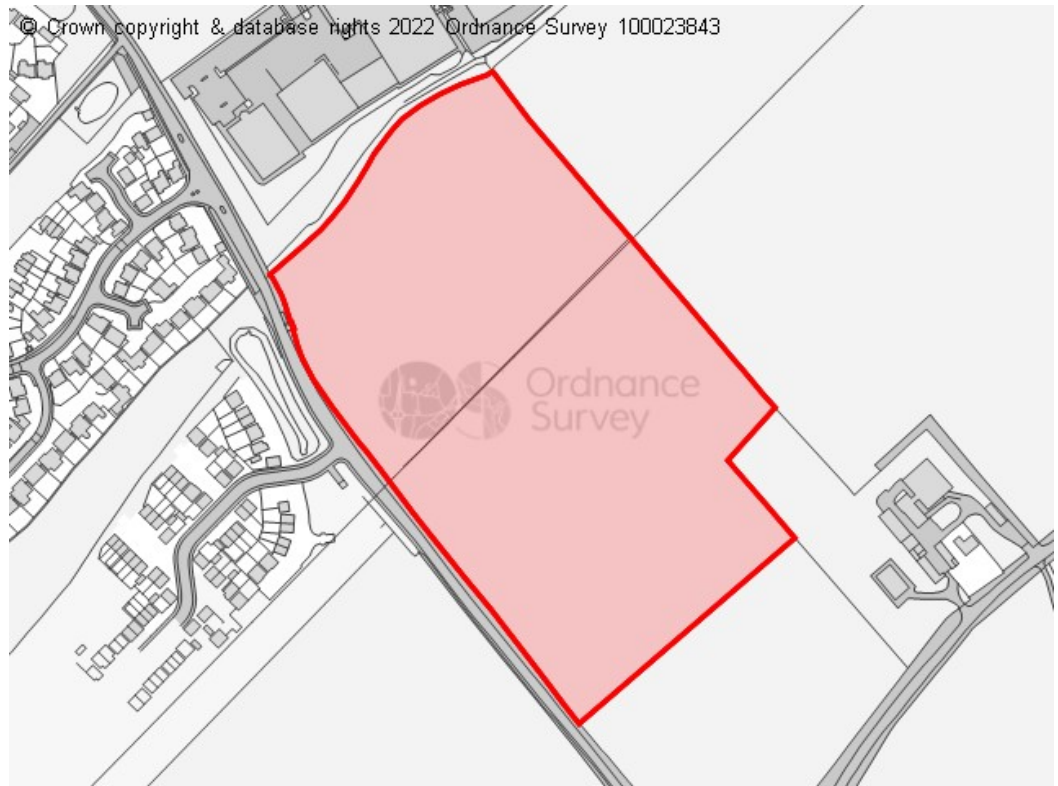
Density applied:

Estimated capacity (sqm):

Fleckney, 21/8166, Land to the east of Fleckney Road

Site Details

Site ref: 21/8166
Site name: Land to the east of Fleckney Road
Parish: Saddington
Nearest Settlement: Fleckney
Site map:



Site area (ha): 7.13
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Industrial units, residential, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Fleckney, a sustainable settlement. It is opposite a housing site currently under construction and next to industrial units. However, the scale of the site extends well beyond the existing built-up area and would have potential impacts on the wider landscape, reducing the separation between Fleckney and Saddington. It is a relatively flat site with access onto Fleckney Road. The capacity of the local highway network and any cumulative impacts would need to be considered. It is crossed by an overhead powerline. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership and being promoted on behalf of the landowner. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 As the site is currently within the Area of Separation as designated in the Saddington Neighbourhood Plan, a change to policy would be required for the site to be achievable. Potential highway mitigation in relation to the local rural highway network and the village itself could impact on the viability of the site. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 7.13

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 134
Capacity Notes:

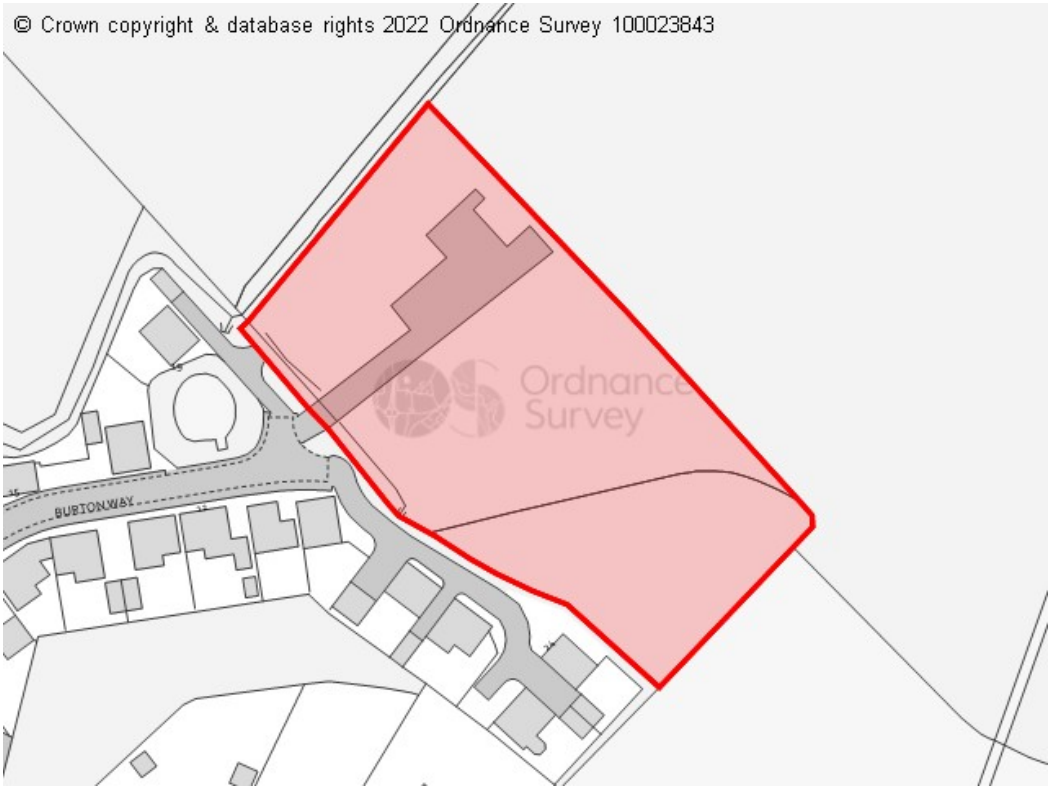
Density applied:

Estimated capacity (sqm):

Fleckney, 21/8174, Land Off Burton Way

Site Details

Site ref: 21/8174
Site name: Land Off Burton Way
Parish: Fleckney
Nearest Settlement: Fleckney
Site map:



Site area (ha): 0.64
Brownfield / Greenfield: Mixed
Overall development concept: Housing
Proposed use(s): Housing
Current use: Hard standing (previous compound), scrubland
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to Fleckney, a sustainable settlement. Access is proposed via Burton Way. The site is considered suitable.
Availability: The site is in single ownership and there have discussions with potential developers. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: While appropriate access would need to be demonstrated, no viability or delivery factors have been identified. The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 0.64

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%

Economic capacity

Density applied:

Estimated capacity (dwgs): 16

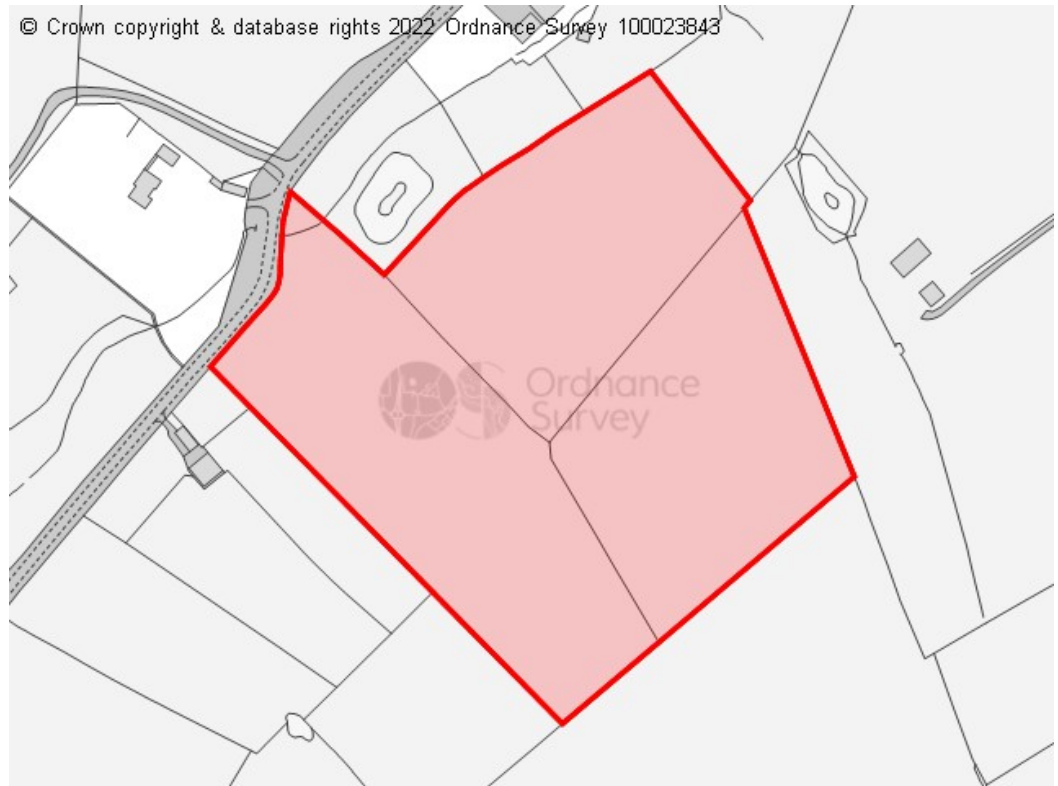
Estimated capacity (sqm):

Capacity Notes:

Fleckney, 21/8205, Land south of Bird Cage Cottage, Arnesby Road

Site Details

Site ref: 21/8205
Site name: Land south of Bird Cage Cottage, Arnesby Road
Parish: Fleckney
Nearest Settlement: Fleckney
Site map:



Site area (ha): 6.05
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential commitment, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to a housing commitment on the western edge of Fleckney, a sustainable settlement. Only once the adjacent site is built will this site be well-related to the built-up area. The site has frontage on to Arnesby Road. No details relating to the proposed access are provided. Access onto Arnesby Road and the capacity of the local highway network will need investigation. The site is considered potentially suitable.
Availability: Available
 There are two landowners and discussions with potential developers have taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 The site is isolated from the village until the adjoining housing commitment is delivered. Clarity around access arrangements and the capacity of the local highway network is required. As a result, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 6.05

Housing capacity

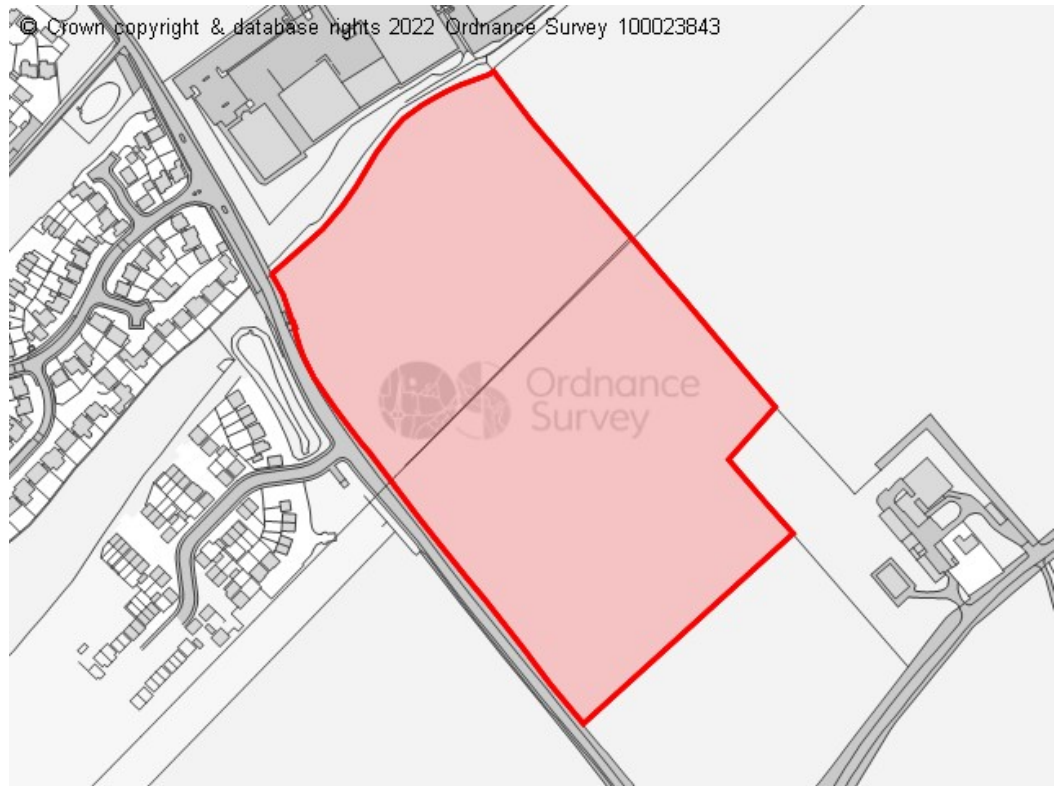
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	113	Estimated capacity (sqm):	
Capacity Notes:			

Fleckney, 21/8212, Land east of Fleckney Road

Site Details

Site ref: 21/8212
Site name: Land east of Fleckney Road
Parish: Saddington
Nearest Settlement: Fleckney
Site map:



Site area (ha): 7.13
Brownfield / Greenfield: Greenfield
Overall development concept: Employment
Proposed use(s): Employment
Current use: Agriculture
Adjacent land uses: Industrial units, residential, agriculture

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not currently suitable

The site is adjacent to Fleckney, a sustainable settlement. While the site is opposite a housing site currently under construction and next to industrial units, it would extend into open countryside towards Saddington, and is situated in the current Area of Separation (Saddington Neighbourhood Plan). It is a relatively flat site with access onto Fleckney Road. The capacity of the local highway network to support an employment site of this size, particularly large B8 uses, and the potential impacts on the village centre, would need further investigation. The submission does not specify the mix of uses sought but they would need to be compatible with the amenity of occupants of nearby residential development. The site is considered not currently suitable for employment.

Availability:

Available

The site is in single ownership. No marketing or discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Not currently achievable

As the site is currently within the Area of Separation as designated in the Saddington Neighbourhood Plan, a change to policy would be required for the site to be achievable. Impact of employment uses on the rural road network and Fleckney village centre could be considerable, therefore substantial highway mitigation may be needed, depending on the mix uses (details of which have not been indicated at this stage). Therefore, given the lack of detail, the site is considered not currently achievable for employment.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 11-15 years

Net developable site area 7.13
(ha):

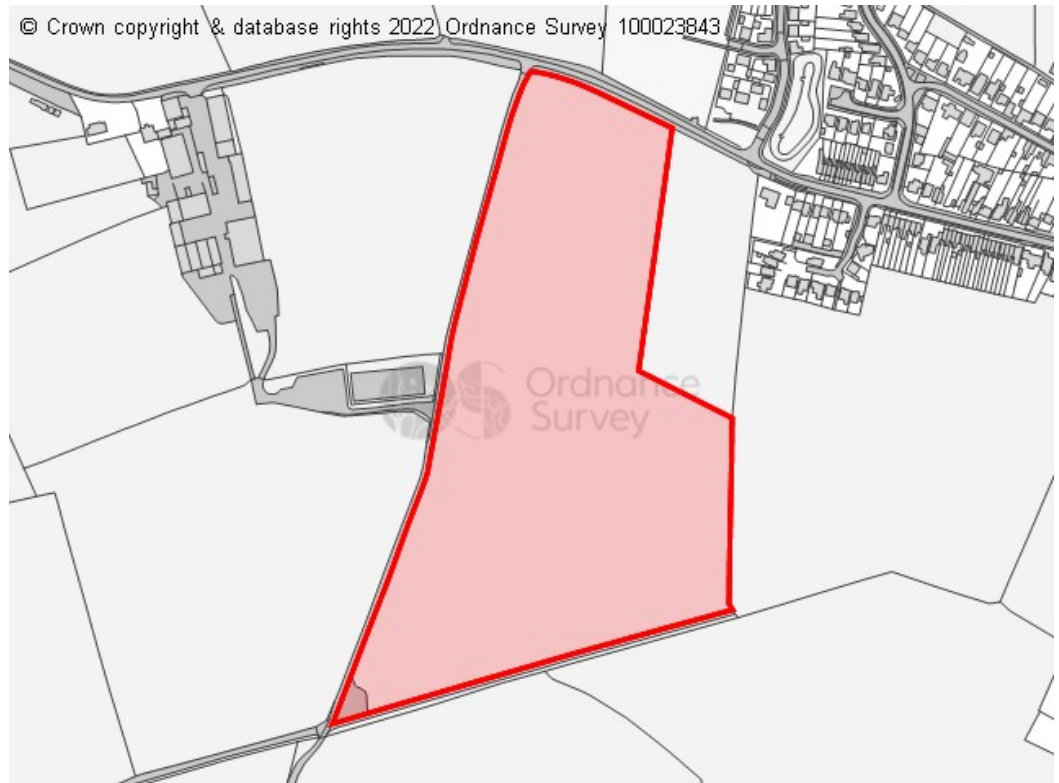
Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	3,800sqm/ha
Development ratio:			
Estimated capacity (dwgs):		Estimated capacity (sqm):	27,094

Capacity Notes:
Average density applied of 3,800sqm/ha based on equal split between classes (office/industrial/non-strategic B8/strategic B8).

Fleckney, 21/8216, Land South of Kilby Road (west)

Site Details

Site ref: 21/8216
Site name: Land South of Kilby Road (west)
Parish: Fleckney
Nearest Settlement: Fleckney
Site map:



Site area (ha): 9.80
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is on the edge of Fleckney, a sustainable settlement, and is adjacent by virtue of it being opposite a site under construction on western edge of Fleckney to north of Kilby Road. It is separated from the main village to the south of Kilby Road by SHELAA site 21/8086. Development of the site in isolation would extend the built form into open countryside, potentially requiring mitigation. An improved connection to the existing settlement and demonstration of suitable access arrangements, including potential local highway mitigation, would be required for the site to be considered suitable. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership and there is an agreement with a developer in place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 Taken in isolation, the full extent of the site does not relate well to the current built form of the village and may require landscape mitigation. The adjacent site to the east would need to be developed to improve the site's connection to the village form. Access onto Kilby Road could lead to impacts on the local highway network requiring mitigation, potentially impacting on viability. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years

Net developable site area 9.80
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 184
Capacity Notes:

Economic capacity

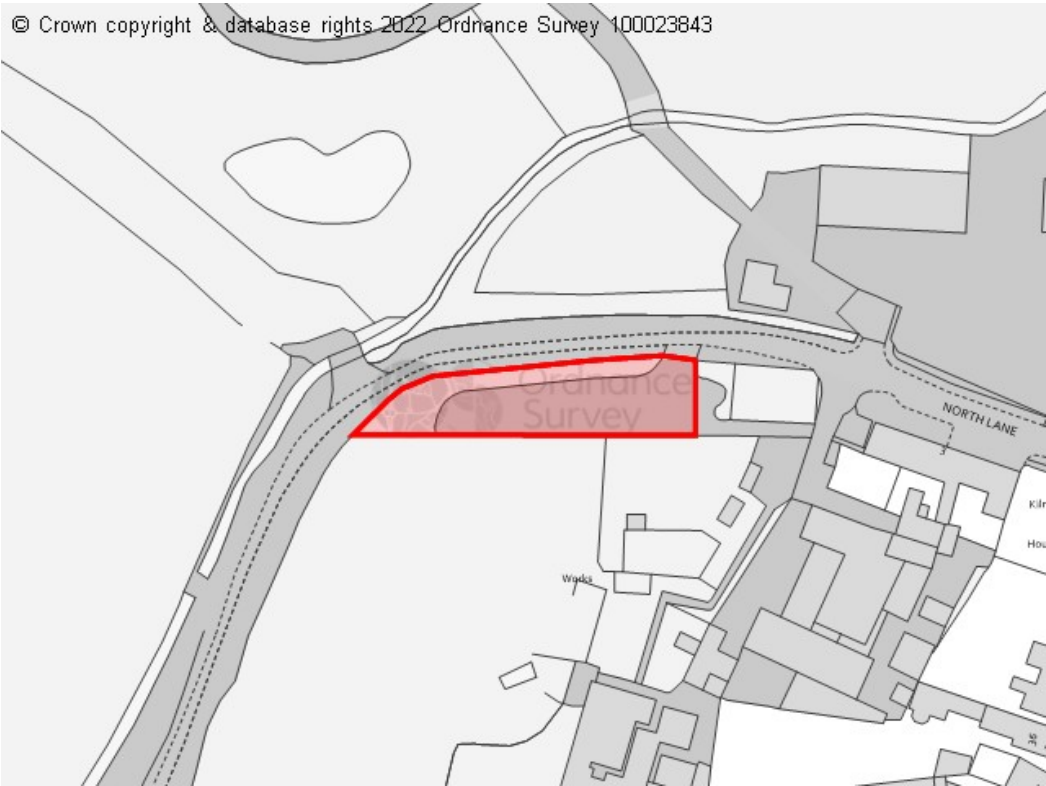
Density applied:

Estimated capacity (sqm):

Foxton, 21/8065, Land off North Lane

Site Details

Site ref: 21/8065
Site name: Land off North Lane
Parish: Foxton
Nearest Settlement: Foxton
Site map:



Site area (ha): 0.09
Brownfield / Greenfield: PDL
Overall development concept:Housing
Proposed use(s): Housing
Current use: Hardstanding bounded by trees. Used for car parking
Adjacent land uses: Residential and agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: Site size (0.09ha) is below the minimum threshold (i.e. able to accommodate at least 5 dwellings). The site has not been assessed.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

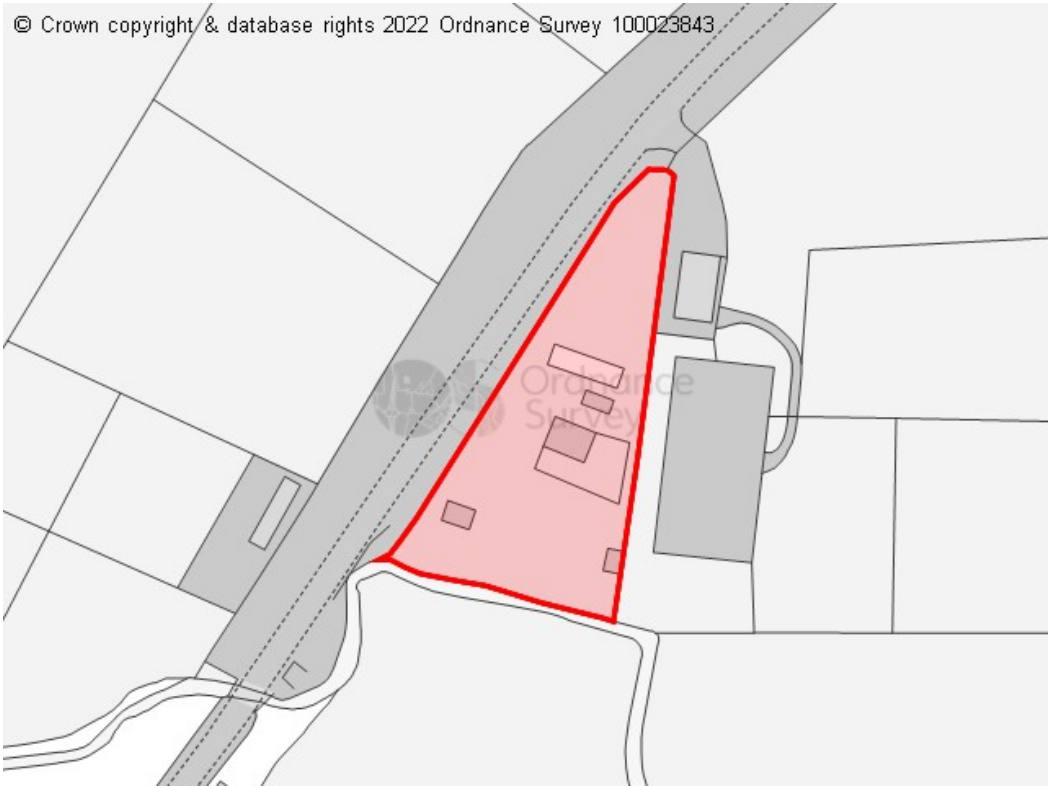
Economic capacity

Density applied:
Estimated capacity (sqm):

Foxton, 21/8072, The Market Garden, Langton Road

Site Details

Site ref: 21/8072
Site name: The Market Garden, Langton Road
Parish: Foxton
Nearest Settlement: Foxton
Site map:



Site area (ha): 0.25
Brownfield / Greenfield: PDL
Overall development concept: Housing
Proposed use(s): Housing
Current use: Former nursery (garden centre).
Adjacent land uses: Agriculture

Site Assessment Summary

Red constraints: Flood zone 3b
Reason not assessed:
Suitability: The site is near to the settlement of Foxton, a sustainable rural settlement. However, it is not adjacent or well related to the built-up area of the village, nor is it served by a safe walking route to access the village's services and facilities. The southern edge of the site is within flood zone 2, 3a and 3b and this would limit the developable area of the site (0.03ha in flood zone 3b has been excluded from site area). Given that the area between the site and the village is flood zone 3b, the site is likely to remain separated from the built form. The site is considered not currently suitable.
Availability: There are no legal or ownership impediments that would prevent development being delivered. The site is considered available.
Achievability: Addressing flood risk and poor relationship with existing village would need to be considered and could impact on the site's capacity and viability. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 0.22

Housing capacity

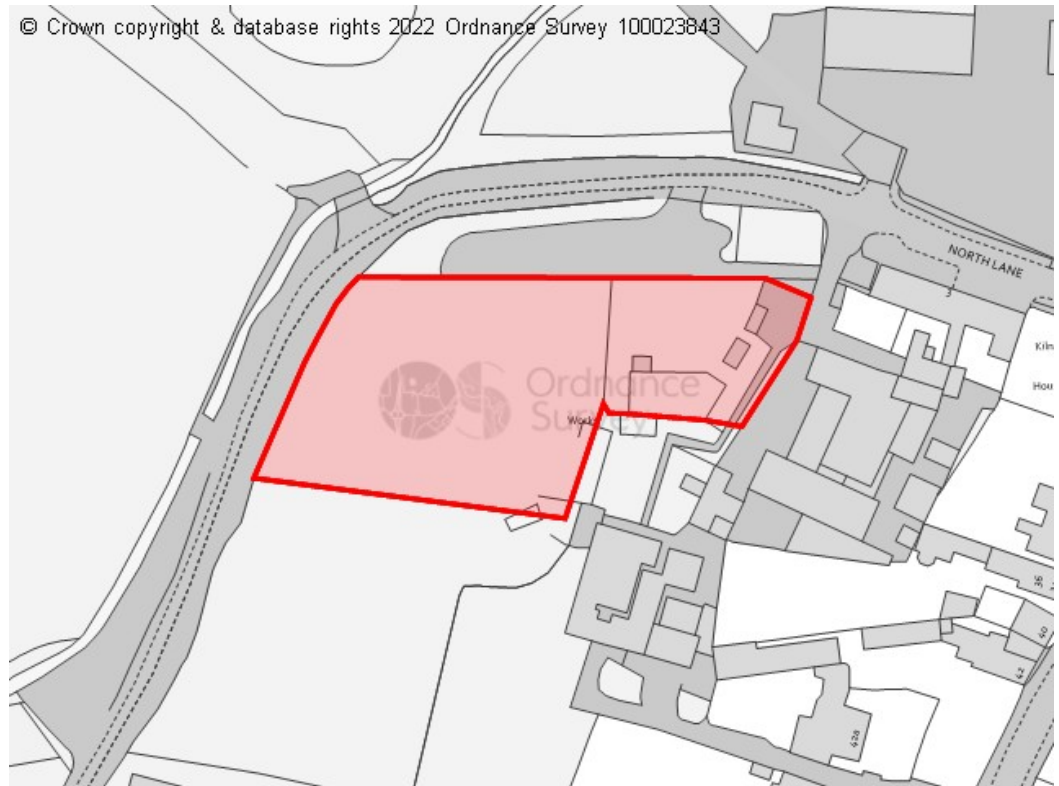
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	<0.4 Ha = 100%		
Estimated capacity (dwgs):	7	Estimated capacity (sqm):	
Capacity Notes:			

Foxton, 21/8112, Land off North Lane

Site Details

Site ref: 21/8112
Site name: Land off North Lane
Parish: Foxton
Nearest Settlement: Foxton
Site map:



Site area (ha): 0.38
Brownfield / Greenfield: Mixed
Overall development concept: Housing
Proposed use(s): Housing
Current use: Part paddock, part previously used as wildlife rescue facility
Adjacent land uses: Residential and commercial

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is located adjacent to the built-up area of Foxton, a sustainable rural settlement. Part of the site is previously developed land. The site is within the Foxton Conservation Area, the character and appearance of which could be adversely impacted by development. Further investigation would be required to determine the impact of the existing commercial use on any would be occupiers of the site. Access is proposed via North Lane and its suitability would need to be demonstrated. The site is considered potentially suitable.
Availability: Potentially available
 Further investigation into whether both landowners agree in promoting the site for development is needed. The site is considered potentially available.
Achievability: Achievable
 Mitigation for potential impact on the Conservation Area could affect site capacity. Some highway mitigation may also be required. However, there are no market, cost or delivery factors that could make development economically unviable. The site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.38

Housing capacity

Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	<0.4 Ha = 100%		
Estimated capacity (dwgs):	11	Estimated capacity (sqm):	
Capacity Notes:			

Gilmorton, 21/8080, Land north of Mill Lane

Site Details

Site ref: 21/8080
Site name: Land north of Mill Lane
Parish: Gilmorton
Nearest Settlement: Gilmorton
Site map:



Site area (ha): 3.11
Brownfield / Greenfield: Greenfield
Overall development concept: Mixed use development
Proposed use(s): Housing, employment
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is adjacent to Gilmorton, a sustainable rural settlement. It lies to the north-east of the village and has access onto Mill Lane. The site is not well related to the settlement. It extends well into open countryside with only the southern part having a slight connection to the existing village form. It is Grade 2 agricultural land, and a Right of Way crosses the northern part of the site. Whilst the housing-employment split is not specified, development of this scale has the potential to impact on the rural highway network. Given these factors, the site is considered potentially suitable.

Availability:

Available

The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

The potential loss of high grade agricultural requires further investigation. The full extent of the site is unlikely to be appropriate for the village and would adversely impact on the wider landscape. Information about the scale and mix of employment uses is needed as this could add to potential adverse impacts on the local rural highway network and impact on delivery. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area 3.11
(ha):

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 58

Density applied:

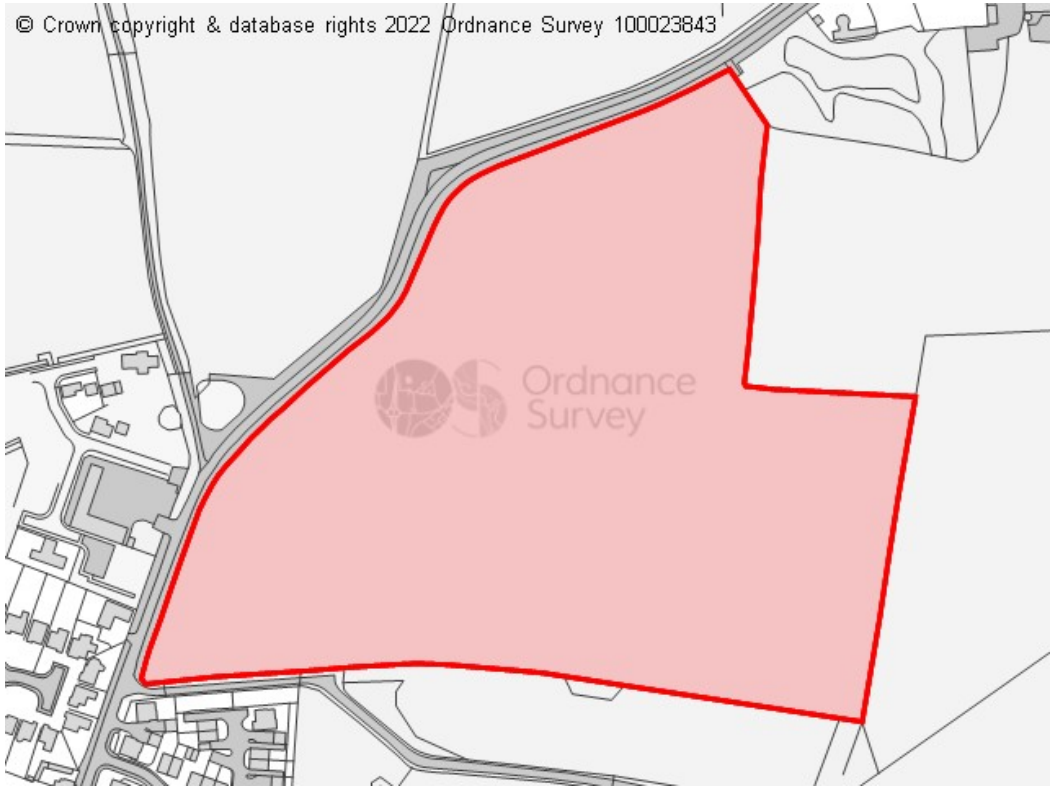
Estimated capacity (sqm):

Capacity Notes:
Due to the lack of information about the scale and mix of employment uses in the submission, site capacity has been calculated for housing only at this stage.

Gilmorton, 21/8146, Land south of Mill Lane

Site Details

Site ref:	21/8146
Site name:	Land south of Mill Lane
Parish:	Gilmorton
Nearest Settlement:	Gilmorton
Site map:	



Site area (ha):	8.78
Brownfield / Greenfield:	Greenfield
Overall development concept:	Mixed use development
Proposed use(s):	Housing and employment
Current use:	Agriculture
Adjacent land uses:	Residential, agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Gilmorton, a sustainable rural settlement. It adjoins the north-eastern edge of the village, extending 0.5km into open countryside to Jubilee Wood (a Neighbourhood Plan Local Green Space) on Mill Lane. The site is large for the size and service level of the settlement and a reduction may be appropriate. The site has frontage onto the highway for access purposes although its suitability for the scale of site proposed and for suggested employment uses would need to be demonstrated. The northern half of the site is within an historic landfill consultation area requiring investigation. The site is Grade 2 agricultural land. Clarity on the proposed mix of housing and employment within the proposed mixed-use development is required. The site is considered potentially suitable.
Potentially suitable	
Availability:	The site is in single ownership and no discussions with developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	Historic landfill in the vicinity and loss of high-grade agricultural land would need to be investigated. The scale of the site is unlikely to be achievable and potential adverse impacts on the wider landscape would require mitigation. Information about the scale and mix of employment uses is needed as this could lead to adverse impacts on the local rural highway network and impact on delivery. Therefore, the site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	

Timeframe for development: Developable in 6-10 years

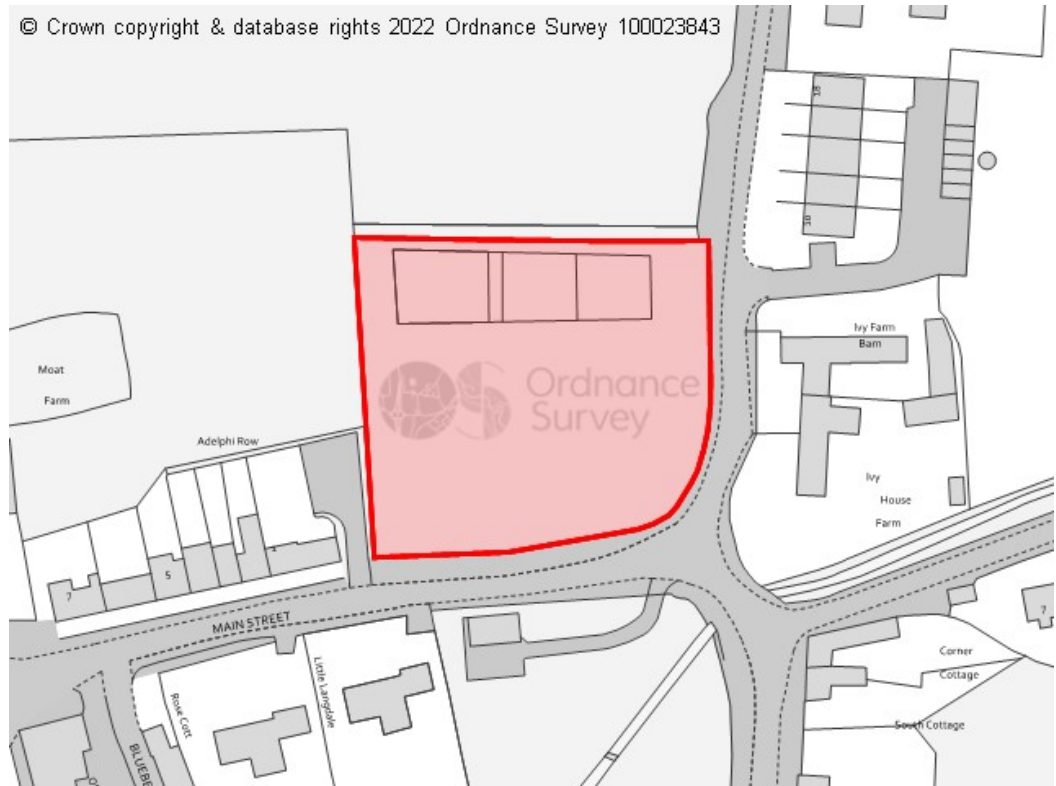
Net developable site area (ha): 8.78

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	165	Estimated capacity (sqm):	
Capacity Notes:			
Due to the lack of information about the scale and mix of employment uses in the submission, site capacity has been calculated for housing only at this stage.			

Glooston, 21/8127, Land off Main Street

Site Details

Site ref: 21/8127
Site name: Land off Main Street
Parish: Glooston
Nearest Settlement: Glooston
Site map:



Site area (ha): 0.42
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Site is adjacent to Glooston which is not currently identified as a sustainable settlement. The site would be accessed off Main Street. The setting of nearby listed buildings (including Ivy House Farm which is directly opposite and several along Main Street) would need to be respected. The site is considered potentially suitable.
 Potentially suitable
Availability: The site is in single ownership and no discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
 Available
Achievability: Glooston is not currently a sustainable location for housing (including self-build plots and affordable housing provision as suggested in the submission). The development of the site could have an impact on the rural highway network which would need to be mitigated. Potential adverse impacts on nearby listed buildings could impact on the site's capacity. The site is considered potentially achievable.
 Potentially achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.42

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 10
Capacity Notes:

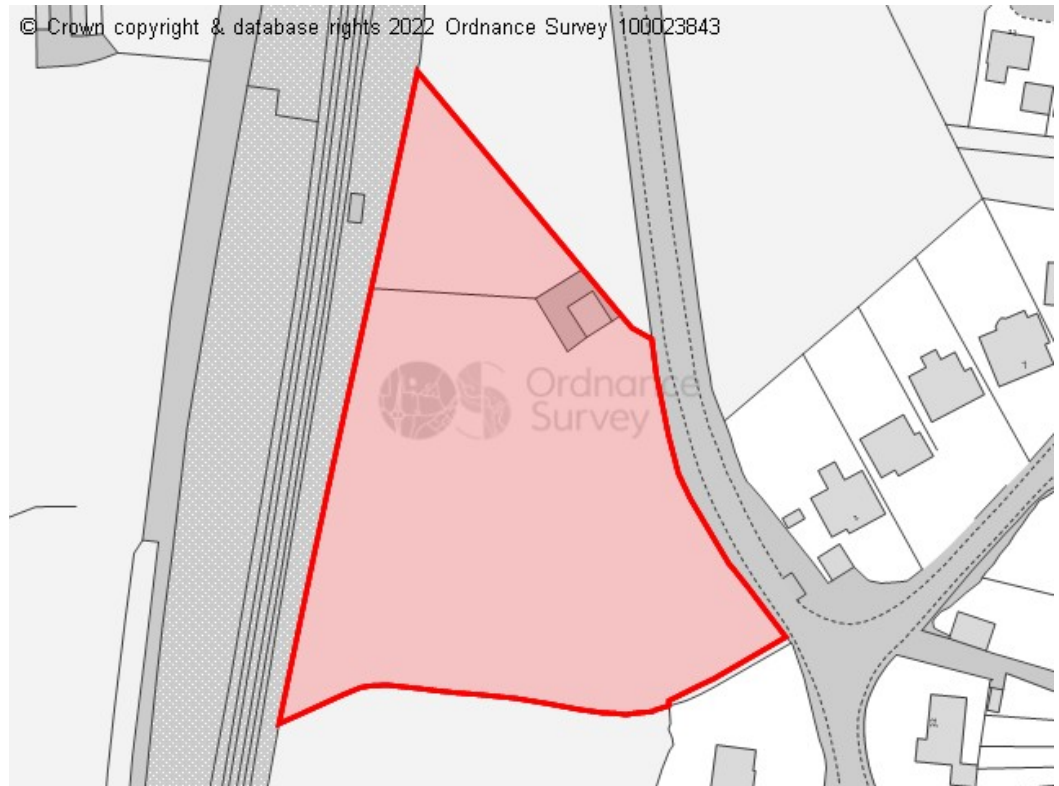
Density applied:

Estimated capacity (sqm):

Great Bowden, 21/8029, Land west of Langton Road

Site Details

Site ref: 21/8029
Site name: Land west of Langton Road
Parish: Great Bowden
Nearest Settlement: Great Bowden
Site map:



Site area (ha): 0.88
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, railway line and agriculture.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to the built-up area of Great Bowden, a sustainable settlement. The Great Bowden Neighbourhood Plan designates part of the site as a wildlife corridor. The site is adjacent to the Great Bowden Conservation Area and close to the grade 2 listed building, 29 Manor Road. Any harm arising from the development and affecting the setting of the conservation area or listed building would require appropriate mitigation. The adjacent railway line is a potentially contaminating land use and would need to be investigated. Therefore, the site is considered potentially suitable for development.

Availability: Available
 The site is in single ownership. No discussion with potential developers is indicated. No ownership or legal issues have been identified to prevent development being delivered. Therefore, the site is considered available.

Achievability: Potentially achievable
 Mitigation relating to potential adverse impacts on the setting of the Conservation Area and nearby listed buildings could impact on the capacity of the site. Similarly, the adjacent potentially contaminating land use (railway line) requires investigation and could also impact on site capacity. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area 0.88

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 22
Capacity Notes:

Economic capacity

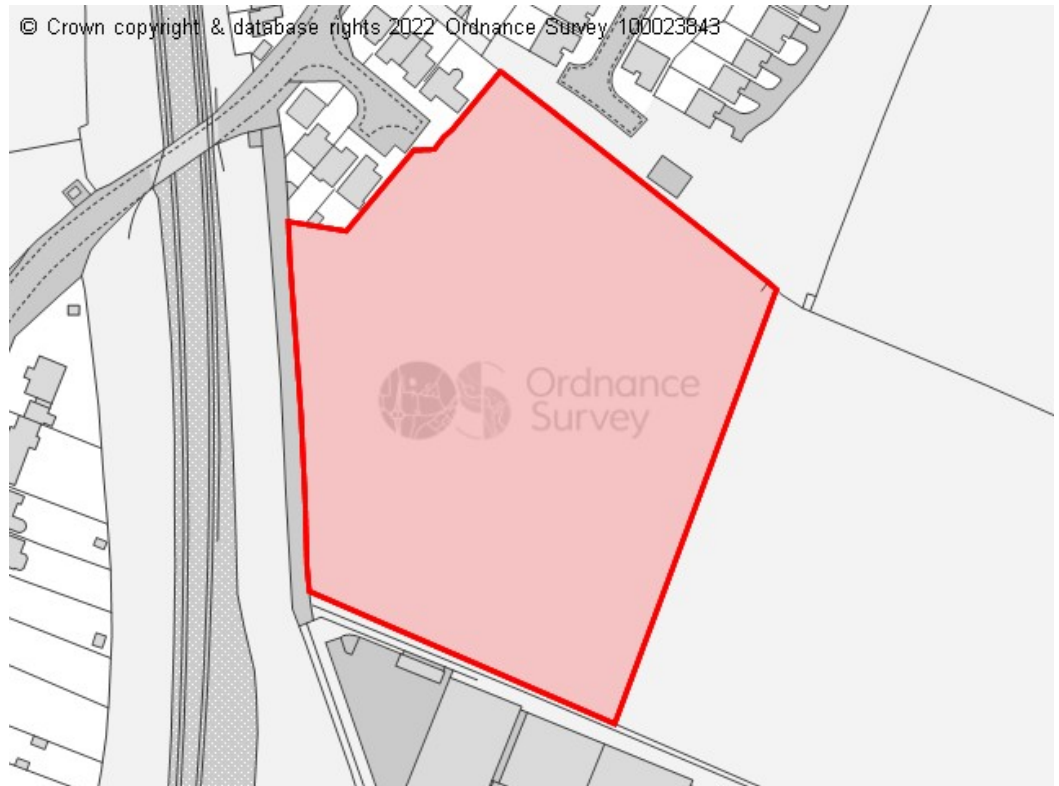
Density applied:

Estimated capacity (sqm):

Great Bowden, 21/8052, Land off Bankfield Drive

Site Details

Site ref: 21/8052
Site name: Land off Bankfield Drive
Parish: Great Bowden
Nearest Settlement: Great Bowden
Site map:



Site area (ha): 2.00
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is located adjacent to both Market Harborough and Great Bowden and is a sustainable location for development. Development of this site would result in the physical and visual coalescence of Market Harborough and Great Bowden. The western and southern boundary of the site are adjacent to the railway line and an employment area respectively (both potentially contaminating land uses) and assessment of the impact of noise, smell and light on would be occupiers would be required. The Great Bowden Neighbourhood Plan identifies ridge and furrow on the site. The site is considered potentially suitable.
Availability: Available
 Discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 The site currently lies in a designated Area of Separation and a change to the boundary would be needed for the site to be considered achievable. Mitigation for adjacent potentially contaminating land uses could impact on the site's capacity. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 2.00

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 50
Capacity Notes:

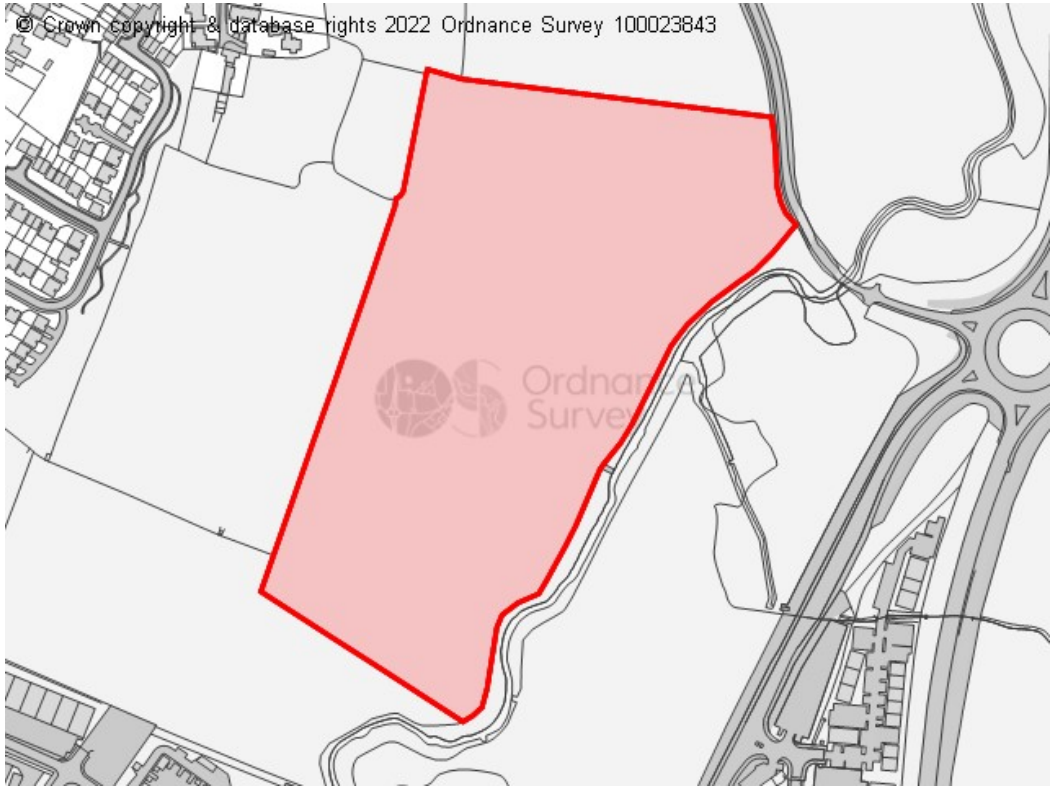
Density applied:

Estimated capacity (sqm):

Great Bowden, 21/8053, Land off Dingley Road

Site Details

Site ref: 21/8053
Site name: Land off Dingley Road
Parish: Great Bowden
Nearest Settlement: Great Bowden
Site map:



Site area (ha): 9.38
Brownfield / Greenfield: Greenfield
Overall development concept: Mixed use development
Proposed use(s): Employment, retail, education or health facility
Current use: Agriculture
Adjacent land uses: Agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is close to the sustainable settlement of Market Harborough. However, it is not adjacent to the existing built-up area. While there is highway frontage onto Dingley Road, the submission acknowledges that access via Dingley Road would not be an appropriate for the scale of development proposed and therefore third-party land would be required to achieve an alternative access point. A small part of the site is in Flood Zone 2. The site lies fully within a Mineral Consultation Area. Much of the site is a historic landfill site and further investigation into any potential contamination of the land would be required. The site is considered potentially suitable.
Availability: Potentially available
 No legal or ownership issues have been identified to prevent development being delivered. However, suitable access is dependent on land in third-party ownership. Therefore, the site is considered only potentially available.
Achievability: Not currently achievable
 Acquisition of third-party land would be required to create an access that includes a bridge over the river Welland. Historic landfill and flood risk across the site would require further investigation. The site currently lies in a designated Area of Separation and a change to the boundary would be needed. While mixed use is indicated in the submission, there is a lack of detail as to the proposed uses for the site. Given these factors, the site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years

Net developable site area 9.38
(ha):

Housing capacity

Economic capacity

Density applied (dph):	Density applied:	3,900sqm/ha
Development ratio:		
Estimated capacity (dwgs):	Estimated capacity (sqm):	36,582

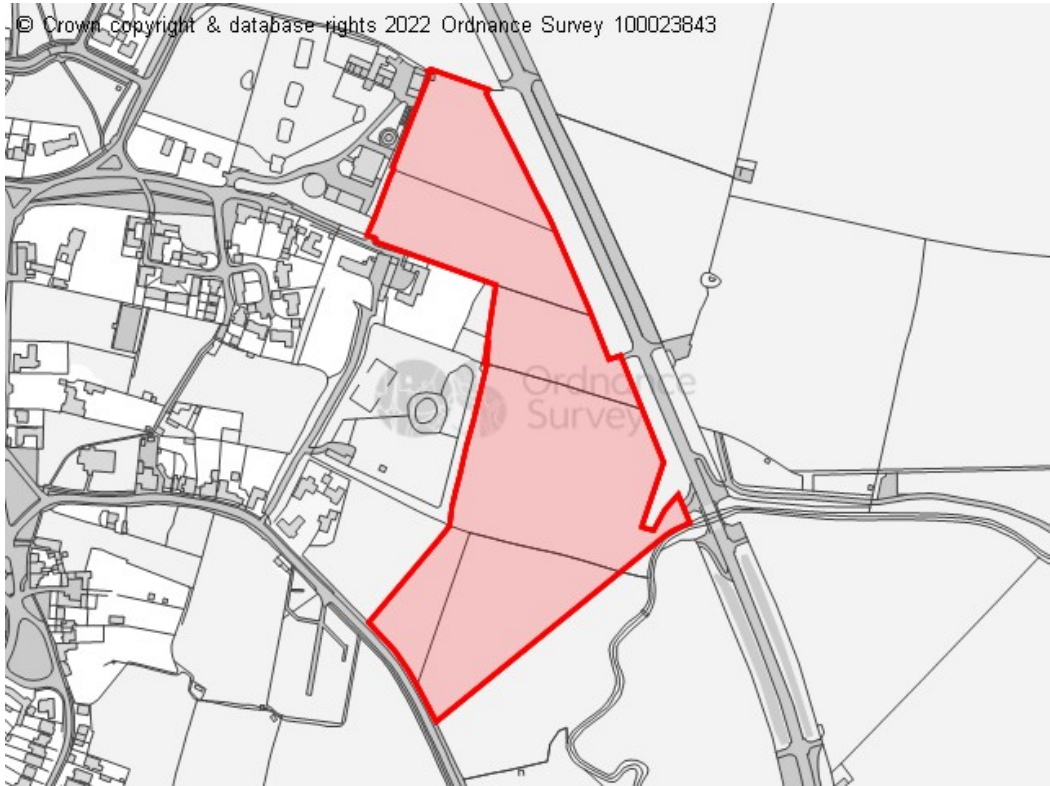
Capacity Notes:

In the absence of any detail on the split of proposed uses within the proposed mixed use area, the site is assessed for economic use only at this stage. The capacity calculation assumes an equal split across between office, industrial and non-strategic warehouse uses.

Great Bowden, 21/8054, Land off Dingley Road and Nether Green

Site Details

Site ref:	21/8054
Site name:	Land off Dingley Road and Nether Green
Parish:	Great Bowden
Nearest Settlement:	Great Bowden
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	5.69
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	A6, residential, agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to the built-up area of Great Bowden, a sustainable settlement, and within easy reach of higher order services located in nearby Market Harborough. While the site has potential access points, the capacity and appropriateness of these would need to be demonstrated. The south-eastern part of the site is within flood zones 2 and 3a and would need further investigation. The Great Bowden Neighbourhood Plan designates a wildlife corridor at the southern edge of the site and designates the site as being mostly ridge and furrow. Potential impacts on natural or heritage assets, including the setting of the adjacent Great Bowden Conservation Area and grade 2 listed building (The Grange), would need to be considered. Fernie Hunt kennels are adjacent to the northern part of the site and an assessment of noise would be required to determine any potential impact on would-be occupiers. The site is therefore considered potentially suitable.
Availability:	The site has two landowners and discussion with potential developers is not indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	Potential mitigation relating to site access(es) and any impacts on the highway network could affect site viability. As the site is adjacent to the Fenice Hunt Kennels, a noise assessment would be required to determine its potential impacts on would-be occupiers. Flood risk across the site would also further investigation. These factors could affect the developable area and site capacity. The site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently	

developable:
Timeframe for development: Developable in 6-10 years
Net developable site area 5.69
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 107
Capacity Notes:

Economic capacity

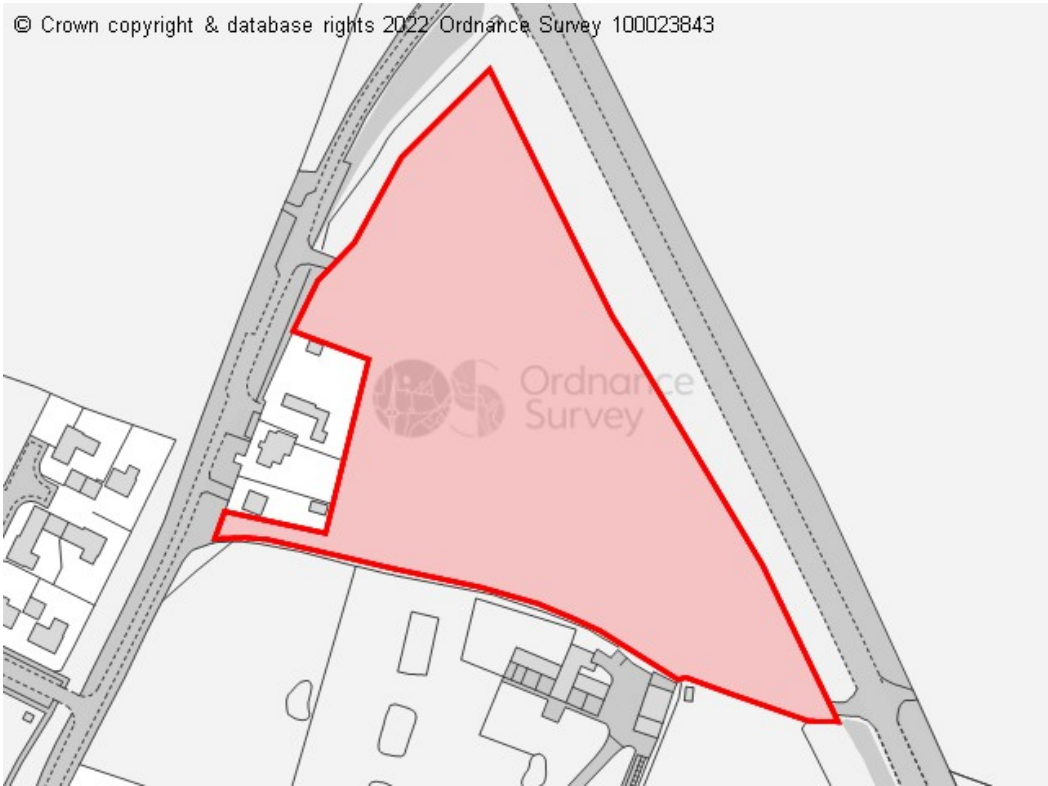
Density applied:

Estimated capacity (sqm):

Great Bowden, 21/8114, Land off Welham Lane

Site Details

Site ref: 21/8114
Site name: Land off Welham Lane
Parish: Great Bowden
Nearest Settlement: Great Bowden
Site map:



Site area (ha): 2.19
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential and A6 to the east

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to the built-up area of Great Bowden, a sustainable rural settlement. The capacity of Welham Lane as an access would need to be demonstrated. The Great Bowden Neighbourhood Plan designates the site as being mostly ridge and furrow and the site is adjacent to the Great Bowden Conservation Area. Potential impacts on the setting of the Conservation Area would need to be considered. The site is next door to Fernie Hunt kennels and therefore would need a noise assessment to determine whether development would be acceptable and any required mitigation for the amenity of new residents. The site is considered potentially suitable for development.
Availability: Available
 There are three landowners and there is agreement on the promotion of the land for development. Discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent the site being developed in the next 5 years. The site is considered available.
Achievability: Potentially achievable
 As the site is adjacent to the Fernie Hunt Kennels, a noise assessment would be required and this could affect the developable area. Highway mitigation may be required and potential impacts on the setting of the Conservation Area could reduce site capacity. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years

Net developable site area 2.19
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 41
Capacity Notes:

Economic capacity

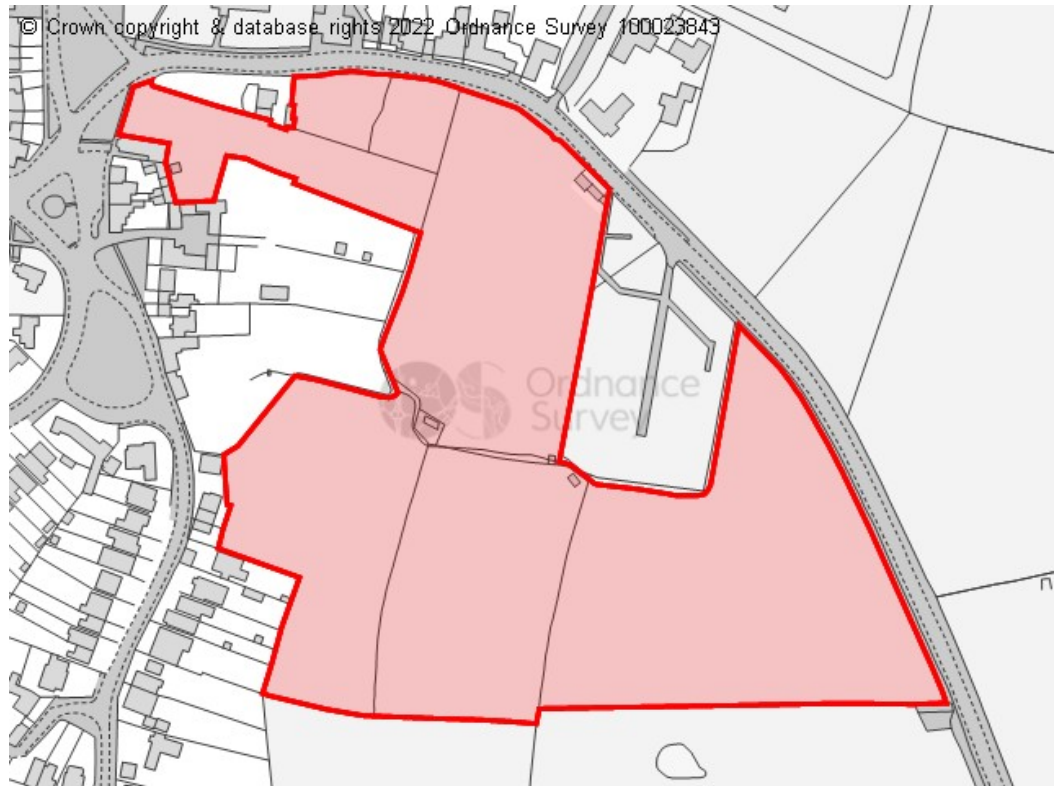
Density applied:

Estimated capacity (sqm):

Great Bowden, 21/8126, Land south of Dingley Road

Site Details

Site ref: 21/8126
Site name: Land south of Dingley Road
Parish: Great Bowden
Nearest Settlement: Great Bowden
Site map:



Site area (ha): 4.45
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, cemetery, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. The site is subject to environmental and heritage constraints. The Great Bowden Neighbourhood Plan (NP) identifies to the north of the site part of a wildlife corridor and two sites of environmental significance are within the site boundary. The north-western section of the site is part of the Great Bowden Conservation Area and there are multiple listed buildings to the north and west of the site, the setting of which would need to be considered in any development of the site. The site is also adjacent to the cemetery, a designated Local Heritage Asset (NP) and a potentially contaminating land use which would need to be investigated. Appropriate access via Dingley Road would need to be demonstrated. The site is considered potentially suitable.

Availability:

Available

The site is in the control of a developer. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

The site currently forms part of the Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Site capacity could be impacted by the sensitivity of the historic environment in this location and the suitability of access via Dingley Road, both of which are likely to require mitigation. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area 4.45
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 83
Capacity Notes:

Economic capacity

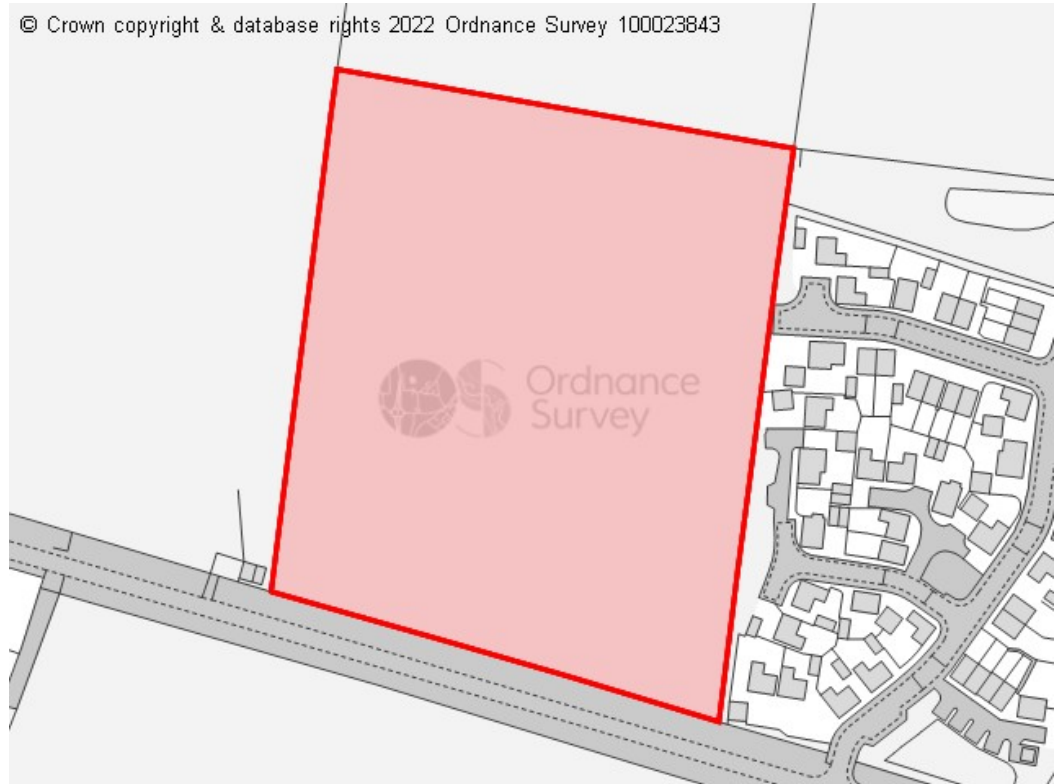
Density applied:

Estimated capacity (sqm):

Great Bowden, 21/8141, Land north of Leicester Lane

Site Details

Site ref: 21/8141
Site name: Land north of Leicester Lane
Parish: Great Bowden
Nearest Settlement: Great Bowden
Site map:



Site area (ha): 2.71
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement, but would extend the village westwards towards the Grand Union Canal and Great Bowden Hall, potentially impacting the setting of the village. The Great Bowden Neighbourhood Plan designates the adjacent Leicester Lane verge land as important open space and part of the site as ridge and furrow. Access via Leicester Lane could adversely impact the designated important open space. A right of way runs along the eastern boundary. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership and there is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 The provision of an acceptable access over designated important open space could impact on the delivery of the site. Mitigation for potential adverse impacts on the landscape setting of the village and nearby heritage assets could affect site capacity. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 2.71

Housing capacity

Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	51	Estimated capacity (sqm):	
Capacity Notes:			

Great Bowden, 21/8151, Land north of Dingley Road

Site Details

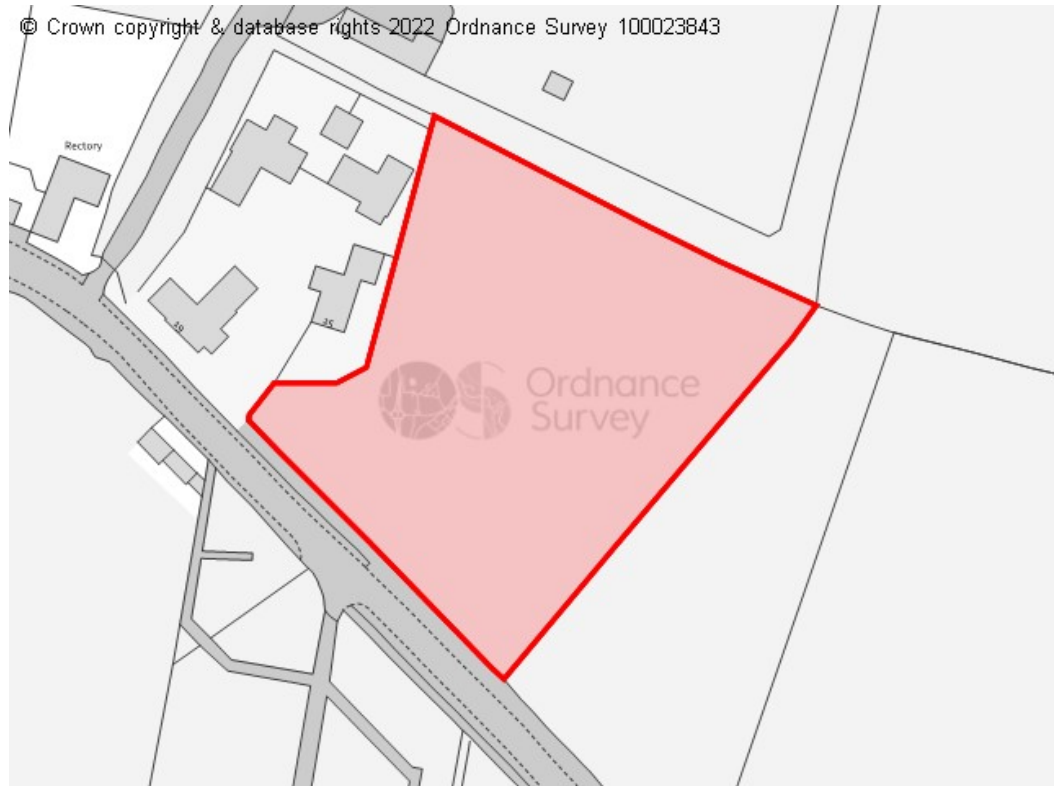
Site ref: 21/8151

Site name: Land north of Dingley Road

Parish: Great Bowden

Nearest Settlement: Great Bowden

Site map: © Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha): 0.62

Brownfield / Greenfield: Greenfield

Overall development concept: Housing

Proposed use(s): Housing

Current use: Agriculture

Adjacent land uses: Agriculture and residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability: The site is adjacent to the built-up area of Great Bowden, a sustainable settlement. Access is proposed via Dingley Road and would need to be demonstrated. The Great Bowden Neighbourhood Plan (NP) designates the site as being mostly ridge and furrow and the site is close to the Great Bowden Conservation Area. The Cemetery, opposite the site, is a NP designated Local Heritage Asset. Potential adverse impacts on the setting of these heritage assets would need to be considered. The site is considered suitable.

Availability: The site has three landowners. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: The extent of any mitigation measures relating to access via Dingley Road could impact on site viability. No other market, cost or delivery factors have been identified to make development economically unviable. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 0.62

Housing capacity

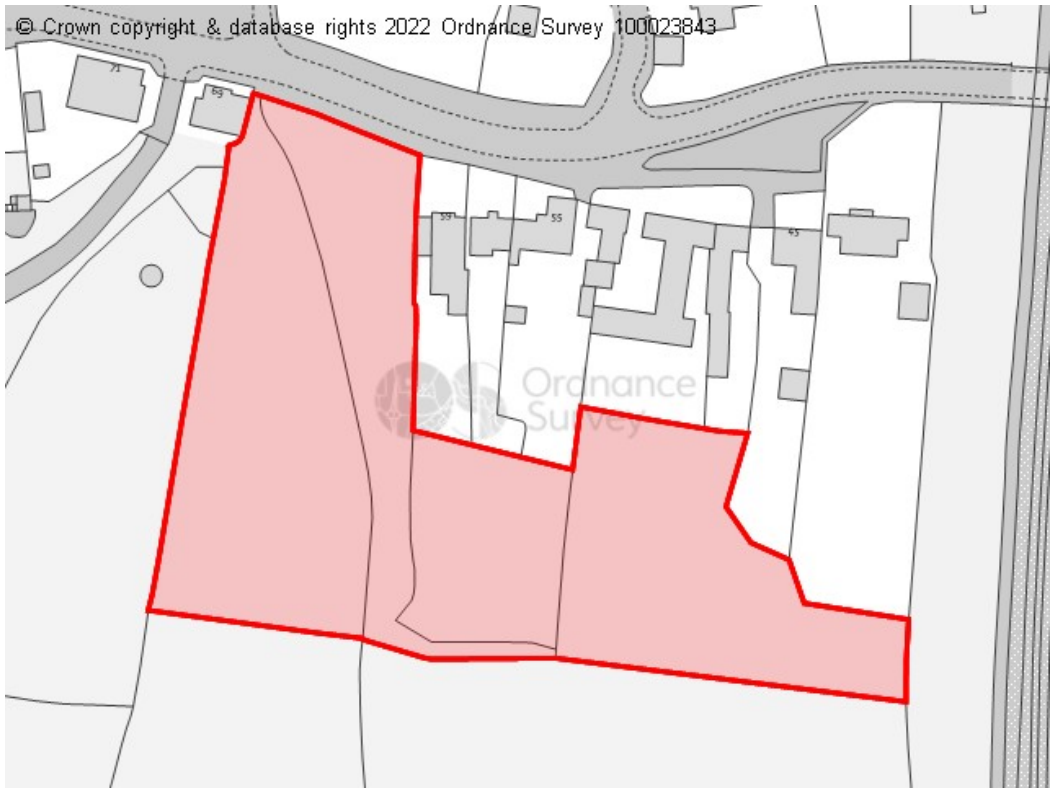
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	15	Estimated capacity (sqm):	
Capacity Notes:			

Great Bowden, 21/8172, Land south of Main Street

Site Details

Site ref: 21/8172
Site name: Land south of Main Street
Parish: Great Bowden
Nearest Settlement: Great Bowden
Site map:



Site area (ha): 0.84
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture and railway line

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. Access is proposed via Main Street. Development of this site would result in some reduction in the physical and visual separation between Market Harborough and Great Bowden. Much of the site is within the Great Bowden conservation area. The setting of two Grade 2 listed buildings and a Neighbourhood Plan designated Local Heritage Asset could be impacted. Potential harm to these heritage assets or their setting would need to be considered. The right of way crossing the western part of the site would need to be retained. The railway line (a potentially contaminating land use) lies adjacent to the eastern boundary. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership and discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 The site currently forms part of the designated Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Mitigation relating to the Conservation Area, other nearby heritage assets, the public right of way and the railway line could reduce the site's capacity. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years

Net developable site area 0.84
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 21
Capacity Notes:

Economic capacity

Density applied:

Estimated capacity (sqm):

Great Bowden, 21/8173, Land to the rear of the former Top Yard Farm, off Burnmill Road

Site Details

Site ref:	21/8173
Site name:	Land to the rear of the former Top Yard Farm, off Burnmill Road
Parish:	Great Bowden
Nearest Settlement:	Great Bowden
Site map:	<div> <div>© Crown copyright & database rights 2022 Ordnance Survey 100023843</div>  </div>

Site area (ha):	1.65
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture and residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. Two potential accesses onto Burnmill Road are suggested and would need to be discussed with the Highway Authority. Development of this site would result in some reduction in the physical and visual separation between Market Harborough and Great Bowden. A small part of the site is within the Great Bowden conservation area and within the setting of a Grade 2 listed building and a Neighbourhood Plan Local Heritage Asset. Potential harm to these heritage assets due to development would need to be assessed. The site is considered potentially suitable.
Availability:	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The site currently forms part of the Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Appropriate consideration and mitigation for heritage impacts could result in a reduction in capacity. Highway mitigation measures could also be required. The site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area	1.65

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 41
Capacity Notes:

Economic capacity

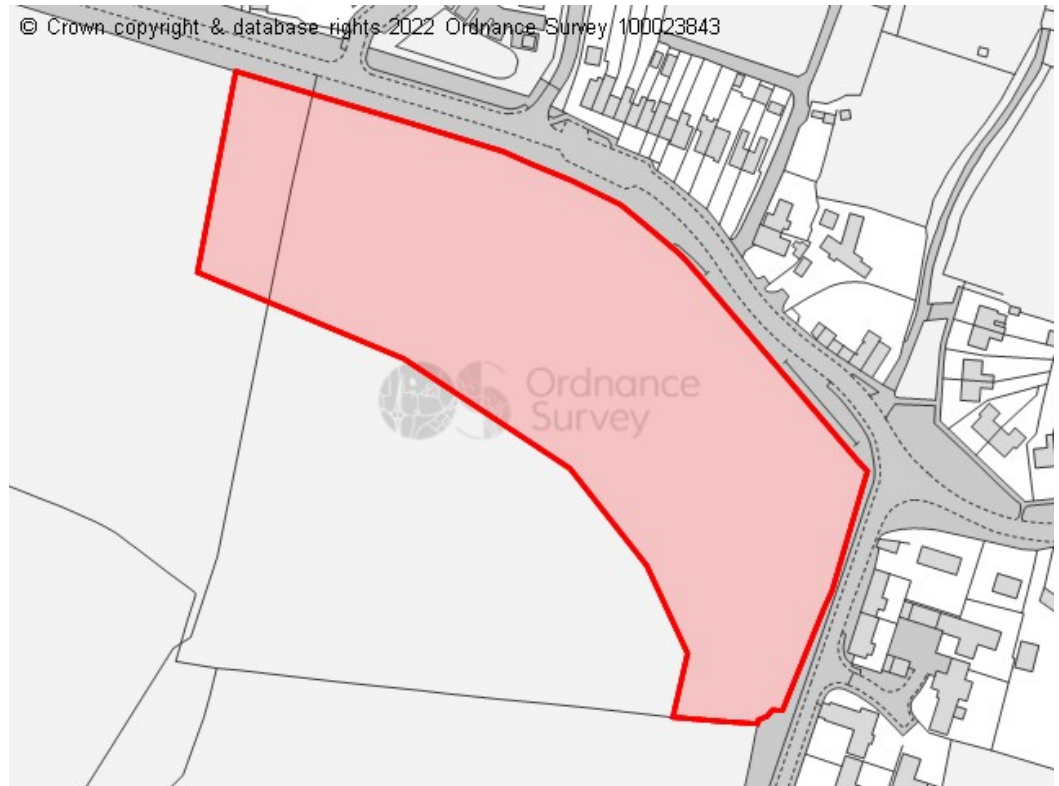
Density applied:

Estimated capacity (sqm):

Great Bowden, 21/8175, Land off Leicester Lane

Site Details

Site ref: 21/8175
Site name: Land off Leicester Lane
Parish: Great Bowden
Nearest Settlement: Great Bowden
Site map:



Site area (ha): 2.21
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential and agriculture

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. Access is proposed via either Burnmill Road or Main Street. Development of this site would reduce the physical and visual separation between Market Harborough and Great Bowden. A right of way crosses the western edge of the site and would need to be retained. The site is adjacent to the Great Bowden conservation area and within the setting of two grade 2 listed buildings and several Neighbourhood Plan local heritage assets. The impacts of development on these heritage assets would need to be considered. The site is therefore considered potentially suitable.

Availability:

Available

No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

The site currently forms part of the Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Appropriate access would need to be agreed with the Highway Authority and may require mitigation measures. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 2.21

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 41
Capacity Notes:

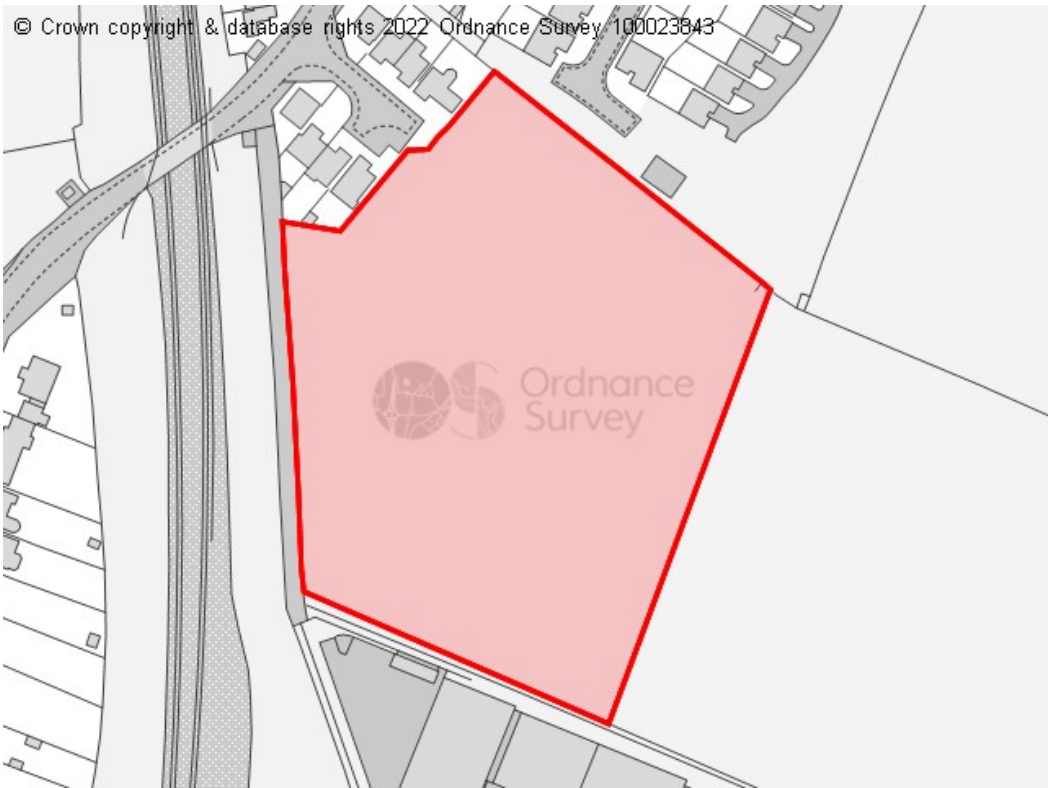
Density applied:

Estimated capacity (sqm):

Great Bowden, 21/8258, Land off Bankfield Drive

Site Details

Site ref: 21/8258
Site name: Land off Bankfield Drive
Parish: Great Bowden
Nearest Settlement: Great Bowden
Site map:



Site area (ha): 2.00
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site is a duplicate of site 21/8052 which has been assessed and is included in the SHELAA. The site has been excluded to prevent duplication and double counting of its capacity.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Economic capacity

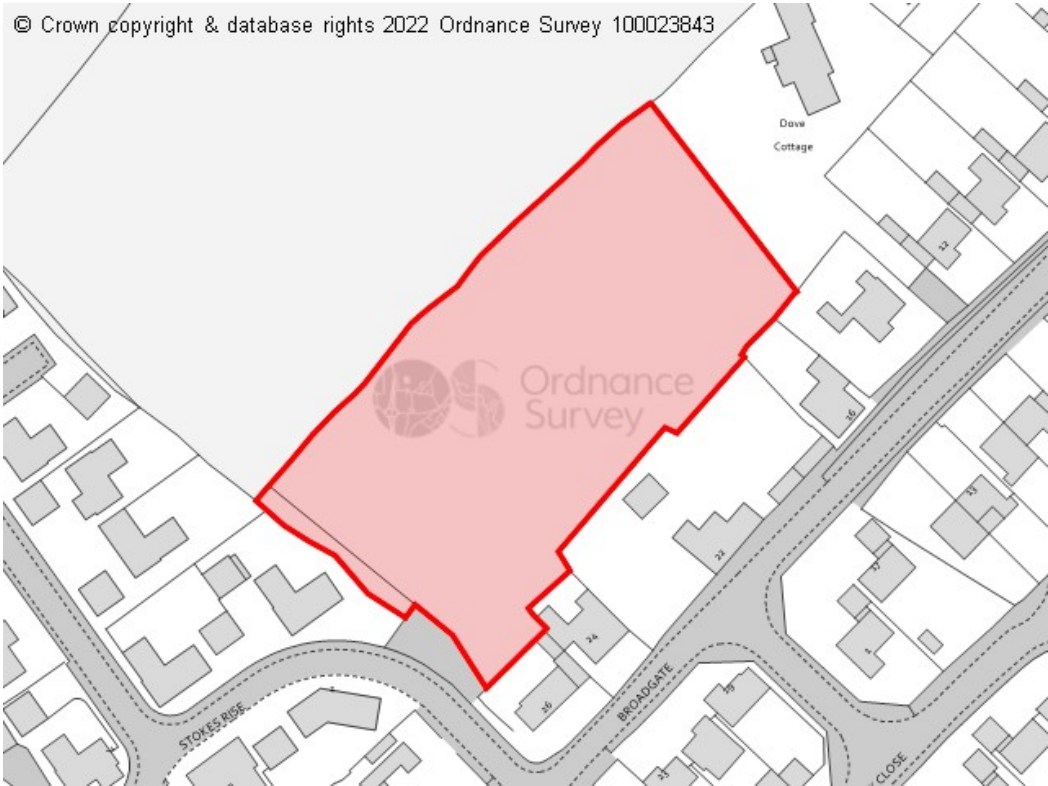
Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

Density applied:
Estimated capacity (sqm):

Great Easton, 21/8028, Paddock behind 22 Broadgate

Site Details

Site ref: 21/8028
Site name: Paddock behind 22 Broadgate
Parish: Great Easton
Nearest Settlement: Great Easton
Site map:



Site area (ha): 0.57
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Paddock
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Great Easton, a sustainable rural settlement, with residential development to east, west and southern boundaries. Access is proposed via Broadgate but further clarity is needed. The development of the site and access onto Broadgate has the potential to adversely affect the adjoining listed buildings and the setting of the Conservation Area. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Further clarity regarding the provision of an access to the site via Broadgate is needed as it could adversely impact the adjoining Listed Buildings and the Conservation Area, affecting the deliverability of the site. Any scheme would need to be sympathetic to the setting of the Conservation Area. Given these issues the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.57

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 14
Capacity Notes:

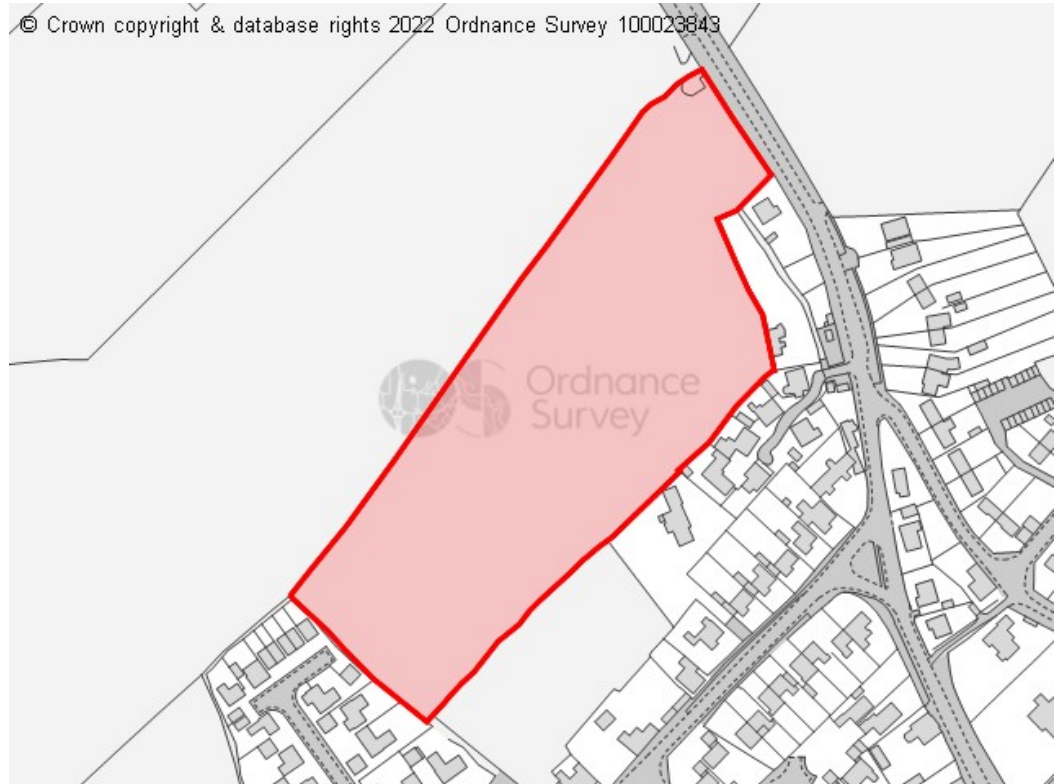
Density applied:

Estimated capacity (sqm):

Great Easton, 21/8051, Land West of Stockerston Lane

Site Details

Site ref: 21/8051
Site name: Land West of Stockerston Lane
Parish: Great Easton
Nearest Settlement: Great Easton
Site map:



Site area (ha): 2.64
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Great Easton, a sustainable rural settlement. The scale of the site as submitted is unlikely to be appropriate for the village. The site has frontage onto Stockerston Lane onto which access is proposed. Development would impact on the public right of way which crosses the north-eastern part of the site. The site is adjacent to the Conservation Area and mitigation would be required for any adverse impacts on its setting. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Achievable
 The current site is unlikely to be appropriate in scale for the village and its level of services. Mitigation for any adverse impacts on heritage assets could also impact on the capacity of the site. However, the site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 2.64

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 50
Capacity Notes:

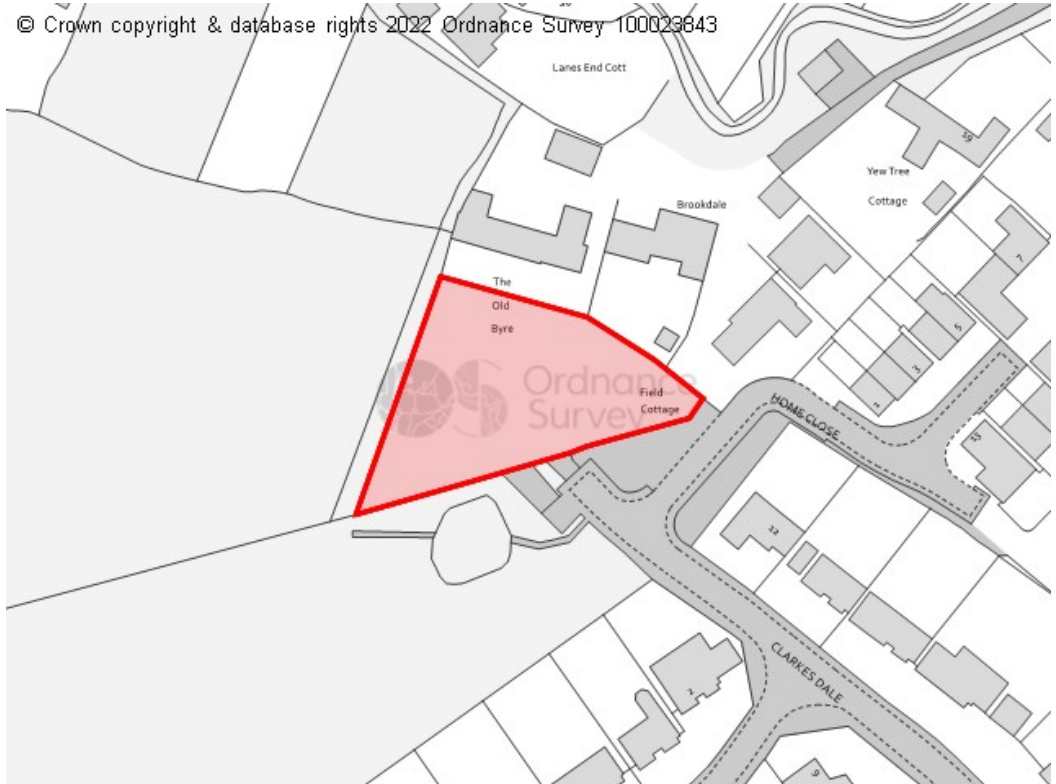
Density applied:

Estimated capacity (sqm):

Great Easton, 21/8082, Land off Clarkesdale

Site Details

Site ref: 21/8082
Site name: Land off Clarkesdale
Parish: Great Easton
Nearest Settlement: Great Easton
Site map:



Site area (ha): 0.18
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Great Easton, a sustainable rural settlement. The site does not adjoin the Conservation Area boundary, but it is in close proximity. The Recreation Ground is adjacent to southern boundary. Access is proposed via Clarkesdale and would require land in third-party ownership. Given this lack of clarity regarding access, the site is considered potentially suitable.
Availability: Potentially available
 The site is in single ownership. No developer involvement is indicated. Given the lack of direct access onto Clarkesdale and the need to involve a third-party landowner, the site is considered potentially available.
Achievability: Potentially achievable
 The viability and deliverability of the site could be impacted by the need to gain access to Clarkesdale via land in the ownership of a third-party. No other market, cost or delivery factors have been identified to prevent development. However, in the absence of clarity around access, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.18

Housing capacity

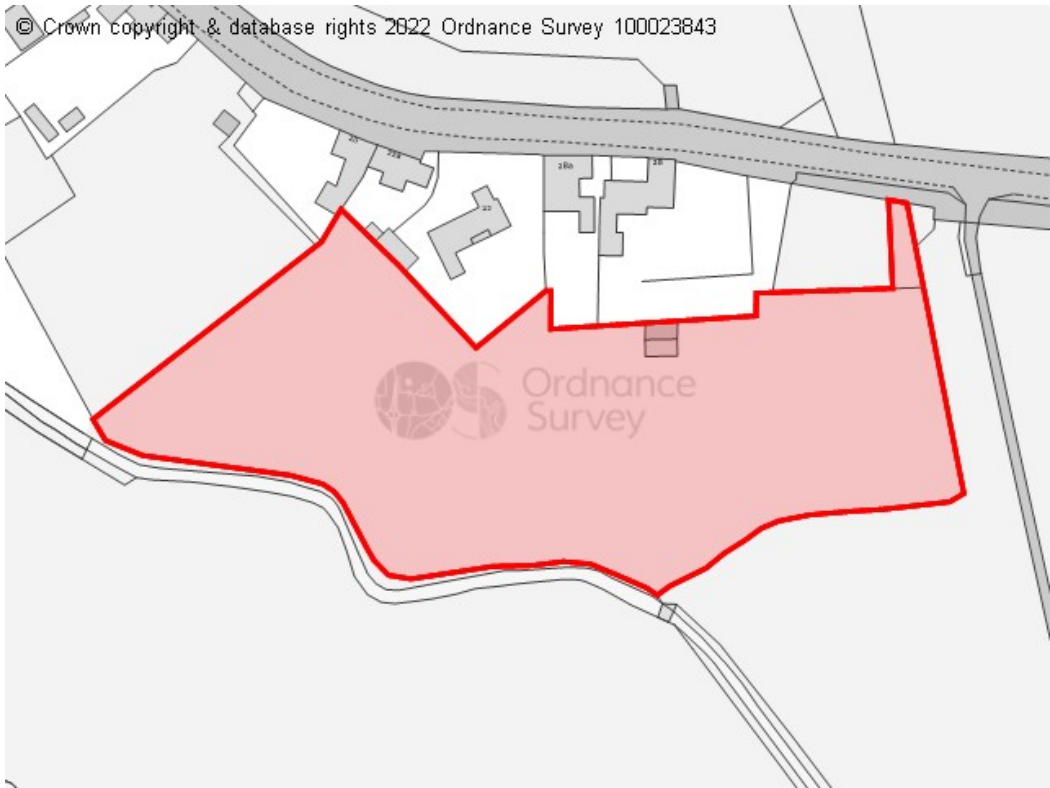
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	<0.4 Ha = 100%		
Estimated capacity (dwgs):	5	Estimated capacity (sqm):	
Capacity Notes:			

Great Easton, 21/8225, Land at Stoneacres

Site Details

Site ref: 21/8225
Site name: Land at Stoneacres
Parish: Great Easton
Nearest Settlement: Great Easton
Site map:



Site area (ha): 1.08
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential, residential commitment

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed: The site lies entirely within HSE high pressure gas pipeline consultation buffer zone (red constraint). The site has not been assessed.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

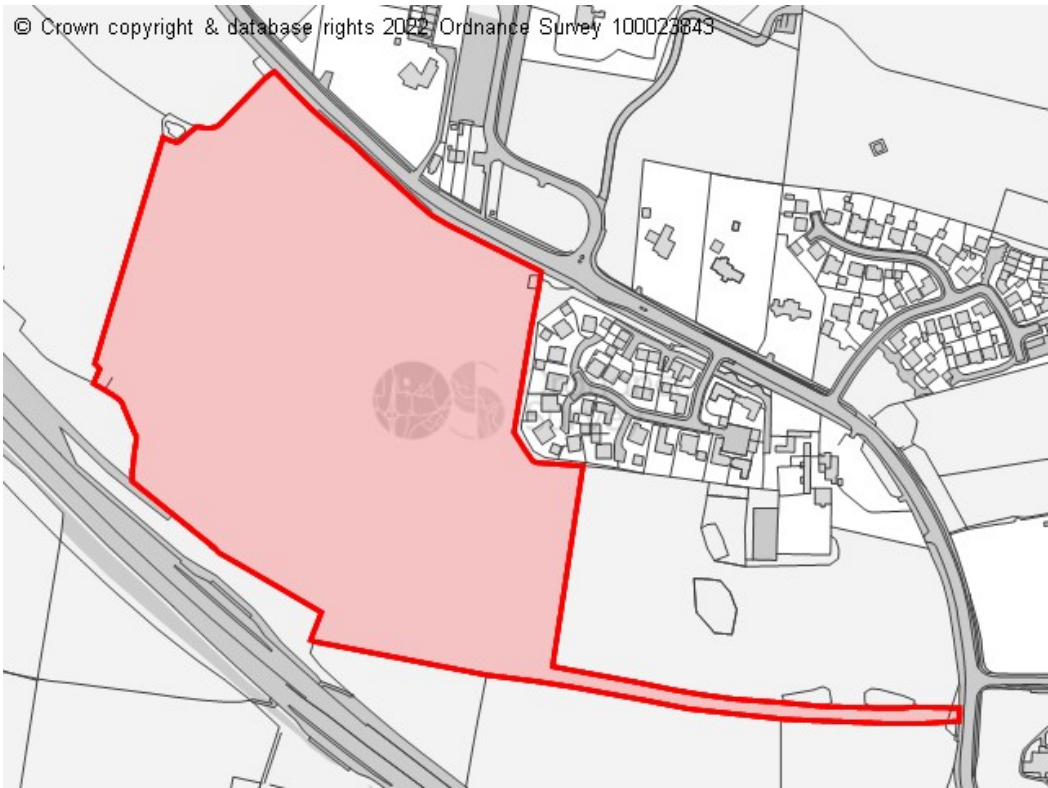
Economic capacity

Density applied:
Estimated capacity (sqm):

Great Glen, 21/8044, Land south of London Road

Site Details

Site ref: 21/8044
Site name: Land south of London Road
Parish: Great Glen
Nearest Settlement: Great Glen
Site map:



Site area (ha): 9.50
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture, school, A6

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Suitable
 The site is adjacent to Great Glen, a sustainable settlement, although it is separated from the substantive village form by London Road. It is located between London Road and the A6, adjoining recent residential development, and extends west of the existing village. Access is proposed from London Road onto which the site has frontage. The capacity of such an access, impacts on the local road network (including the A6 corridor), potential noise mitigation and links to the village centre would need to be established. The Neighbourhood Plan designates adjoining land to the south-east (including a small part of the submission site) as an Historic Landscape Character Area and identifies well-preserved ridge and furrow across the site as a Local Heritage Asset. The constraints identified are likely to be mitigatable, therefore the site is considered suitable.

Availability: Available
 The site is in single ownership and is there is developer involvement. No legal or ownership issues have been identified to prevent development being developed. The site is considered available.

Achievability: Achievable
 The capacity and implications of access onto London Road would need to be demonstrated. Ensuring ease of access to the village centre would also need to be addressed. Mitigation relating to the preservation of ridge and furrow and potential adverse impacts on the Historic Landscape Character Area could impact on the site's capacity. However, the site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years

Net developable site area 9.50
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 178
Capacity Notes:

Economic capacity

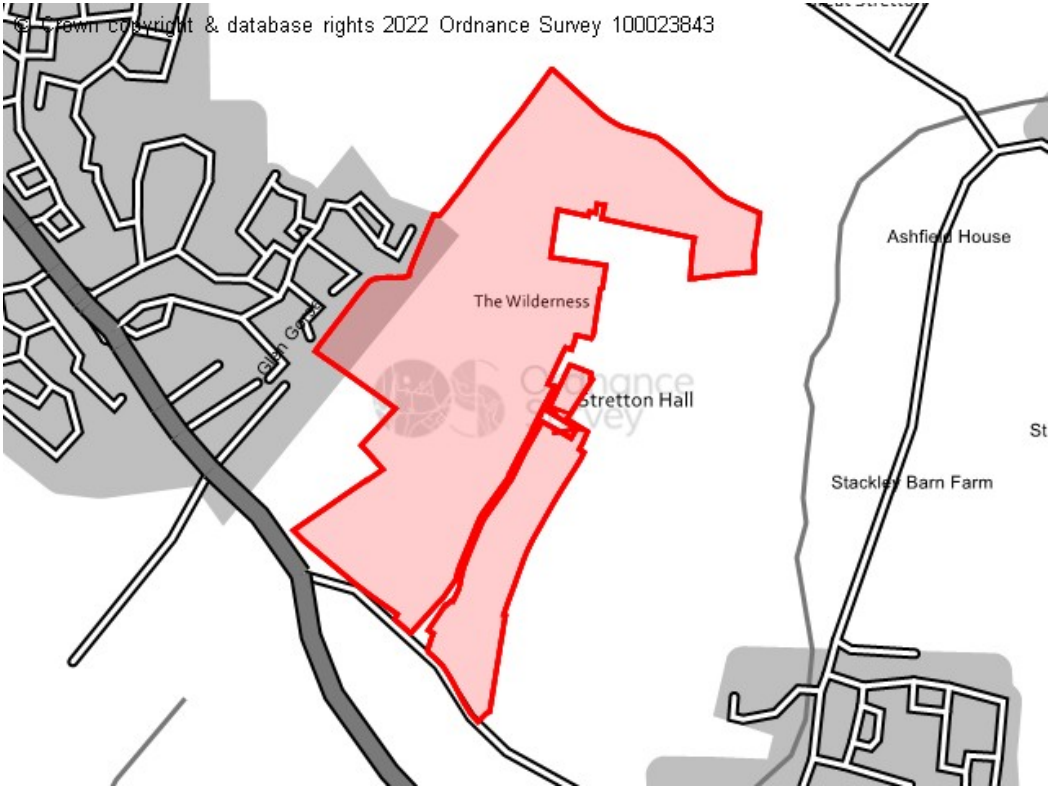
Density applied:

Estimated capacity (sqm):

Great Glen, 21/8093, Land at Stretton Hall Farm, Chestnut Drive

Site Details

Site ref:	21/8093
Site name:	Land at Stretton Hall Farm, Chestnut Drive
Parish:	Great Glen
Nearest Settlement:	Great Glen
Site map:	



Site area (ha):	113.77
Brownfield / Greenfield:	Greenfield
Overall development concept:	Strategic development area / urban extension
Proposed use(s):	Housing, associated facilities (e.g. neighbourhood centre, school, sports provision)
Current use:	Agriculture
Adjacent land uses:	Residential, agriculture, Leicester Grammar School

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is on the southern edge of the Leicester Principal Urban Area between Oadby and Great Glen, a sustainable location for development. While the site can be directly accessed from both A6 London Road and Chestnut Drive, strategic highway infrastructure may be required to deliver the development. Furthermore, if this and adjoining strategic sites were to come forward together it could have major cumulative, and potentially cross-boundary, transport impacts. A comprehensively masterplanned approach would be required to overcome potential impacts, as well as maximise opportunities for transport enhancements. There are listed buildings close to the site at Stretton Hall, Cricks Retreat and 39 London Road. The Neighbourhood Plan identifies Stretton Hall Garden as a Local Heritage Asset and ridge and furrow within the boundary of the site. At this stage, the site is considered potentially suitable.
Availability:	The majority of the site is owned by Homes England. Further land has been secured as a 'land option' to facilitate an improved access from the A6 directly onto the site. Existing agricultural structures on the site would be demolished or integrated into the development. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	Delivery may be dependent on the provision of new strategic transport infrastructure to provide appropriate access and address impacts on the highway network, including any cumulative and potentially cross-boundary transport effects. Mitigations for transport and heritage could have implications for the capacity and viability of the site. Homes England are exploring the opportunity to work jointly with adjoining landowners and deliver wider strategic growth in a sustainable manner. Comprehensive development linked to adjoining sites has potential benefits but could impact on delivery timescales and site capacity. The submitted site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 11-15 years, Developable in 6-10 years

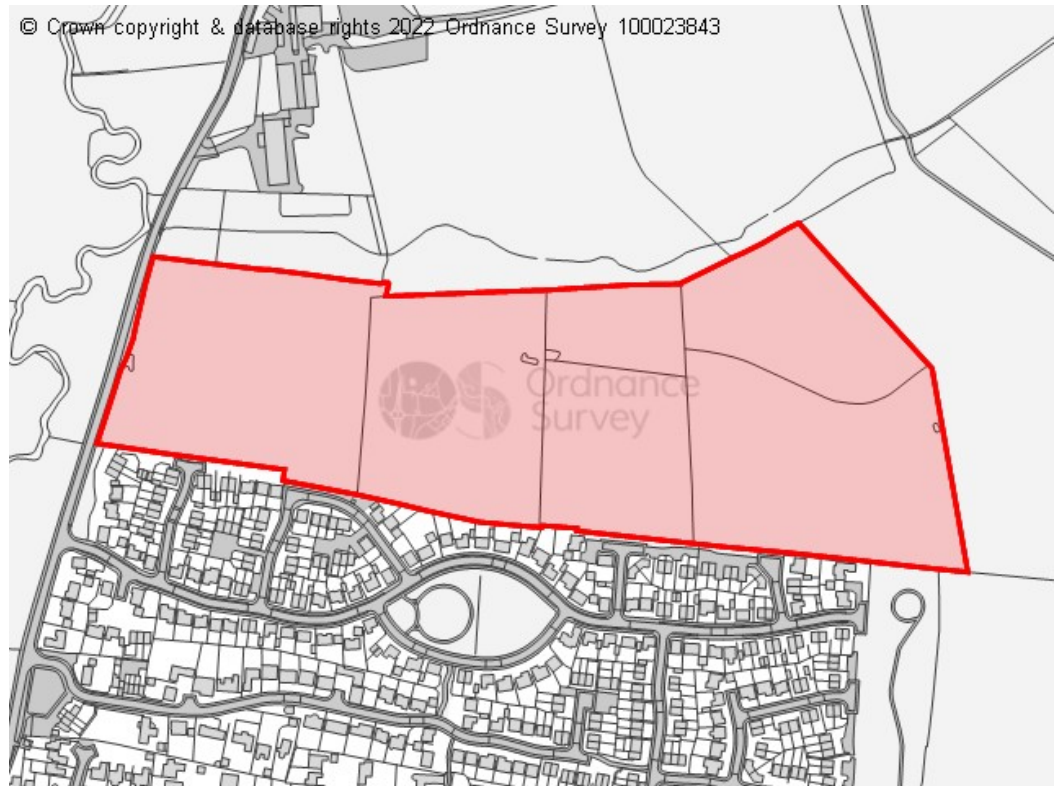
Net developable site area (ha): 113.77

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%	Estimated capacity (sqm):	
Estimated capacity (dwgs):	1707		
Capacity Notes:			

Great Glen, 21/8131, Land to the north of Great Glen

Site Details

Site ref: 21/8131
Site name: Land to the north of Great Glen
Parish: Great Glen
Nearest Settlement: Great Glen
Site map:



Site area (ha): 10.48
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is located adjacent to Great Glen, a sustainable settlement. It extends into open countryside on the northern edge of the village with much of the site being over 1km from the centre. Access would be via Stretton Road but there would be potential impacts on traffic through the village centre and the rural highway network, potentially requiring mitigation. It is on the valley slopes of a brook close to the northern boundary and development would be visible in the wider landscape. The 'Roman British Farmstead off Stretton Road' (a Neighbourhood Plan Local Heritage Asset) is partly within the site and two Local Wildlife Sites are located on the northern boundary. The site is considered potentially suitable.

Availability:

Available

The site is in single ownership and a developer has an interest in the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

Issues around potential landscape impacts, local traffic impacts, pedestrian access to the village centre, and protection of a NP local heritage asset would need to be addressed and could require mitigation measures, potentially impacting on the capacity and viability of the site. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area 10.48
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 197
Capacity Notes:

Economic capacity

Density applied:

Estimated capacity (sqm):

Great Glen, 21/8176, Land off Old A6 London Road

Site Details

Site ref: 21/8176
Site name: Land off Old A6 London Road
Parish: Great Glen
Nearest Settlement: Great Glen
Site map:



Site area (ha): 0.58
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Vacant, woodland
Adjacent land uses: Residential, scrubland

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site is allocated for residential development in Great Glen Neighbourhood Plan (Policy GG1). The site has not been assessed.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

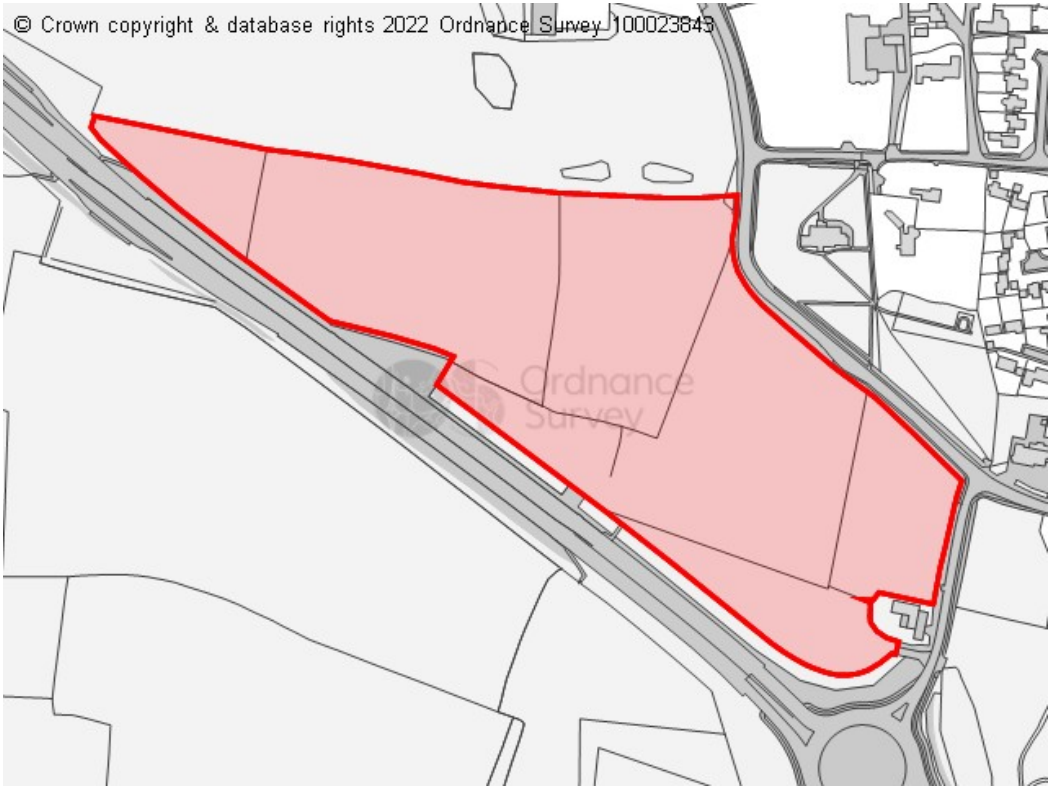
Economic capacity

Density applied:
Estimated capacity (sqm):

Great Glen, 21/8194, South of London Road and west of Station Road

Site Details

Site ref:	21/8194
Site name:	South of London Road and west of Station Road
Parish:	Great Glen
Nearest Settlement:	Great Glen
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	9.21
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture, Church, pub, A6 (bypass)

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Great Glen, a sustainable settlement, but separated from the built form by London Road and not adjoining existing residential development. While access via London Road would seem possible, the capacity of the A6 corridor and noise from the A6 may require mitigation. A possible new pedestrian crossing for London Road is suggested in the submission. Rights of Way crossing the site, the setting of nearby listed buildings (St Cuthbert Church and The Old Vicarage) and potential impacts on other heritage assets in and around the Neighbourhood Plan Historic Landscape Character Area (in which the site is located) would need consideration. The site is considered potentially suitable.
Availability:	The site has two landowners, and they agree regarding the promotion of the land for development. No developer involvement has been identified. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	Whilst the submission goes some way to address the site's constraints, the sensitivity of the historic environment in this location, including the setting of the adjacent listed buildings and other heritage assets, could impact further on the capacity and viability of the site. Furthermore, the Neighbourhood Plan designates the site as Local Green Space affording it significant protection and making development unlikely within the next 10 years. Potential highway mitigation may be required. The site is considered not currently achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	

Timeframe for development: Developable in 11-15 years

Net developable site area 9.21
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 173
Capacity Notes:

Economic capacity

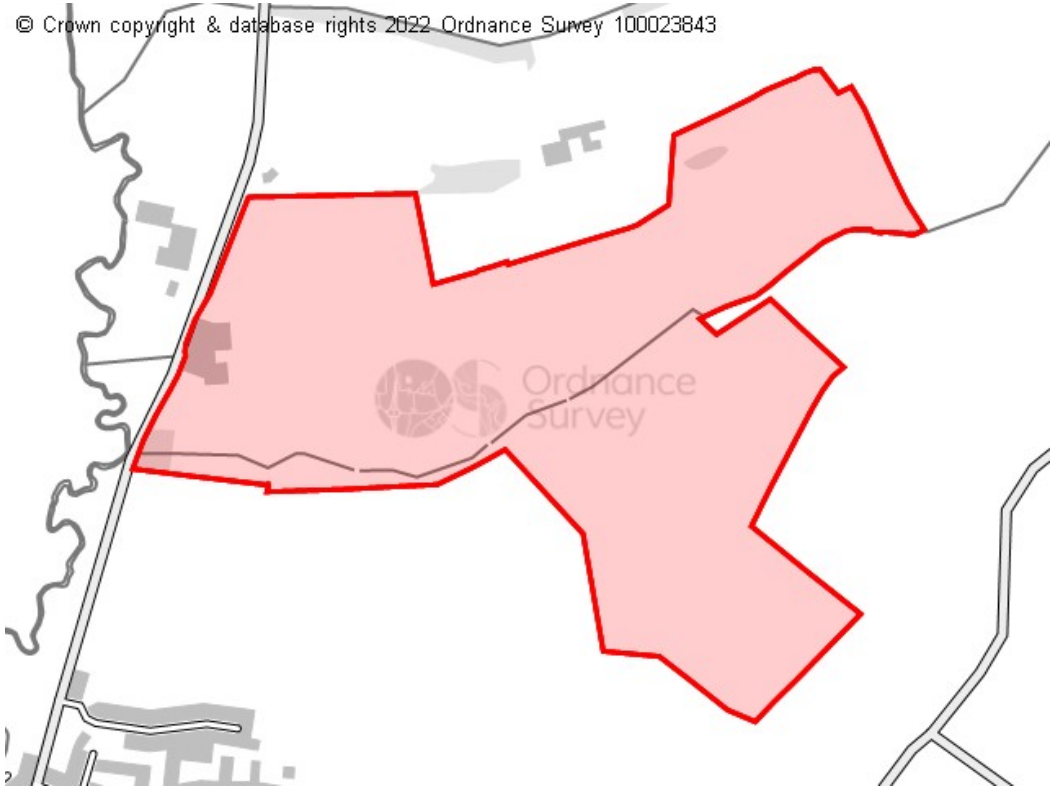
Density applied:

Estimated capacity (sqm):

Great Glen, 21/8197, Land east of Stretton Road

Site Details

Site ref:	21/8197
Site name:	Land east of Stretton Road
Parish:	Great Glen
Nearest Settlement:	Great Glen
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	36.65
Brownfield / Greenfield:	Greenfield
Overall development concept:	Strategic development area / urban extension
Proposed use(s):	Housing and other associated uses
Current use:	Agriculture (including buildings)
Adjacent land uses:	Predominantly agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is in open countryside to the north of Great Glen. It is separated from the existing built form of the village by site 21/8131 and not currently a sustainable location for housing. While the site has access onto Stretton Road, the size of the site means that it is likely that the local road network, including the centre of the village, would require substantial mitigation work. Given the site's scale, isolation, relatively sloping topography, and exposure to the wider landscape and Rights of Way skirting the south-east and north-east boundaries, the site's impact on open countryside would be considerable. The site is considered not currently suitable.
Availability:	The site is in single ownership and some discussion with potential developers is indicated. Demolition of current agricultural buildings would be required. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The site is currently in open countryside and not well related to Great Glen. Furthermore, the site's scale is not commensurate with the services and role of Great Glen. The potential impacts on the capacity of the rural highway network, including roads within the village, would need to be investigated. Whilst it is being promoted as an SDA/Urban Extension, the site is not of an appropriate scale to deliver the range of infrastructure which would be expected to support such a form of development. The site is considered not currently achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 11-15 years, Developable in 16+ years

Net developable site area 36.65
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: > 35 Ha = 50%
Estimated capacity (dwgs): 550
Capacity Notes:

Economic capacity

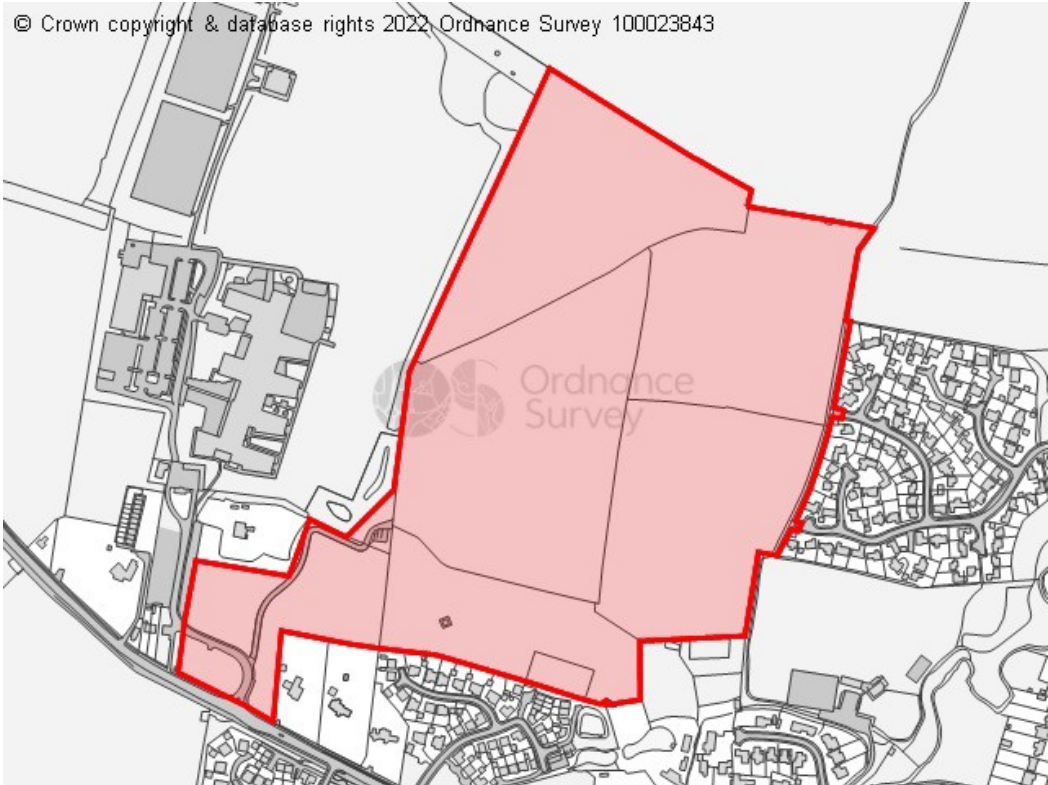
Density applied:

Estimated capacity (sqm):

Great Glen, 21/8230, Land to the North of London Road and east of Leicester Grammar School

Site Details

Site ref: 21/8230
Site name: Land to the North of London Road and east of Leicester Grammar School
Parish: Great Glen
Nearest Settlement: Great Glen
Site map:



Site area (ha): 22.57
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential, recreation ground, school

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Suitable
 The site is adjacent to Great Glen, a sustainable location, and it occupies the current gap between the main village and the Grammar School on land rising from the River Sence. Access is proposed via London Road onto which the site has frontage. A potential second point of access could be via Heron Close or Bridgewater Drive. The suitability of access arrangements would need to be demonstrated along with consideration of any impacts on the A6 corridor. A Public Right of Way follows the eastern boundary and would be impacted. The setting of Listed Building to the west of the site would need to be considered. While the scale of the site is likely to be excessive for the village, three alternative smaller sites within the boundary are promoted and may be more appropriate in scale. The site is considered suitable.

Availability: Available
 The site is in single ownership. It has been marketed and there has been developer interest. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 Within this site boundary, three alternative sites of differing scale have been submitted on behalf of the same landowner: 21/8232 (8.78ha), 21/8235 (15.11ha) and 21/8244 (6.41ha with access taken from Heron Drive and Bridgewater Drive). While these have not been assessed as standalone sites, the flexibility demonstrated by the submitter is acknowledged as sites of lesser scale may be more appropriate. Further work regarding provision of an appropriate access in relation to housing capacity and potential wider highway mitigation is required. The overall site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years, Developable in 11-15 years

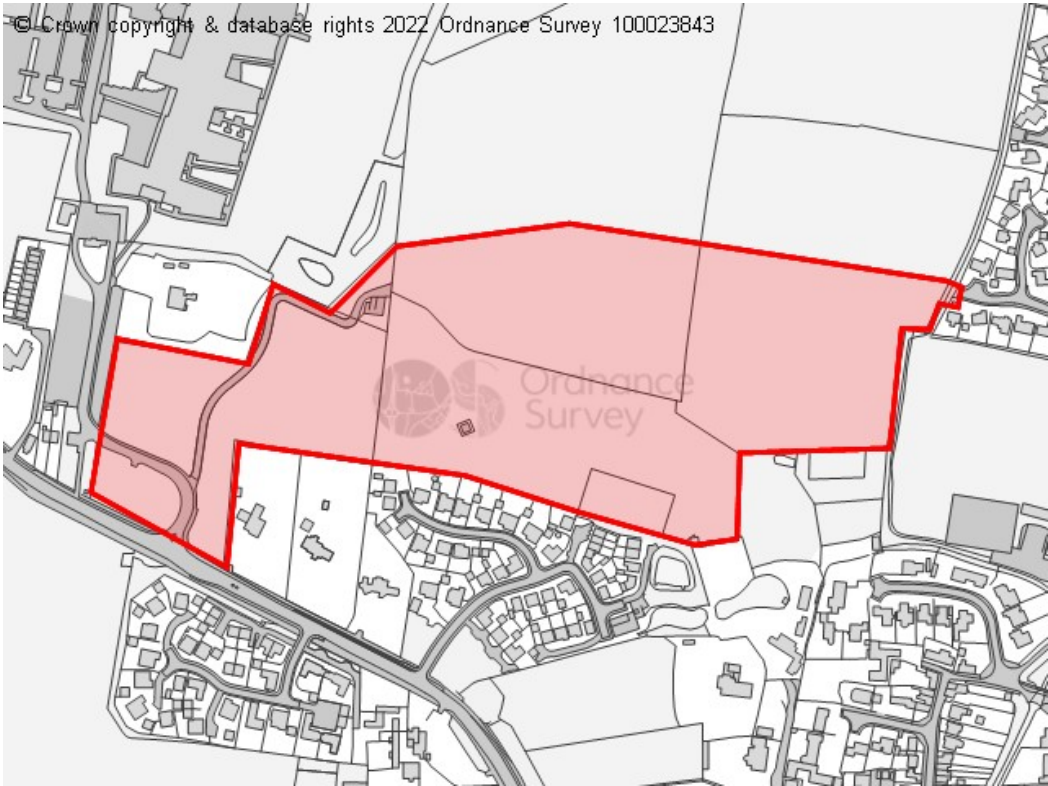
Net developable site area (ha): 22.57

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	423	Estimated capacity (sqm):	
Capacity Notes:			
The capacity (based on the standard calculation) of the alternative sites within this site boundary is as follows: Site 21/8232 (8.78ha) - 165 dwellings; Site 21/8235 (15.11ha) - 283 dwellings; and Site 21/8244 (6.41ha) - 120 dwellings.			

Great Glen, 21/8232, Land to the North of London Road

Site Details

Site ref: 21/8232
Site name: Land to the North of London Road
Parish: Great Glen
Nearest Settlement: Great Glen
Site map:



Site area (ha): 8.78
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential, recreation ground

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site is part of site 21/8230 and therefore has not been assessed as a standalone site to avoid duplication and double counting. It is referred to in the assessment of site 21/8230.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

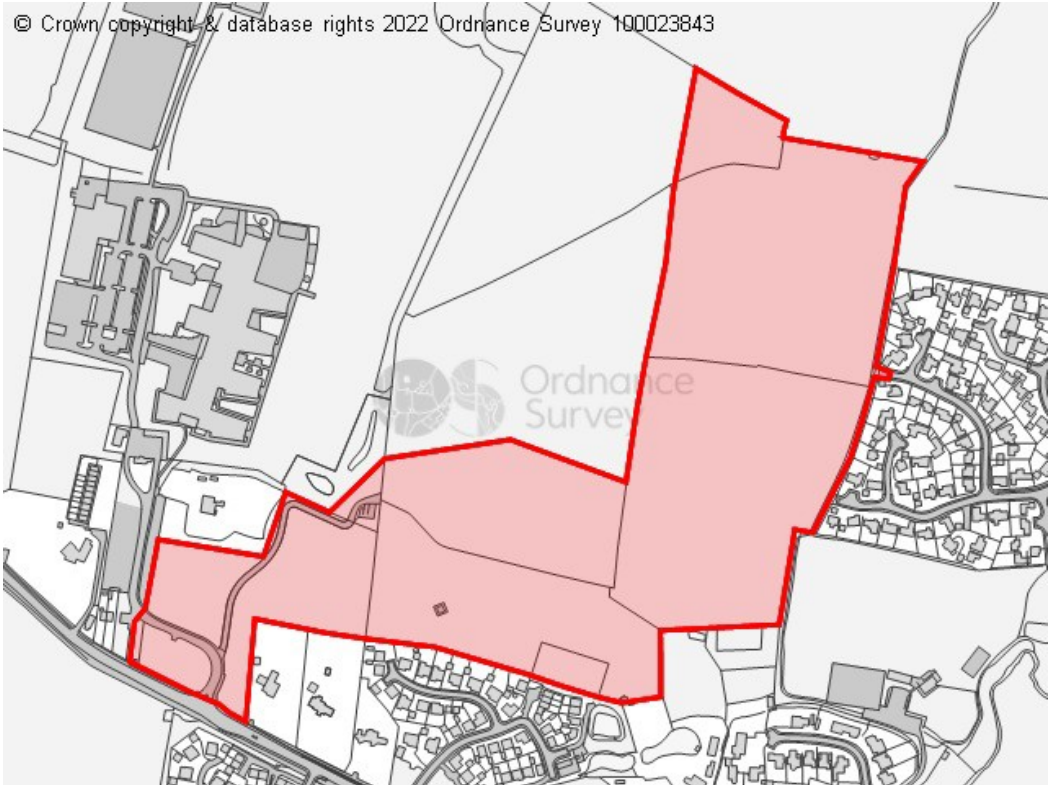
Economic capacity

Density applied:
Estimated capacity (sqm):

Great Glen, 21/8235, Land north of London Road, east of Leicester Grammar School

Site Details

Site ref: 21/8235
Site name: Land north of London Road, east of Leicester Grammar School
Parish: Great Glen
Nearest Settlement: Great Glen
Site map:



Site area (ha): 15.11
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential, recreation ground, school

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site is part of site 21/8230 and therefore has not been assessed as a standalone site to avoid duplication and double counting. It is referred to in the assessment of site 21/8230.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

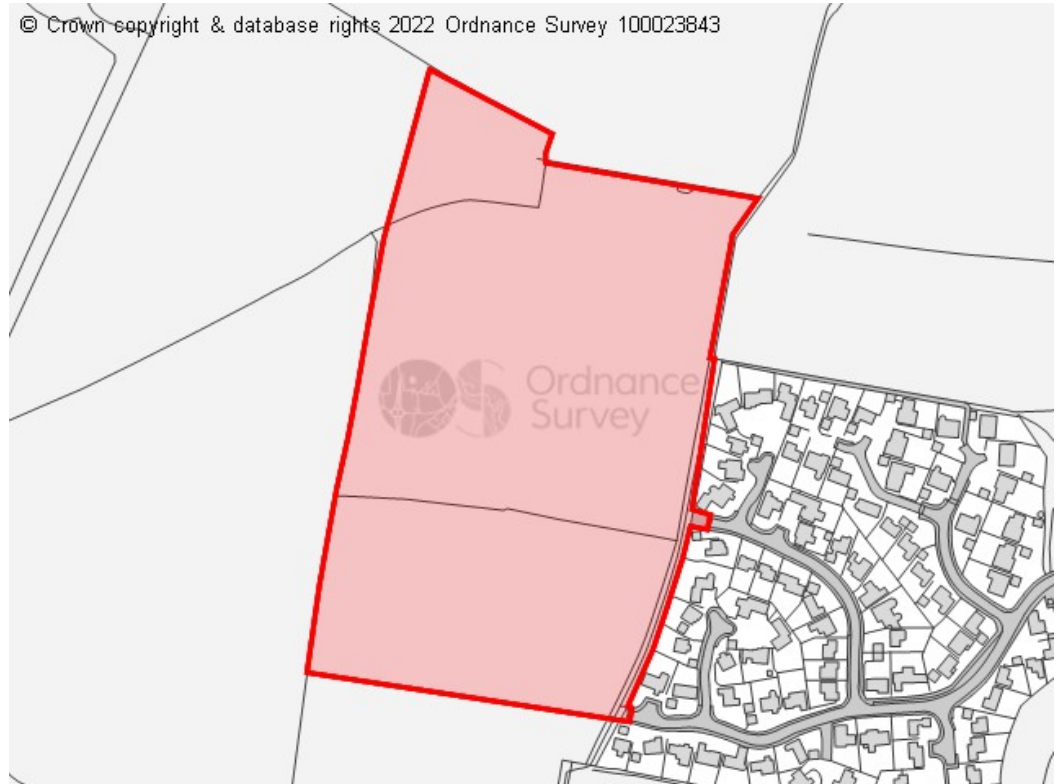
Economic capacity

Density applied:
Estimated capacity (sqm):

Great Glen, 21/8244, Land to the west of Bridgewater Drive and Heron Close

Site Details

Site ref: 21/8244
Site name: Land to the west of Bridgewater Drive and Heron Close
Parish: Great Glen
Nearest Settlement: Great Glen
Site map:



Site area (ha): 6.41
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site forms part of site 21/8230 and therefore has not been assessed as a standalone site to avoid duplication and double counting. The site is referred to in the assessment of site 21/8230.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

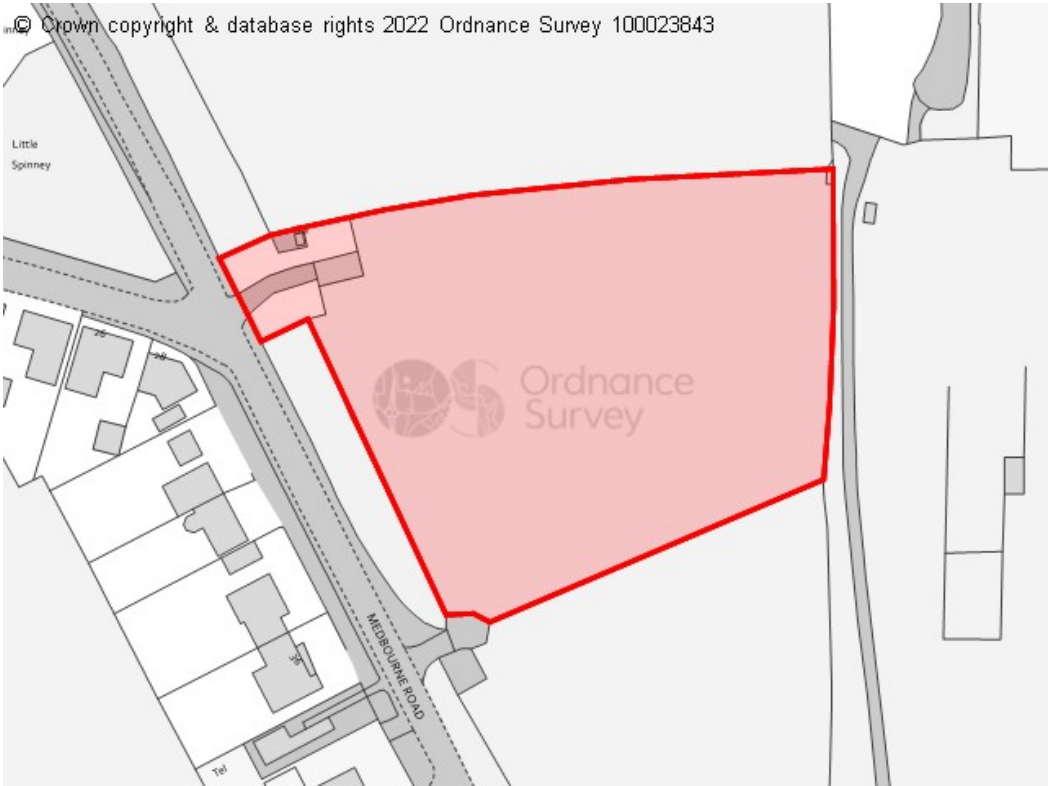
Economic capacity

Density applied:
Estimated capacity (sqm):

Hallaton, 21/8023, Land at Medbourne Road

Site Details

Site ref: 21/8023
Site name: Land at Medbourne Road
Parish: Hallaton
Nearest Settlement: Hallaton
Site map:



Site area (ha): 0.76
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture, stables
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to the south-eastern edge of Hallaton, a sustainable rural settlement. Taken in isolation, it does not have a good connection with the existing built form of the village. The land adjacent to the north is allocated as a reserve housing site in the Neighbourhood Plan (NP) and its development would improve this site's relationship to the village. The site has an existing access and substantial highway frontage to Medbourne Road. A Public Right of Way crosses the northern part of the site and the old railway forming the eastern boundary is a potentially contaminating land use and a NP wildlife corridor. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership and no developer involvement is indicated. The stables on site would need to be demolished. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Not currently achievable
 While no market or cost factors have been identified to make the site unviable, the site has a poor connection with the existing village form, and this is unlikely to improve unless adjoining land to the north is developed. This impacts on the prospects of the site being developed within the next 10 years. This site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area 0.76

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 19
Capacity Notes:

Economic capacity

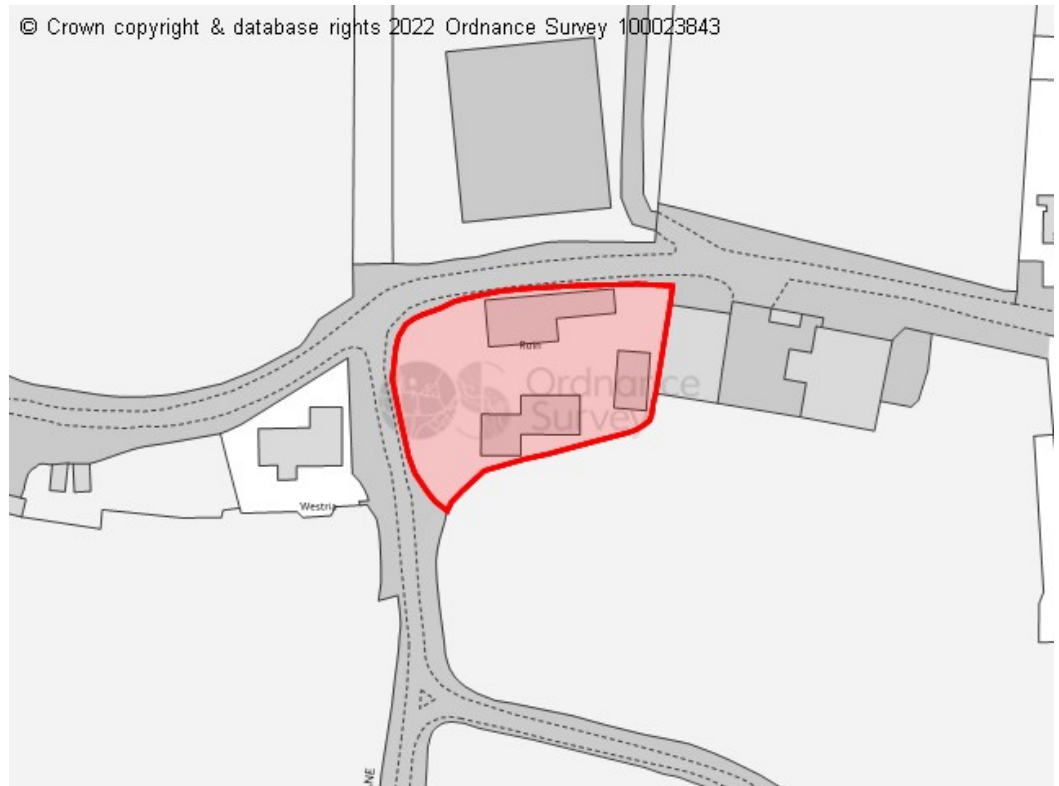
Density applied:

Estimated capacity (sqm):

Hallaton, 21/8119, Corner of Hunts Lane and North End

Site Details

Site ref: 21/8119
Site name: Corner of Hunts Lane and North End
Parish: Hallaton
Nearest Settlement: Hallaton
Site map:



Site area (ha): 0.18
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Run down single storey barns
Adjacent land uses: Open land, dwelling, residential commitment

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Hallaton, a sustainable rural settlement. It is located adjacent to an existing residential commitment. Its corner location could impact on accessing the site. Historic landfill site in the vicinity would need investigation. It is within the Conservation Area and consideration of potential adverse impacts on its character and appearance would be needed. Development of the site could also impact two adjacent Local Green Spaces (Neighbourhood Plan designated). The site is considered potentially suitable.

Availability: Available
 The site is in single ownership. Developer involvement is not indicated. No legal or ownership issues have been identified to prevent the site being developed. The site is considered available.

Achievability: Potentially achievable
 Given the sensitive corner location of the site, the provision of an appropriate access would need to be demonstrated. Mitigation for any adverse impacts on the Conservation Area and two adjoining Local Green Spaces (Neighbourhood Plan) would be required. Given these factors could impact on the site's capacity, deliverability and viability, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.18

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: <0.4 Ha = 100%
Estimated capacity (dwgs): 5
Capacity Notes:

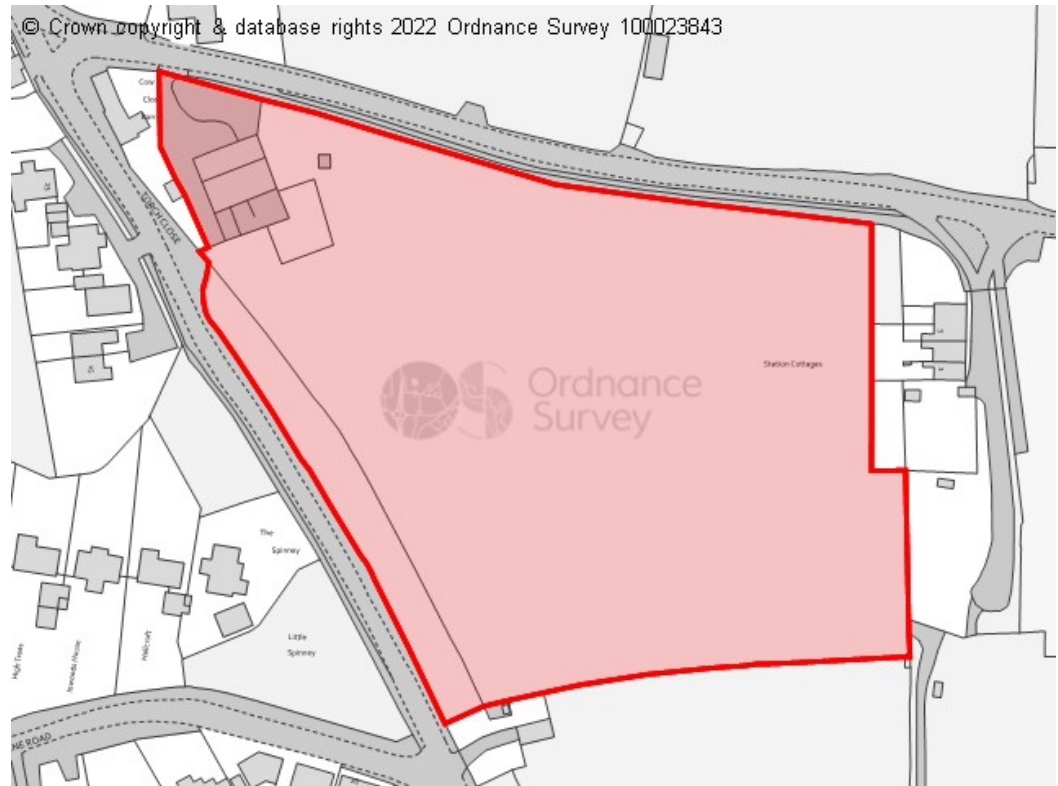
Density applied:

Estimated capacity (sqm):

Hallaton, 21/8253, Land at Cow Close

Site Details

Site ref: 21/8253
Site name: Land at Cow Close
Parish: Hallaton
Nearest Settlement: Hallaton
Site map:



Site area (ha): 2.22
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture, workshop
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Suitable
 The site is adjacent to Hallaton, a sustainable rural settlement. Approximately half of the site is a reserve housing allocation (for around 11 dwellings) in the Neighbourhood Plan (NP). The full site, as submitted, falls away to a small group of houses near the former railway line. A small part of the site is within the Conservation Area and the NP identifies 'very good' ridge and furrow across the site. Appropriate mitigation measures would need to be considered. The site is considered suitable.

Availability: Available
 The site is in single ownership. The site has been marketed and there have been discussions with potential developers. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 While no market, cost or delivery factors have been identified to prevent the site being developed, it should be noted that current Neighbourhood Plan policy only allows the reserve allocation (western part of site) to come forward if other sites are failing to deliver or additional homes are required by a new Local Plan. The current scale of the site may not be appropriate for the size of the village. The site as a whole is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 2.22

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 42
Capacity Notes:

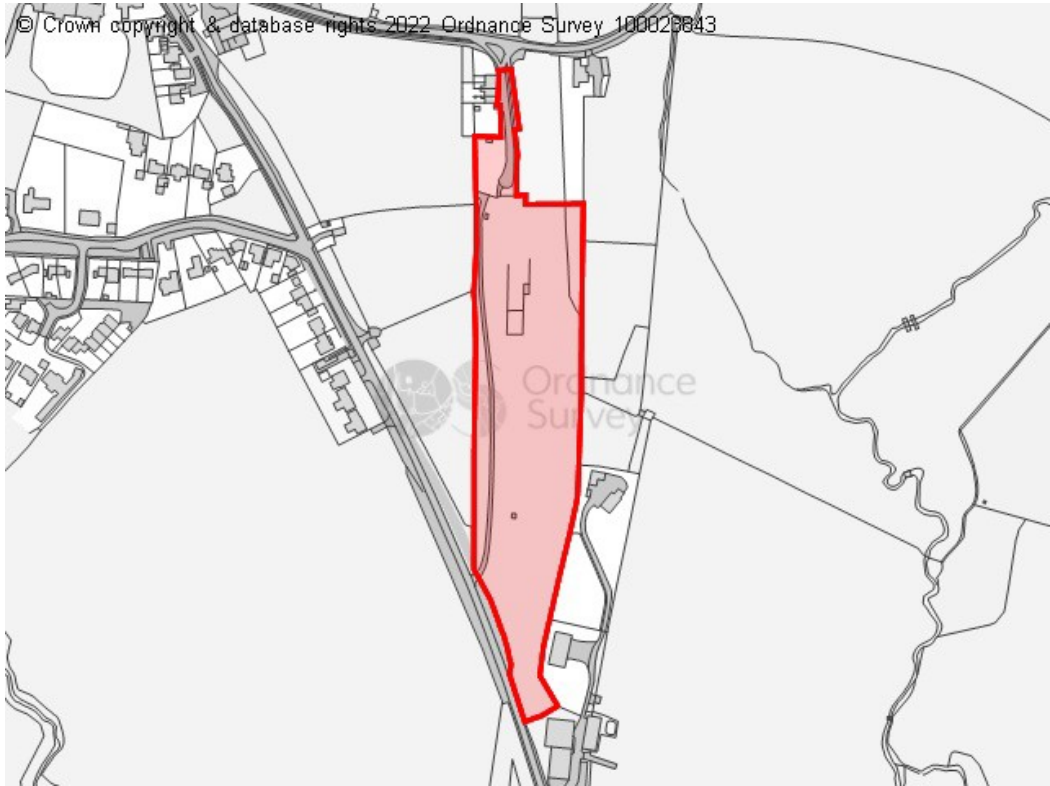
Density applied:

Estimated capacity (sqm):

Hallaton, 21/8254, Land south of Horninghold Road

Site Details

Site ref: 21/8254
Site name: Land south of Horninghold Road
Parish: Hallaton
Nearest Settlement: Hallaton
Site map:



Site area (ha): 2.60
Brownfield / Greenfield: Greenfield
Overall development concept: Mixed use development
Proposed use(s): Not specified (assessed for housing)
Current use: Agriculture
Adjacent land uses: Predominantly agriculture, farm, agricultural buildings, dwellings

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is in open countryside close to Hallaton which is identified as a sustainable rural settlement. It is separated from the built form of the village by sites 21/8253 and 21/8023 and therefore does not have a relationship with the existing village form. While the site has access onto Horninghold Road and Medbourne Road, both are well beyond the existing built-up area and village speed limit. The former railway land is identified as a potentially contaminating land use, requiring further investigation. The Neighbourhood Plan identifies the site as a Wildlife Corridor and ridge and furrow across the site. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Not currently achievable
 In the absence of any information relating to the mix of uses envisaged, the site has only been assessed for housing development. While no market or cost factors have been identified to make the site unviable, the site is isolated and has a poor connection with the existing village form. This is unlikely to improve unless adjoining land to the west is developed. This impacts on the prospects of the site being developed within the next 10 years. This site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years

Net developable site area 2.60
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 49

Economic capacity

Density applied:

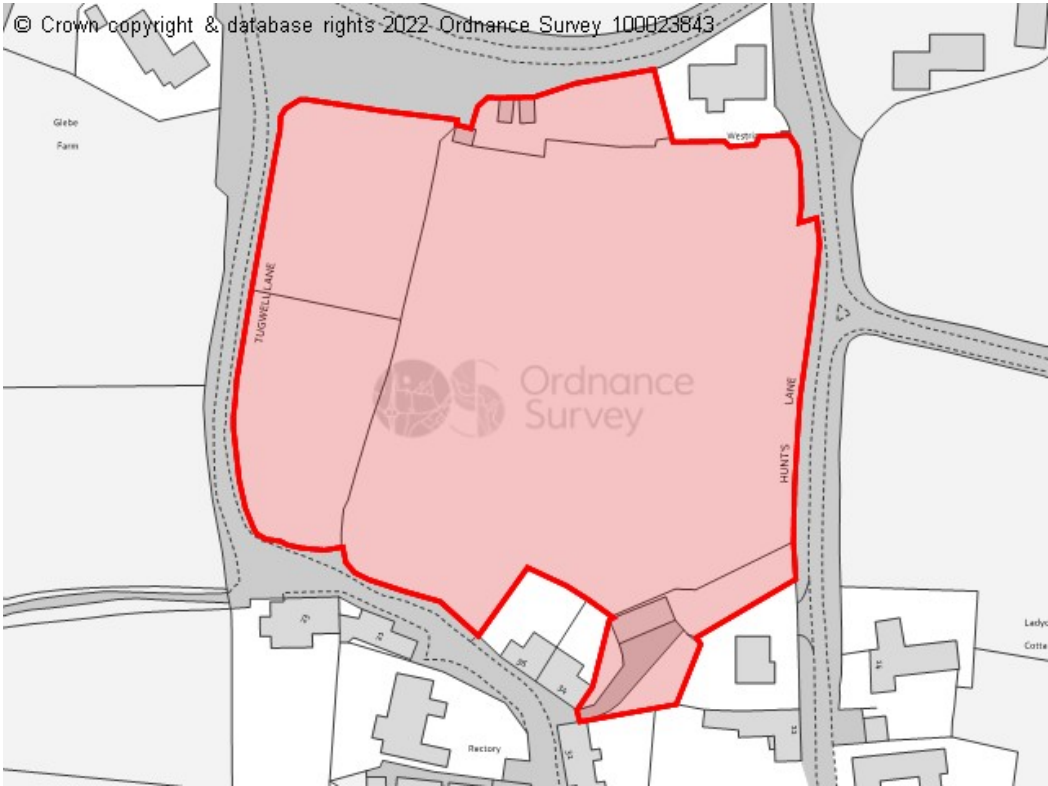
Estimated capacity (sqm):

Capacity Notes:
The site is promoted for mixed use development. However, no detail further detail about potential uses is provided. As a result, the site is assessed for housing only at this stage.

Hallaton, 21/8255, Land north of Churchgate

Site Details

Site ref:	21/8255
Site name:	Land north of Churchgate
Parish:	Hallaton
Nearest Settlement:	Hallaton
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	1.34
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture, residential, allotments

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Hallaton, a sustainable rural settlement. However, its connection with the built form of the village is not strong, being on the north-western edge. The site has frontage onto the highway but the suitability of an access is yet to be demonstrated and is likely to require wider highway improvements. The site is close to an historic landfill site which would need investigation. The site is within the Conservation Area and several Listed Buildings lie to the south. The Neighbourhood Plan designates most of the site an Important Open Space and trees within the site as being of significance. Given these constraints, the site is considered potentially suitable.
Potentially suitable	
Availability:	The site is in single ownership and no contact with developers is identified. No legal or ownership issues have been identified to prevent the site being delivered. The site is considered available.
Available	
Achievability:	Providing a suitable access could require wider highway improvements, potentially impacting on viability. The site is currently designated Important Open Space in the Neighbourhood Plan which would need to be replaced or shown to be no longer needed before development could be delivered. Adverse impacts on the Conservation Area and on the setting of nearby Listed Buildings would need mitigation and could affect capacity and delivery. As a result of these factors the site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years

Net developable site area 1.34
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 33
Capacity Notes:

Economic capacity

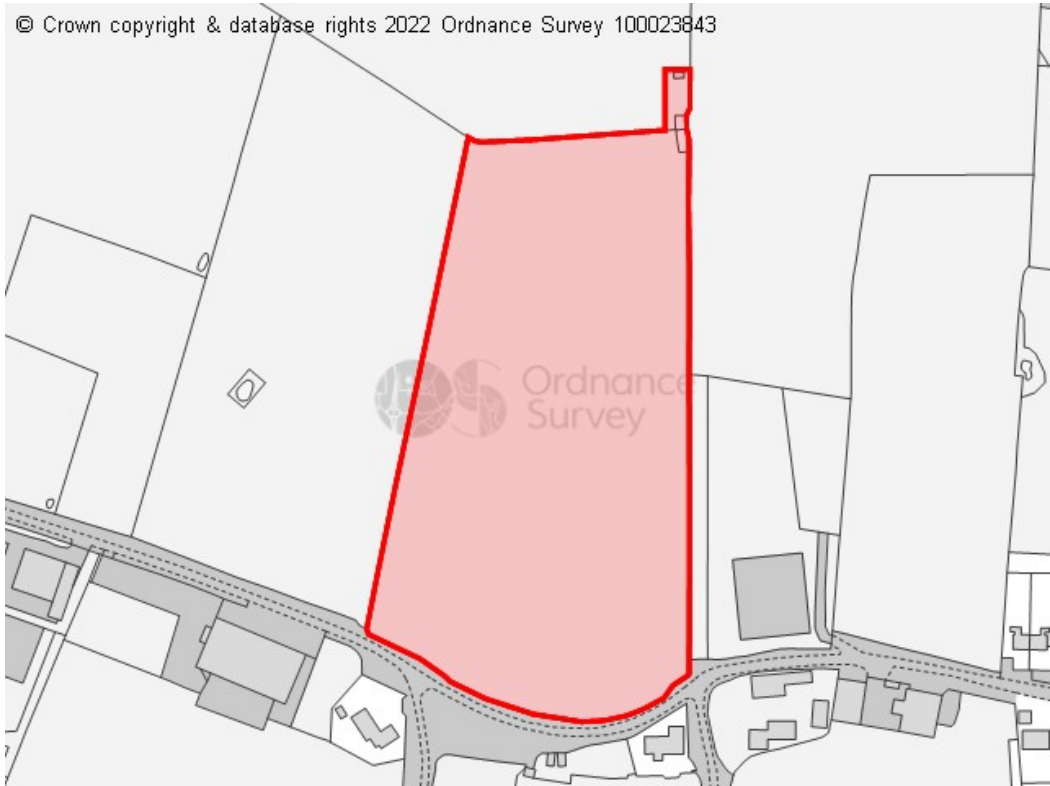
Density applied:

Estimated capacity (sqm):

Hallaton, 21/8256, Land North of Goadby Road

Site Details

Site ref: 21/8256
Site name: Land North of Goadby Road
Parish: Hallaton
Nearest Settlement: Hallaton
Site map:



Site area (ha): 2.90
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Predominantly agriculture, 2 dwellings.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to Hallaton, a sustainable rural settlement, although it is not well related to the main part of the village. However, there is planning permission for twenty-three dwellings on land to the east of the site. The scale of the site is not currently appropriate as it would extend built form north into rising, open countryside and impact on the wider landscape. Although the site has frontage onto the highway, extensive mitigation may be required. Historic landfill in the vicinity would need to be investigated. The site is adjacent to the Conservation Area and the Neighbourhood Plan identifies it as having Ridge and Furrow. A public right of way follows the eastern boundary. In view of its current scale and constraints, the site is considered not currently suitable.
Availability: The site is in single ownership and there is no indication of any developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The submitter has not indicated any site capacity. However, the current scale of the site is not considered appropriate as it would have adverse impacts on the local and wider landscape, and the provision of a suitable access is likely to be challenging with potential viability implications. The adjoining Conservation Area and ridge and furrow remains on the site also need mitigation. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:

Timeframe for development: Developable in 11-15 years

Net developable site area 2.90
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 54
Capacity Notes:

Economic capacity

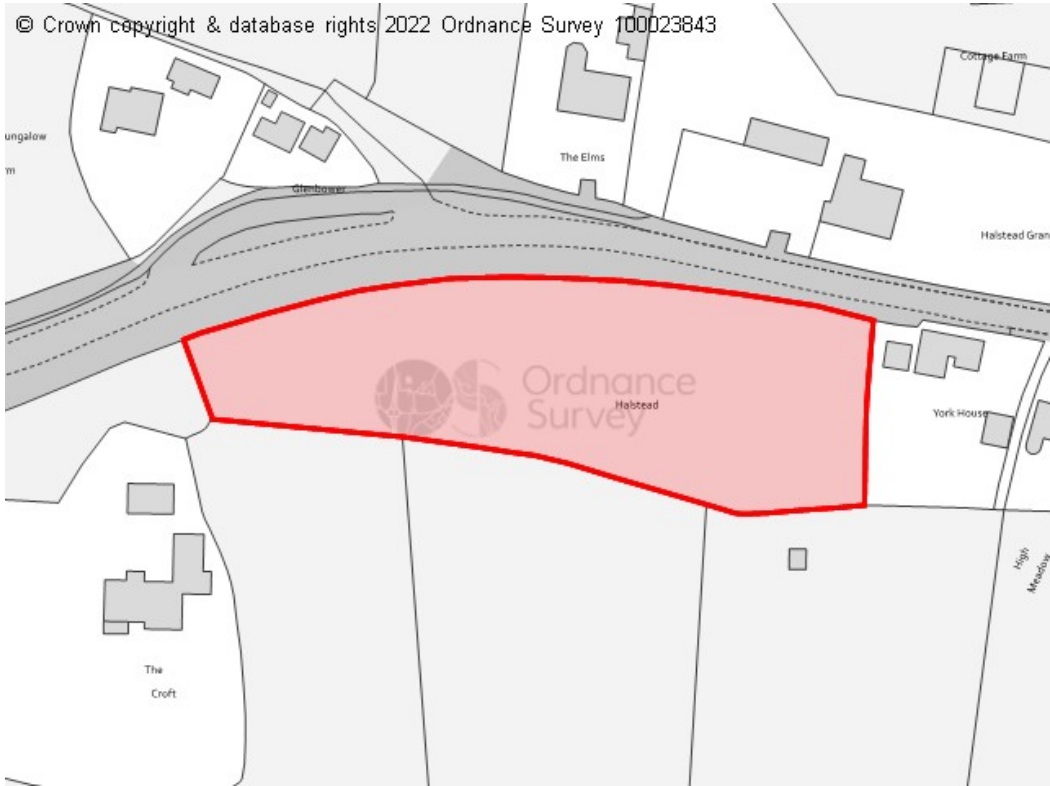
Density applied:

Estimated capacity (sqm):

Halstead, 21/8109, Land south of Oakham Road

Site Details

Site ref: 21/8109
Site name: Land south of Oakham Road
Parish: Tilton on the Hill
Nearest Settlement: Halstead
Site map:



Site area (ha): 0.47
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Paddock
Adjacent land uses: Residential, paddock, woodland

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is within Halstead which is not currently identified as a sustainable settlement. However, Tilton on the Hill, a sustainable rural settlement, is nearby and has a better level of services. The site has access onto Oakham Road although providing access could impact on the surrounding trees and potentially adversely impact the Grade II Listed Building opposite. The site is considered potentially suitable.
Availability: Available
 There are two landowners and discussions with a potential developer have taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Achieving suitable access and mitigating any adverse impacts on the setting of the Listed Building opposite the site could impact on the capacity and deliverability of the site. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.47

Housing capacity

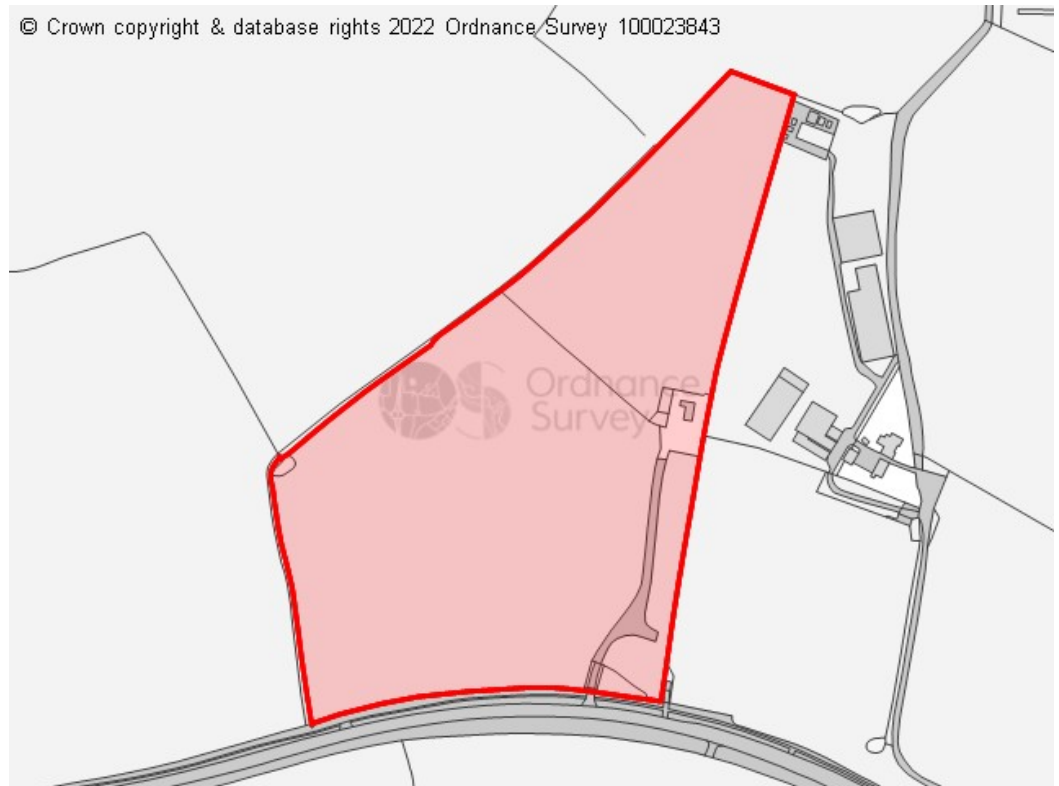
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	12	Estimated capacity (sqm):	
Capacity Notes:			

Houghton on the Hill, 21/8025, Land North of Uppingham Road (west)

Site Details

Site ref: 21/8025
Site name: Land North of Uppingham Road (west)
Parish: Houghton on the Hill
Nearest Settlement: Houghton on the Hill
Site map:



Site area (ha): 6.92
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture.
Adjacent land uses: Predominantly agriculture, farmstead.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is in open countryside to the west of Houghton on the Hill. Although Houghton is a sustainable settlement, the site is not adjacent to the built form of the village, being separated from it by site 21/8206. Whilst the site has frontage onto the A47, a new access would be required and is unlikely to be acceptable given its current isolation from the village. The site is considered not currently suitable.
Availability: The site is in single ownership. There have been no discussions with developers. The existing agricultural building would need to be demolished. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The site is not adjacent to Houghton on the Hill and development would be in open countryside, extending north and west well beyond the existing built form. The acceptability of an appropriate access from the A47 in this location would need to be demonstrated and could impact on the viability and deliverability of the site as a standalone site. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 6.92

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 130
Capacity Notes:

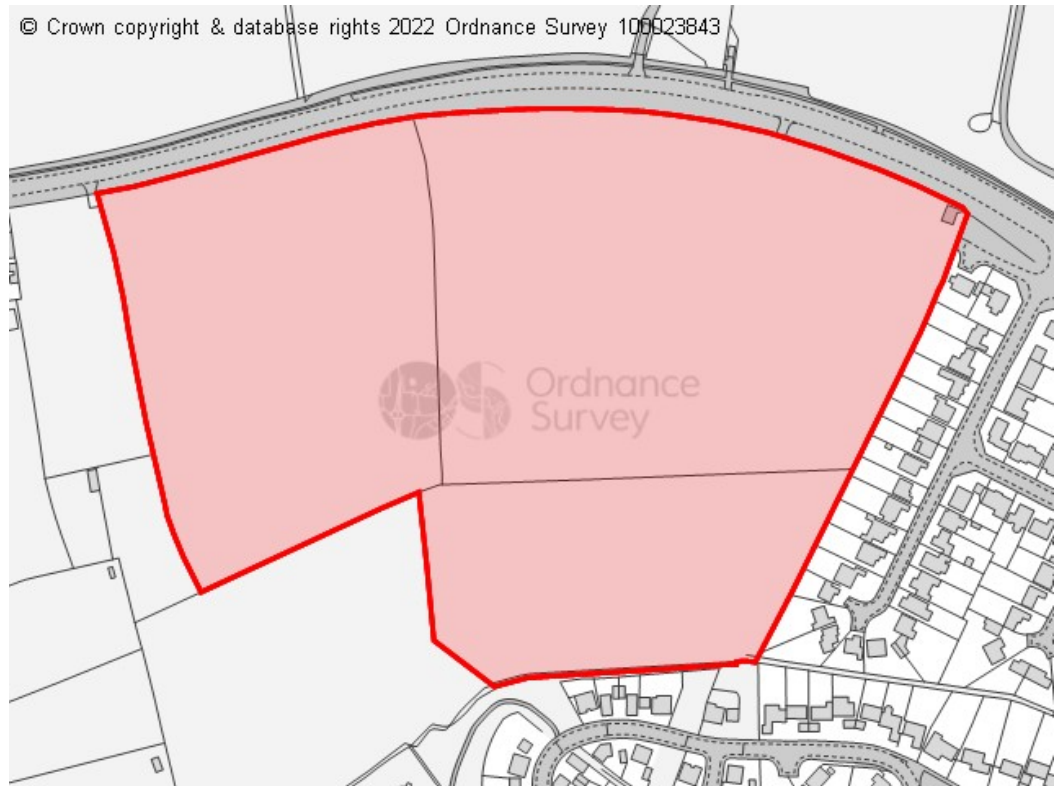
Density applied:

Estimated capacity (sqm):

Houghton on the Hill, 21/8047, South of Uppingham Road

Site Details

Site ref: 21/8047
Site name: South of Uppingham Road
Parish: Houghton on the Hill
Nearest Settlement: Houghton on the Hill
Site map:



Site area (ha): 9.58
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:
Suitability: The site is adjacent to Houghton on the Hill, a sustainable settlement. The full extent of the site is unlikely to be appropriate in scale and submitter has indicated that a reduction in size would be acceptable. A gas pipeline and associated HSE consultation buffer zone (red constraint) crosses the eastern part of the site affecting 4ha. The site area has been reduced accordingly. The appropriateness of the proposed access via Stacey Avenue and arrangements for access onto the A47 would need to be demonstrated as would mitigation in relation to the gas pipeline. The site is considered potentially suitable.
Availability: The site is in single ownership. No discussions with developers have taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Development of the full extent of the site is unlikely to be appropriate in scale. The capacity of the proposed access via Stacey Avenue is not clear, and its suitability would need to be demonstrated. Delivery of a safe and appropriate access to the A47 would also need to be demonstrated. The gas pipeline would need to be accommodated and appropriate mitigation established with the HSE. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years

Net developable site area 5.58
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 105
Capacity Notes:

Economic capacity

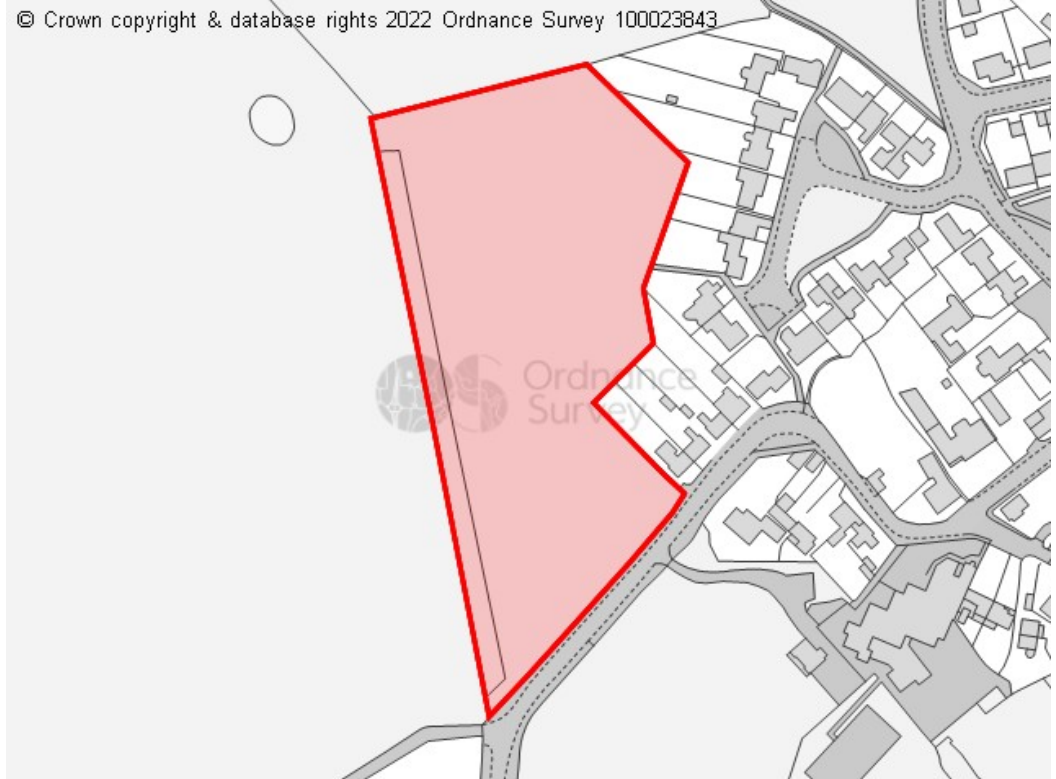
Density applied:

Estimated capacity (sqm):

Houghton on the Hill, 21/8135, Land North of Stretton Lane

Site Details

Site ref: 21/8135
Site name: Land North of Stretton Lane
Parish: Houghton on the Hill
Nearest Settlement: Houghton on the Hill
Site map:



Site area (ha): 1.80
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:
Suitability: The site is adjacent to Houghton on the Hill, a sustainable settlement. Access is proposed from Stretton Lane. Although most of the site is within a HSA gas pipeline buffer consultation zone, the planning application (15/01067/OUT) which was refused on the site overcame this satisfactorily by careful siting of dwellings to allow access to the pipeline. Mitigation for potential impacts on the landscape setting of the village and the Conservation Area, which it adjoins, would be required. The site is considered suitable.
Availability: The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The submission indicates that satisfactory access to the gas pipeline can be accommodated. With satisfactory mitigation for potential adverse impacts on the setting of the village and Conservation Area, the site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 1.80

Housing capacity

Economic capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs): 30

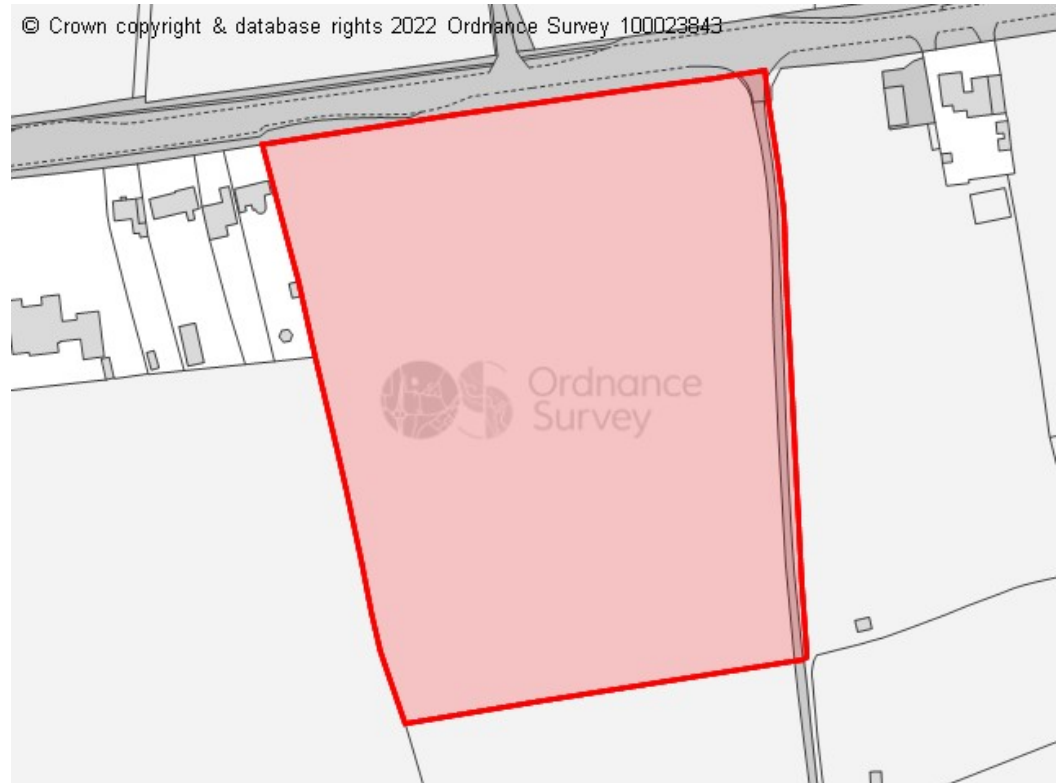
Density applied:
Estimated capacity (sqm):

Capacity Notes:
The capacity figure is as submitted by the site promoter and reflects the indicative layout provided addressing constraints. The standard calculation would give a capacity of 45 dwellings.

Houghton on the Hill, 21/8148, Land south of the A47 Uppingham Road, west of Houghton On The Hill

Site Details

Site ref: 21/8148
Site name: Land south of the A47 Uppingham Road, west of Houghton On The Hill
Parish: Houghton on the Hill
Nearest Settlement: Houghton on the Hill
Site map:



Site area (ha): 3.40
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability: The site is in open countryside between Thurnby and Houghton on the Hill and therefore not a sustainable location for housing development. Given its isolation from the built form, access on to the A47 in this location would not be acceptable. Isolated development in this location is likely to adversely impact the local landscape. The site is considered not currently suitable.

Availability: The site is in single ownership. There has been no discussion with developers or marketing of the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: The site is in open countryside and remote from existing built form. A new access onto the A47 at this location would be unacceptable. Therefore, the site is considered not achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 16+ years

Net developable site area (ha): 3.40

Housing capacity

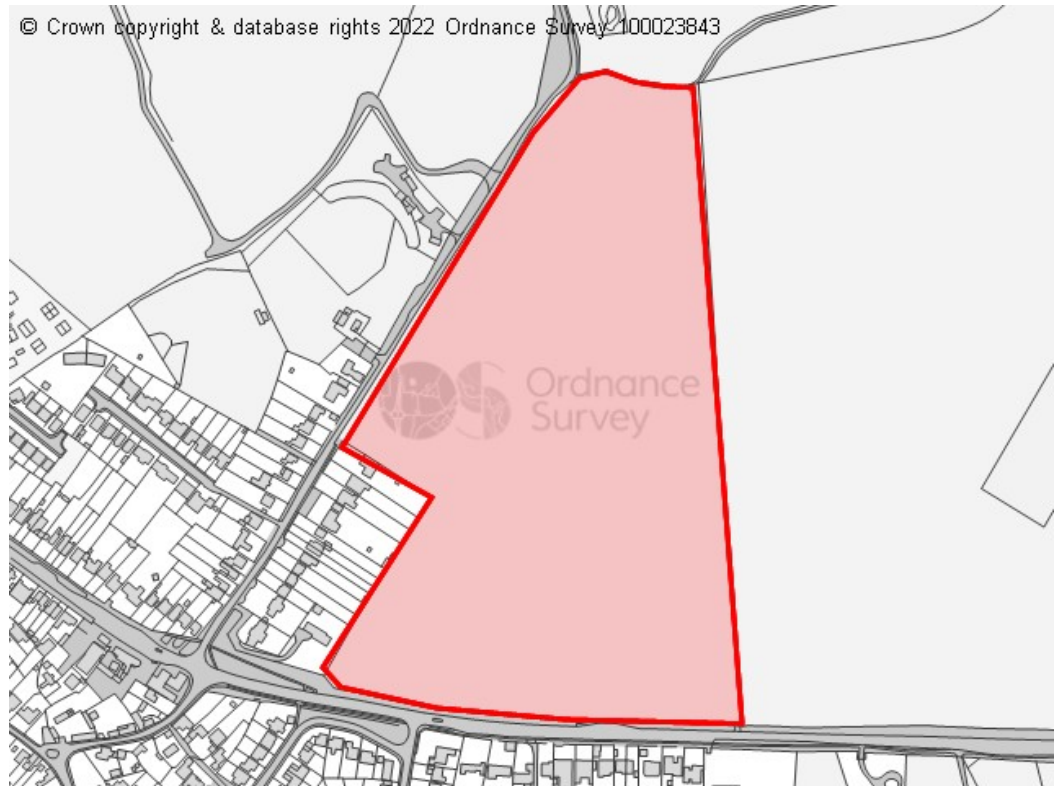
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	64	Estimated capacity (sqm):	
Capacity Notes:			

Houghton on the Hill, 21/8195, North of Uppingham Road (east)

Site Details

Site ref: 21/8195
Site name: North of Uppingham Road (east)
Parish: Houghton on the Hill
Nearest Settlement: Houghton on the Hill
Site map:



Site area (ha): 12.60
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, paddocks, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Houghton on the Hill, a sustainable settlement. Development on northern part of site would impact on wider landscape which falls away to the north-east. The southern part of the site is less sensitive in landscape terms. Whilst the site has access to the A47, the promoter's potential access solution involving the closure of the existing Ingarsby Lane/Main Street junction would need to be considered by Highway Authority. Any access solution involving the intensification of turning movements onto the A47 raises potential concerns. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership. No discussions with developers have taken place and the site has not been marketed. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 Provision of suitable access arrangements to the existing highway could impact on the viability and achievability of the site. The northern part of the site does not relate well to the village and has the potential to adversely impact on the wider landscape without a reduction in capacity or substantial mitigation. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area 12.60

(ha):

Housing capacity

Economic capacity

Density applied (dph):

Development ratio:

Estimated capacity (dwgs): 150

Density applied:

Estimated capacity (sqm):

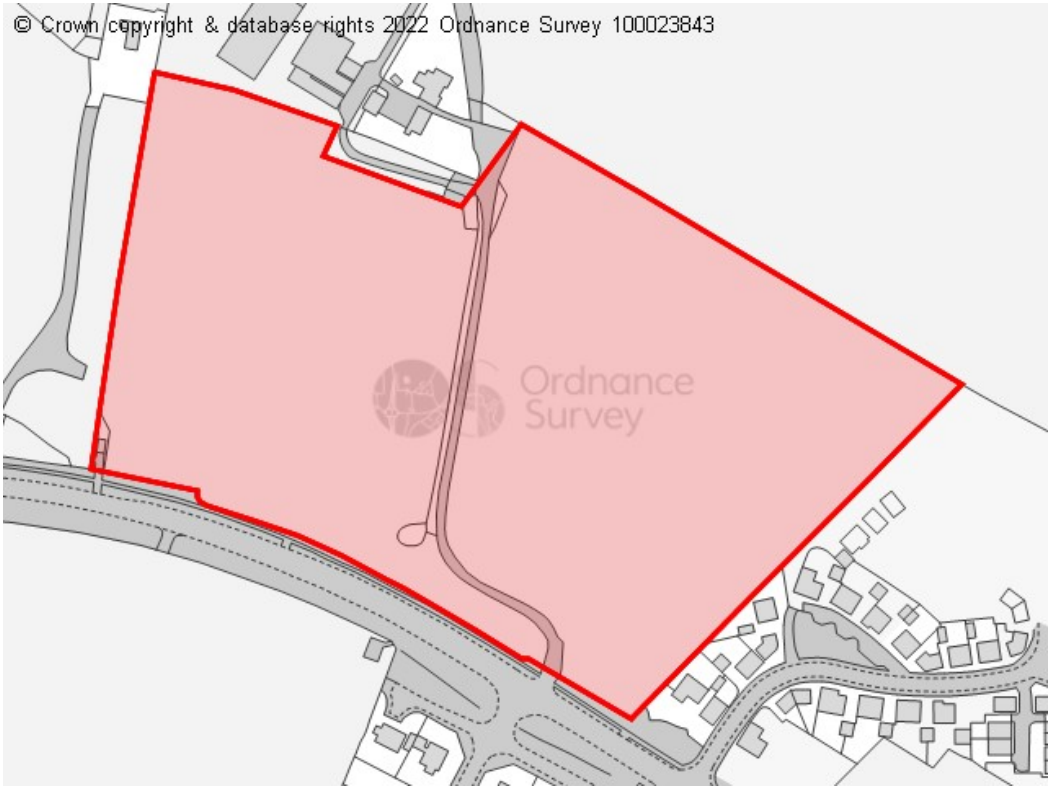
Capacity Notes:

Capacity set out is based on the submitted capacity figure and reflects the site's constraints, particularly its landscape sensitivity. Standard capacity calculation would be 236 dwellings.

Houghton on the Hill, 21/8206, Land to the north of Uppingham Road

Site Details

Site ref:	21/8206
Site name:	Land to the north of Uppingham Road
Parish:	Houghton on the Hill
Nearest Settlement:	Houghton on the Hill
Site map:	



Site area (ha):	5.41
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Residential, agriculture, farmstead

Site Assessment Summary

Red constraints:	Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:	
Suitability:	The site is adjacent to a housing site under construction on the western edge of Houghton on the Hill, a sustainable settlement. A gas pipeline crosses the site north to south and an indicative layout provided shows that a suitable buffer zone can be incorporated. Information provided shows that an access on to the A47 can be achieved but this will need to be verified by the Highway Authority, particularly as it concerns the intensification of turning movements onto the A47. Half the site is within a Mineral Consultation Area. The site is considered potentially suitable.
Potentially suitable	
Availability:	The site is in single ownership. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	Whilst an Initial Transport Assessment has been provided, the provision of a suitable access from the A47 would need to satisfy the Highway Authority. The site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area (ha):	5.41

Housing capacity

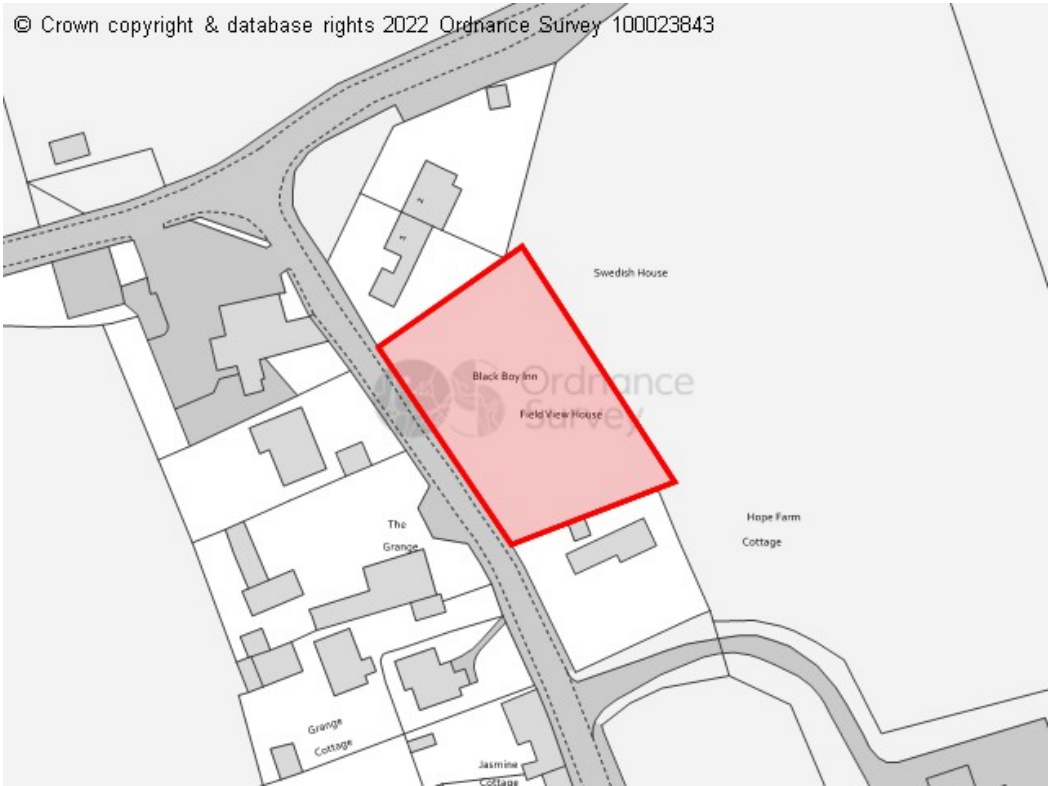
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	101	Estimated capacity (sqm):	
Capacity Notes:			

Hungarton, 21/8170, Land to the east of Main Street

Site Details

Site ref: 21/8170
Site name: Land to the east of Main Street
Parish: Hungarton
Nearest Settlement: Hungarton
Site map:



Site area (ha): 0.18
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to Hungarton which is not currently identified as a sustainable rural settlement. The site is within the Conservation Area and close to several Neighbourhood Plan designated Local Heritage Assets and appropriate mitigation would be needed. The site has access on to Main Street. The site is considered potentially suitable.
Availability: The site is in single ownership. No discussions with developers have taken place. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The provision of a suitable access to the site and a scheme which reflect the site's sensitive location in the within the Conservation Area, could impact on the site's capacity. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.18

Housing capacity

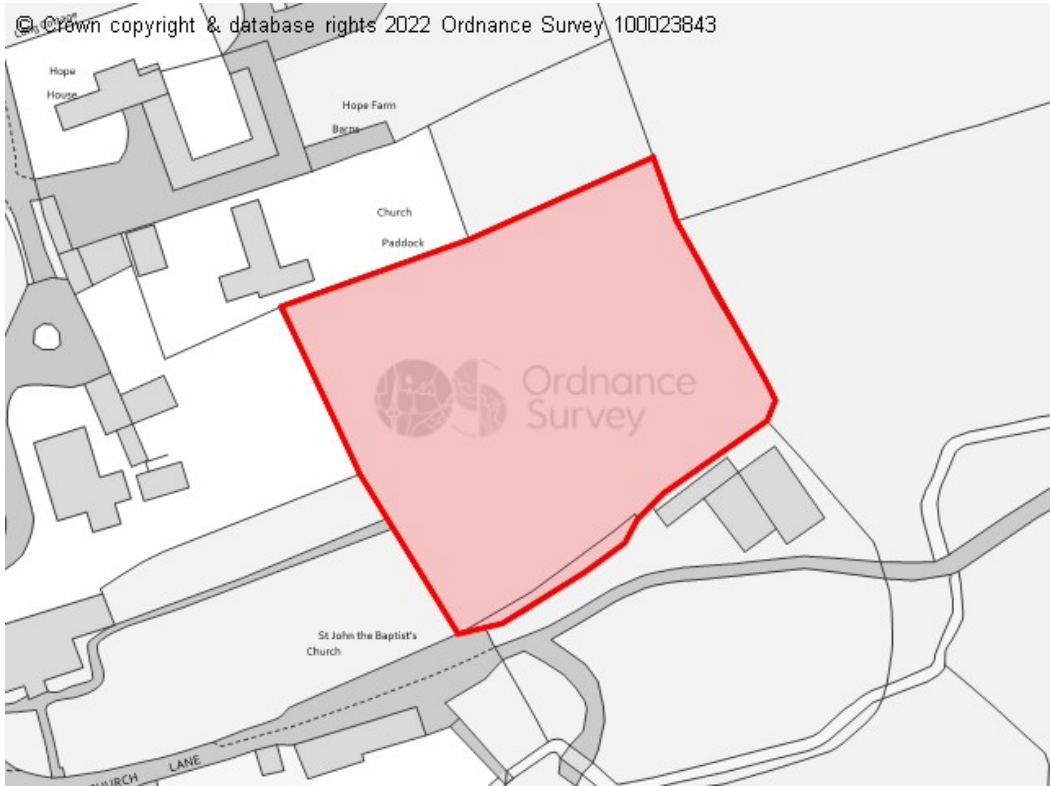
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	<0.4 Ha = 100%		
Estimated capacity (dwgs):	5	Estimated capacity (sqm):	
Capacity Notes:			

Hungarton, 21/8198, Land south of Church Paddock, Church Lane

Site Details

Site ref:	21/8198
Site name:	Land south of Church Paddock, Church Lane
Parish:	Hungarton
Nearest Settlement:	Hungarton
Site map:	



Site area (ha):	0.54
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Residential, church/cemetery, agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Hungarton which is not currently identified as a sustainable settlement. The suitability of Church Lane to access the site needs to be demonstrated. As the site adjoins the Conservation Area, St John The Baptist Church (Listed Building Grade II*) and other Listed Buildings are close by, development could impact on their setting. The adjoining cemetery is a potentially contaminating land use and would need further investigation. The site is considered potentially suitable.
Potentially suitable	
Availability:	The site is in single ownership. There has been no discussion with developers. The ownership of the proposed access to the site is not clear and could impact on the availability of the site for development. The site is considered potentially available.
Potentially available	
Achievability:	The sensitivity of heritage assets in the vicinity, particularly the adjacent church, and the lack of clarity regarding provision of a suitable site access have the potential to impact on the site's viability and deliverability. The site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area (ha):	0.54

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 13
Capacity Notes:

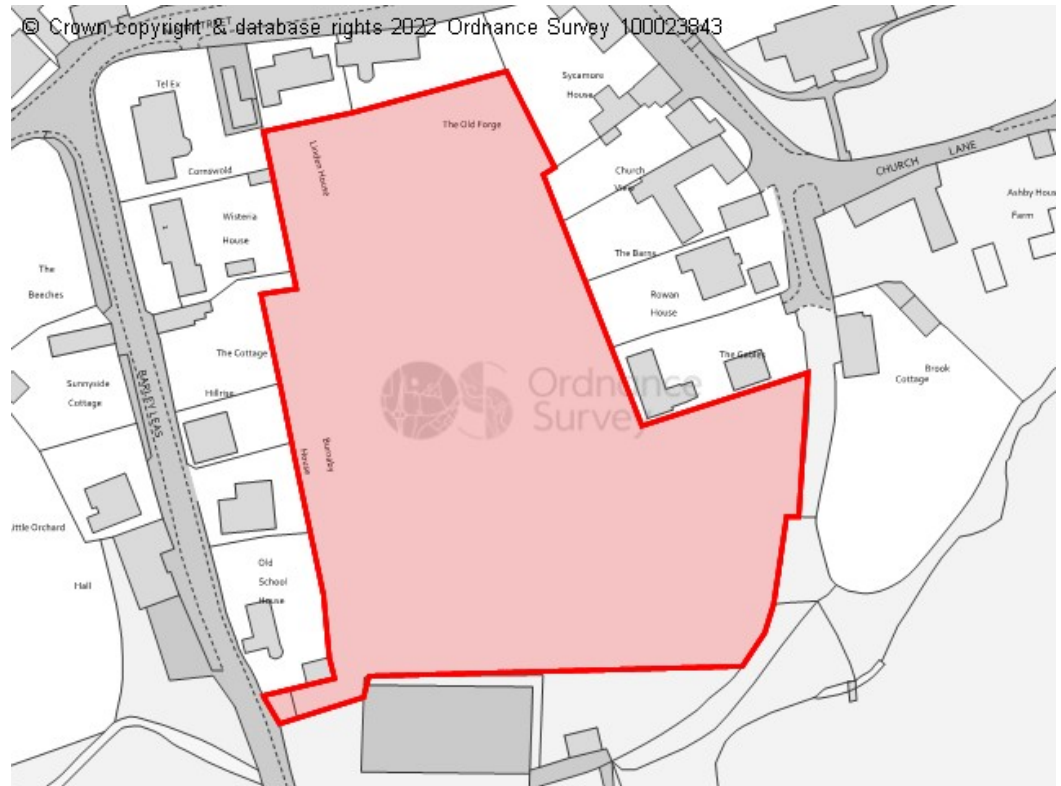
Economic capacity

Density applied:
Estimated capacity (sqm):

Hungarton, 21/8200, Land to the east of Barley Leas

Site Details

Site ref: 21/8200
Site name: Land to the east of Barley Leas
Parish: Hungarton
Nearest Settlement: Hungarton
Site map:



Site area (ha): 1.05
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture/paddock
Adjacent land uses: Residential, tennis court, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to Hungarton which is not currently identified as a sustainable settlement. Access is proposed from Barley Leas but the capacity of the access has not been established to date. It lies within the Conservation Area and there are several Listed Buildings backing on to the site. Much of the site is identified as a Local Heritage Asset (visible evidence of larger medieval village) in the Neighbourhood Plan. Given the potential adverse impact on the historic environment, the site is considered not currently suitable.
Availability: The site is in single ownership. No discussion with developers has taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The capacity of the access would need further investigation. Its location within the Conservation Area and in relation to adjacent Listed Buildings is likely to limit potential capacity of the site. In addition, the site is designated Local Green Space in the Hungarton Review Neighbourhood Plan (2021) and is therefore subject to significant protection, making development unlikely. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area 1.05

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 26
Capacity Notes:

Economic capacity

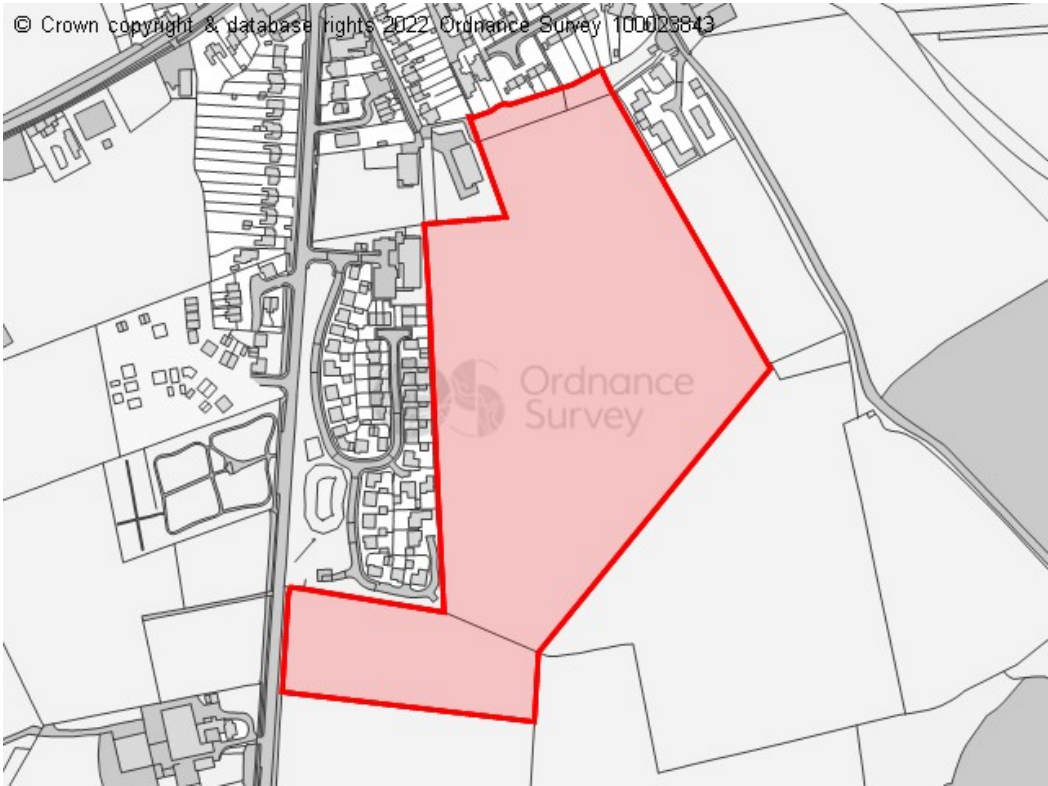
Density applied:

Estimated capacity (sqm):

Husbands Bosworth, 21/8064, Land east of Welford Road

Site Details

Site ref: 21/8064
Site name: Land east of Welford Road
Parish: Husbands Bosworth
Nearest Settlement: Husbands Bosworth
Site map:



Site area (ha): 7.33
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, medical centre, primary school

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Husbands Bosworth, a sustainable rural settlement. The majority of the site is agricultural land grade 2. Further surveys of the land would be required to determine the classification of the agricultural land and would enable a full understanding of any loss of best and most versatile agricultural land. Part of the site is also historic landfill and further assessment of this area would be required to determine potential mitigation. The Husbands Bosworth Neighbourhood Plan designates ridge and furrow for protection on part of the site. The site is in close proximity to the GRS building products quarry. Assessment of the potential impacts of this use on the residential amenity of future residents would be required. Therefore, the site is considered potentially suitable.
Availability: Available
 No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Further investigation related to agricultural land, historic landfill, and the potential impact of the neighbouring quarry on the amenity of future occupiers could impact on the developable area and the viability of the site. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area 7.33

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 137
Capacity Notes:

Economic capacity

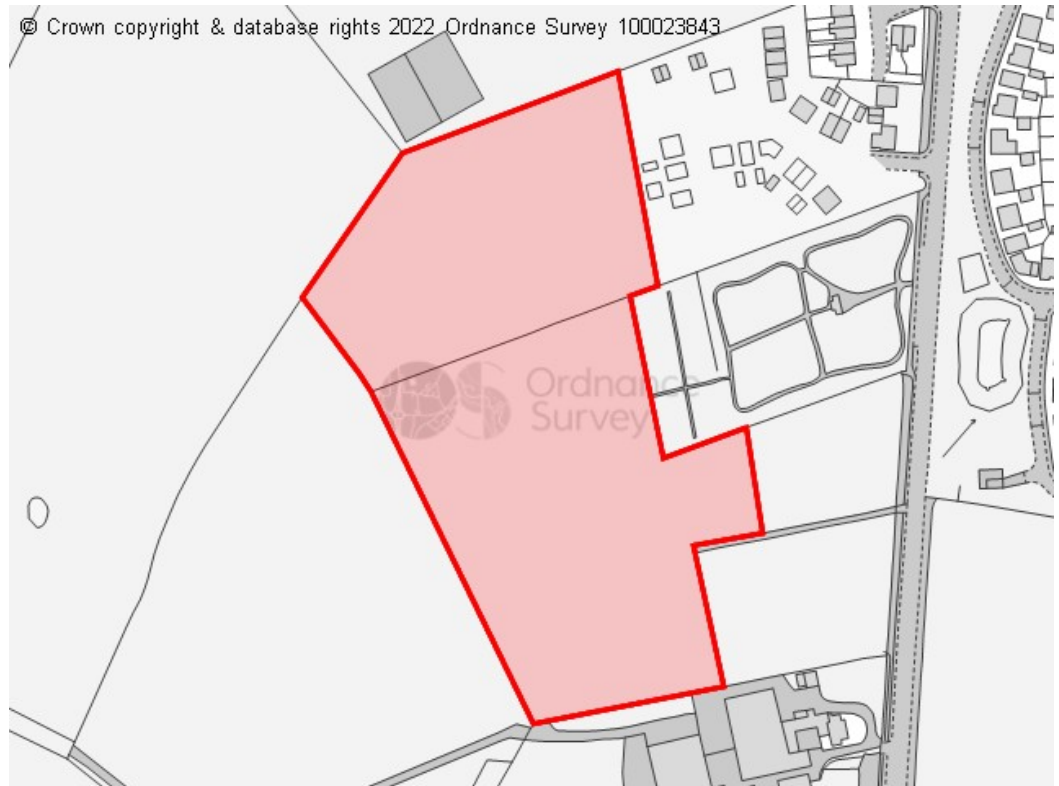
Density applied:

Estimated capacity (sqm):

Husbands Bosworth, 21/8181, Land west of Welford Road

Site Details

Site ref: 21/8181
Site name: Land west of Welford Road
Parish: Husbands Bosworth
Nearest Settlement: Husbands Bosworth
Site map:



Site area (ha): 3.05
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, cemetery, allotments, playing field and agriculture.

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability: Potentially suitable

The site is adjacent to the south-western edge of Husbands Bosworth, a sustainable settlement. Access is proposed via the adjacent housing site to the east which is under construction. Most of the site is agricultural land grade 2. Further surveys of the land would be required to determine the classification of the agricultural land and would enable a full understanding of any loss of best and most versatile agricultural land. Part of the site is also historic landfill and further assessment of this area would be required to determine any potential mitigation. The site is considered potentially suitable.

Availability: Available

No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable

The site requires further investigation relating to agricultural land and historic landfill to inform the developable area. This may impact on the viability of the site. Further to this, the site promoter has stated that the developable area of the site may be reduced if the land is required as a primary school site. The site is therefore considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 3.05

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 57
Capacity Notes:

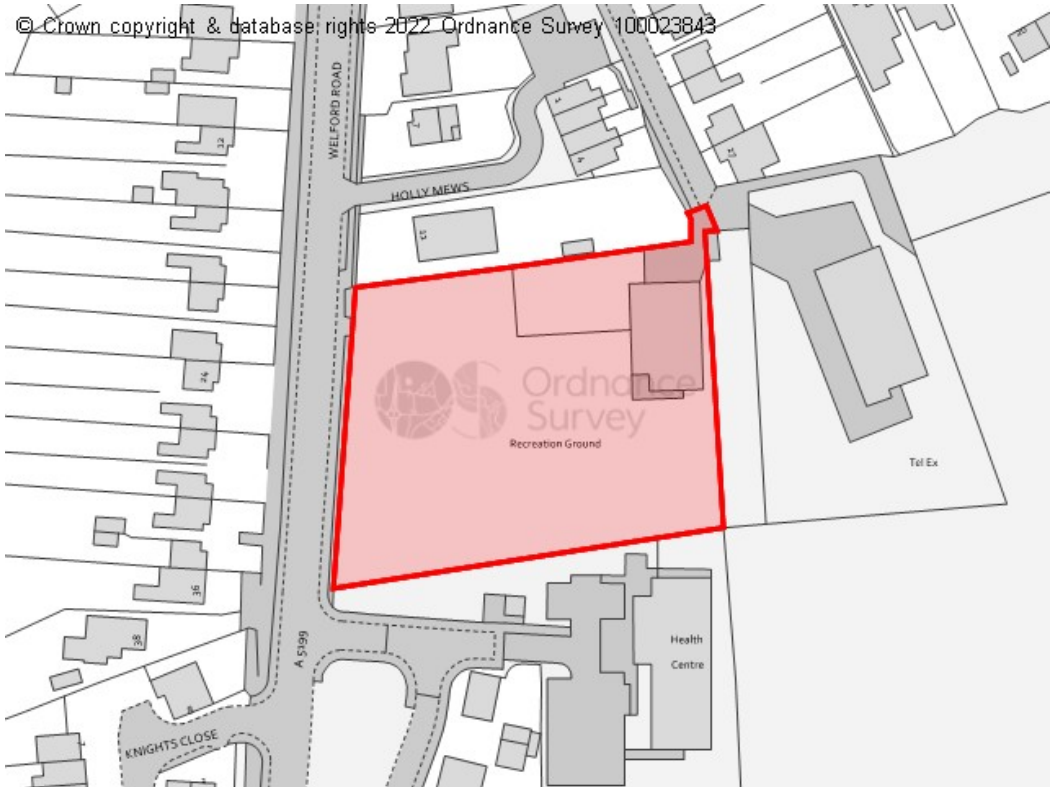
Density applied:

Estimated capacity (sqm):

Husbands Bosworth, 21/8187, Husbands Bosworth School Field, Land east of Welford Road

Site Details

Site ref: 21/8187
Site name: Husbands Bosworth School Field, Land east of Welford Road
Parish: Husbands Bosworth
Nearest Settlement: Husbands Bosworth
Site map:



Site area (ha): 0.45
Brownfield / Greenfield: Mixed
Overall development concept: Housing
Proposed use(s): Housing
Current use: School building and playing field.
Adjacent land uses: Residential/medical centre

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is within the built-up area of Husbands Bosworth, a sustainable settlement with services and facilities. No physical or environmental constraints have been identified. The site is considered suitable for housing.
Availability: The site would only become available once a suitable alternative site for the existing school facilities is provided within the village. The site is in single ownership and a mobile school building would need to be removed. The site is considered potentially available.
Achievability: Development of the site is reliant on provision of a suitable alternative site for the school facilities within the village. As a school playing field the site is afforded protection as an 'open space, sport and recreation' site in the Local Plan. The site is therefore considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.45

Housing capacity

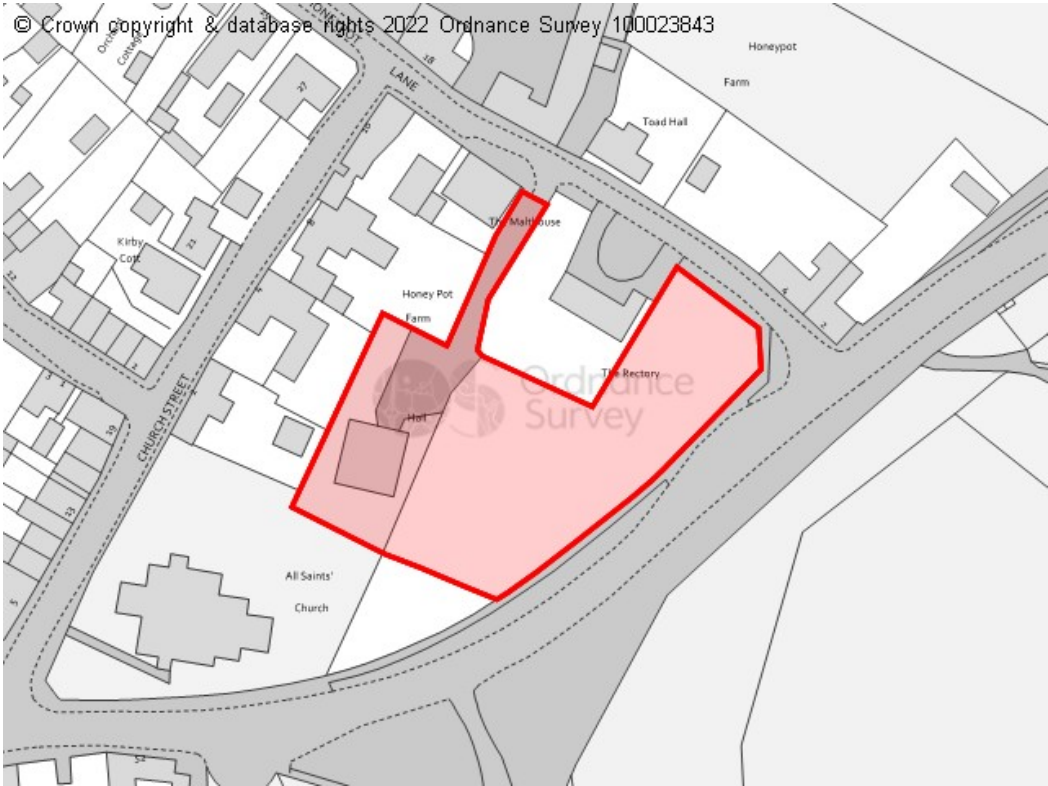
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	11	Estimated capacity (sqm):	
Capacity Notes:			

Husbands Bosworth, 21/8259, Land at Honeypot Lane

Site Details

Site ref:	21/8259
Site name:	Land at Honeypot Lane
Parish:	Husbands Bosworth
Nearest Settlement:	Husbands Bosworth
Site map:	



Site area (ha):	0.34
Brownfield / Greenfield:	Mixed
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Land associated with rectory and redundant church hall
Adjacent land uses:	Residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is within the built-up area of Husbands Bosworth, a sustainable settlement with services and facilities. The site lies adjacent to the A4304 and incorporates the redundant church hall. The site has an existing access onto Honeypot Lane and its suitability would need to be demonstrated. It lies within the Husbands Bosworth conservation area and adjoins two grade 2 and one grade 2* listed buildings with several others in the vicinity. Any development of the site would need to consider the impact on adjoining and nearby heritage assets and their setting. Due to the sensitivity of the site, it is considered not currently suitable.
Availability:	The site is in single ownership. No discussions with potential developers are indicated. Demolition of the church hall would be required. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	Development of the site has the potential to adversely impact adjacent and nearby heritage assets (listed buildings and conservation area). Consideration of these heritage assets would be required and could reduce the site's capacity, potentially impacting its viability. The site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 11-15 years
Net developable site area	0.34

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: <0.4 Ha = 100%
Estimated capacity (dwgs): 10
Capacity Notes:

Economic capacity

Density applied:

Estimated capacity (sqm):

Illston on the Hill , 21/8079, Land off Main Street (opposite Straun Cottage)

Site Details

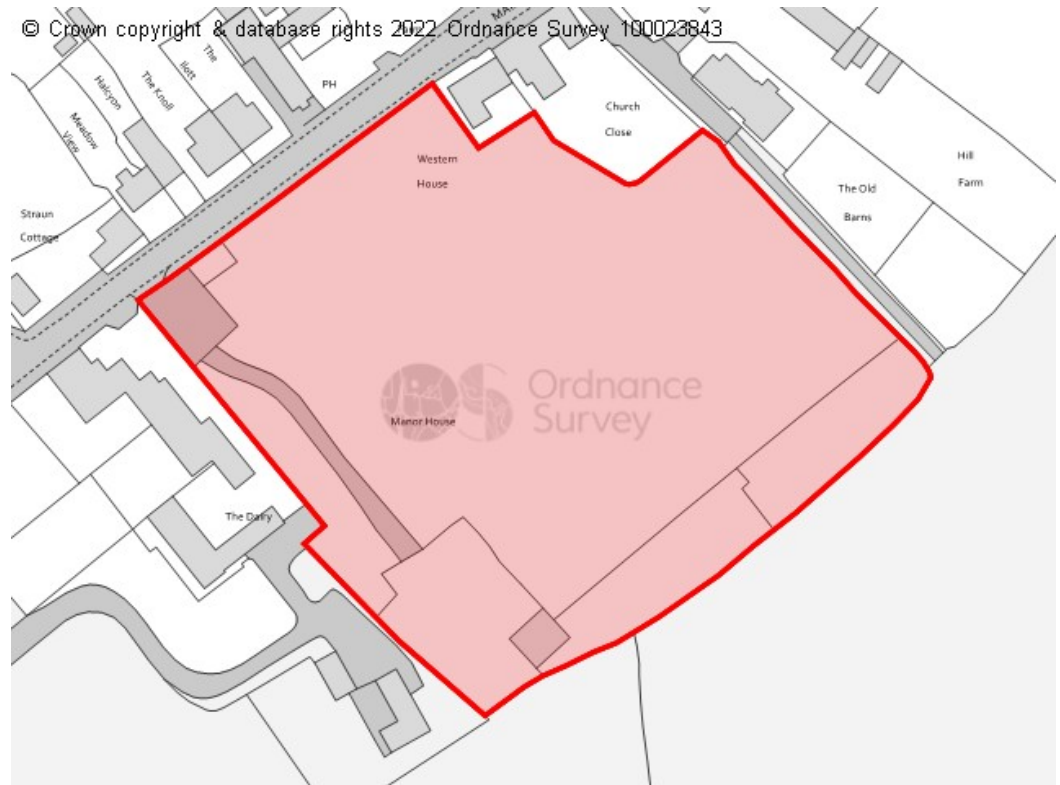
Site ref: 21/8079

Site name: Land off Main Street (opposite Straun Cottage)

Parish: Illston on the Hill

Nearest Settlement: Illston on the Hill

Site map: © Crown copyright & database rights 2022 Ordnance Survey



Site area (ha):	1.15
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability: Potentially suitable	The site is within Illston on the Hill, a village which is not currently identified as a sustainable rural settlement. The site has frontage onto Main Street from which access is proposed. It is located within the Conservation Area and a listed building adjoins the western boundary, both of which would need to be considered. The site is considered potentially suitable.
Availability: Available	The site is in single ownership. No developer involvement is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable	The scale of the site, irrespective of its capacity, is unlikely to be acceptable given the size and level of services in Illston on the Hill. The potential capacity of the site could also be impacted by mitigation relating to heritage assets. The site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area (ha):	1.15

Housing capacity

Economic capacity

Density applied (dph): 30

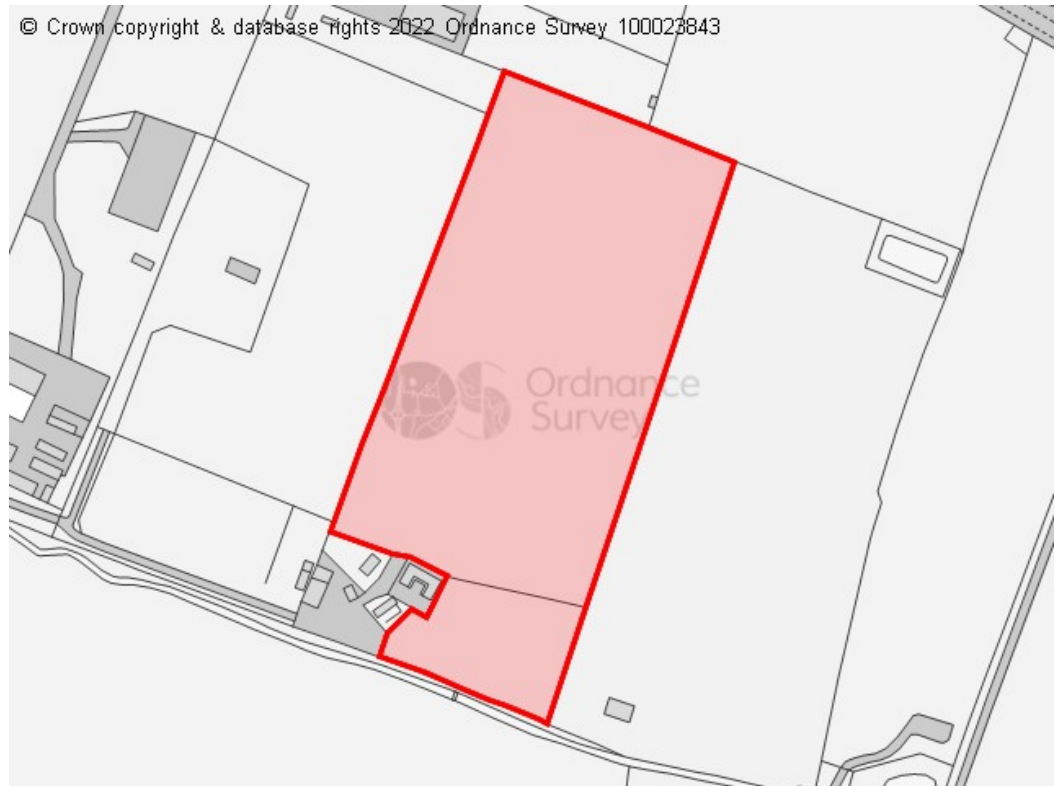
Density applied:

Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 28 Estimated capacity (sqm):
Capacity Notes:

Keyham, 21/8050, Snows Lane

Site Details

Site ref: 21/8050
Site name: Snows Lane
Parish: Keyham
Nearest Settlement: Keyham
Site map:



Site area (ha): 2.01
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, business

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is located in open countryside outside Keyham which is not currently identified as a sustainable rural settlement. Therefore, the site is not currently a sustainable location for housing development. Suitable access to the highway network is not demonstrated in the submission. The site is considered not currently suitable.
Availability: There are no issues around the availability of the site itself as the landowners are in agreement. There has been no developer involvement. Current barn/stables would need to be demolished. It is not clear whether a suitable access is available. This could involve neighbouring land and ownership issues would need to be investigated. The site is considered potentially available.
Achievability: In addition to its unsustainable location, it is not clear how access to the highway would be achieved given that the site does not have frontage onto the highway. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 2.01

Housing capacity

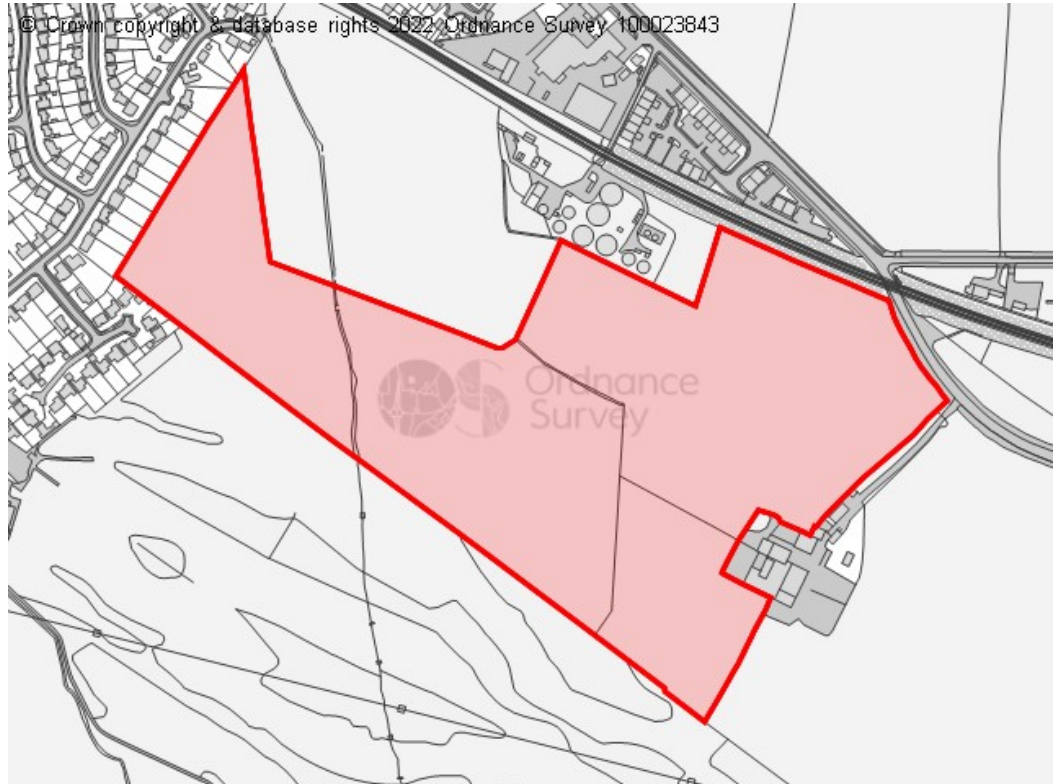
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	38	Estimated capacity (sqm):	
Capacity Notes:			

Kibworth, 21/8042, Land south of Harborough Road/A6

Site Details

Site ref: 21/8042
Site name: Land south of Harborough Road/A6
Parish: Kibworth Beauchamp, Kibworth Harcourt
Nearest Settlement: Kibworth
Site map:



Site area (ha): 16.67
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, golf course, business park, railway line, sewage treatment works, agriculture

Site Assessment Summary

Red constraints: Flood zone 3b
Reason not assessed:
Suitability: The site is located on the south-eastern edge of The Kibworths, a sustainable settlement. Given its sensitive location on the A6, access off the A6 is unlikely to be acceptable to the Highway Authority. While the site area has been reduced to take account of land within Flood Zone 3b (red constraint), further land is in Flood Zones 3a and 2. The railway line and the sewage treatment works (as potentially contaminating land uses), and the north-eastern corner (within the landfill consultation zone) would need to be investigated. The site is considered not currently suitable.
 Not currently suitable
Availability: The site is in single ownership and discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
 Available
Achievability: The achievability of the site is dependent on the feasibility of providing an access off the A6 in this location. As such an access is unlikely to be acceptable to the Highway Authority, the site is not currently considered deliverable. The proximity of the railway line and sewage treatment works and the presence of Flood Zones 2 and 3 on the site would require mitigation, potentially impacting on the capacity of the site. The site is considered not currently achievable.
 Not currently achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area 13.67

(ha):

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 256

Density applied:

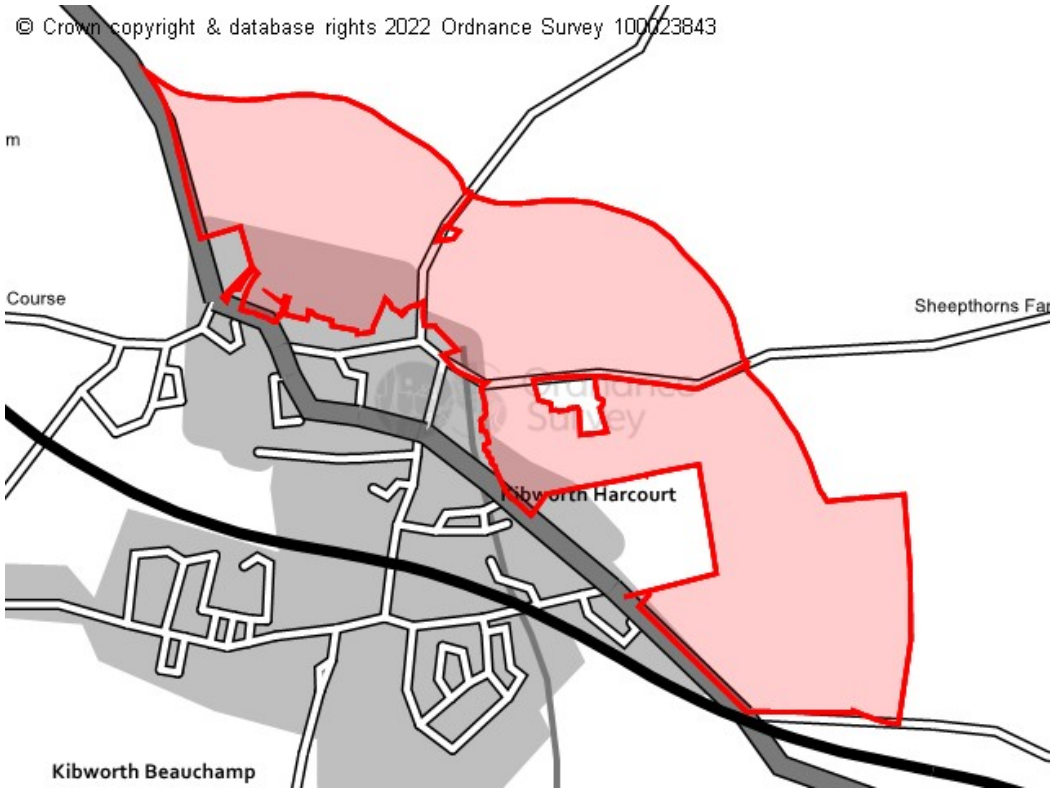
Estimated capacity (sqm):

Capacity Notes:
A smaller site within this site boundary was submitted as a standalone site (SHELAA site 21/8123: Land north of Wentworth Close). This site, which would take access from Wentworth Close, has not been assessed to avoid double counting capacity. The estimated capacity of site 21/8123 is 43 dwellings based on the standard calculation. Both sites are in the same ownership.

Kibworth, 21/8060, Land north east of Kibworth Harcourt

Site Details

Site ref:	21/8060
Site name:	Land north east of Kibworth Harcourt
Parish:	Kibworth Harcourt, Tur Langton
Nearest Settlement:	Kibworth
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	164.62
Brownfield / Greenfield:	Greenfield
Overall development concept:	Strategic development area / urban extension
Proposed use(s):	Housing, employment, local centre, primary school, relief road
Current use:	Agriculture
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site lies adjacent to the north and east of The Kibworths, a sustainable settlement. From the Midland Mainline railway bridge on the A6 at its southern extremity, the site broadly follows the A6, skirts round the cemetery and follows the edge of the built-up edge of Kibworth Harcourt northwards to meet the A6 again. The outer boundary of the site is in open countryside and is formed by the line of a potential relief road for the village (proposed as part of the strategic development area). Such a relief road would need to be supported by appropriate up to date traffic modelling and to the satisfaction of the Highway Authority. The standard of the existing rail bridge would also need to be investigated. The Kibworth Harcourt Conservation Area, part of which lies within the site, and the setting of several listed buildings, including the scheduled/listed Kibworth Harcourt post mill, could be impacted. The Neighbourhood Plan also identifies some ridge and furrow within the boundary as a non-designated heritage asset. Potentially contaminating land uses, including the cemetery, would require further investigation as would overhead power lines. Three Rights of Way within the site would need to be retained. The site is considered potentially suitable.

Availability:

Potentially available

The site has multiple landowners, and the submission indicates agreement between landowners in relation to the site. An adjustment has been made to the submitted site boundary to exclude site 21/8236 (which has been submitted and assessed as a standalone site) as the submission made no reference to being part of the proposed SDA. Pending clarity around this issue, the site considered potentially available.

Achievability:	The provision of a relief road is a critical component of the scheme and an up-to-date assessment of the infrastructure costs, together with transport modelling to assess the impacts of this new road infrastructure on the wider road network, is required. The standard of the existing rail bridge would need some significant investigation. The outcomes of this work could impact on the viability and achievability of the strategic development area. The site has been reduced in size to reflect the area subject to a separate submission and this could impact on viability. The capacity of the site could be impacted by mitigation in relation to landscape, heritage assets, rights of way, and potential contaminated land uses. Therefore, at this stage, the site is considered potentially achievable.
Potentially achievable	

Conclusions

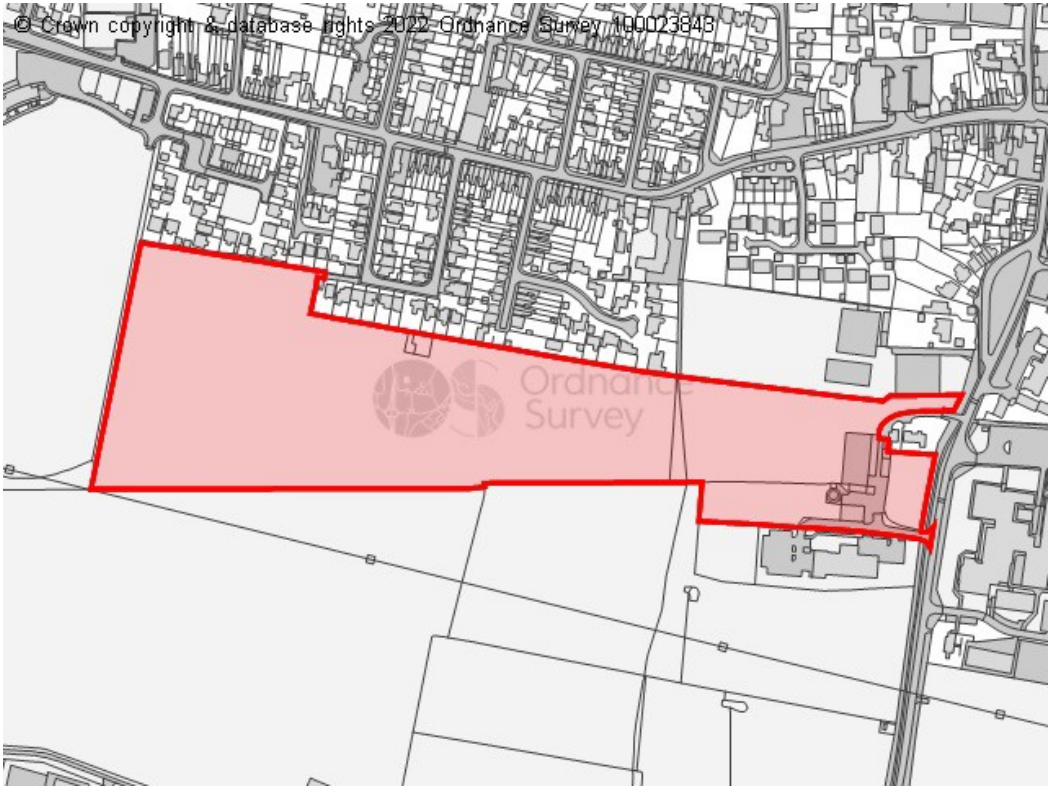
Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years
Net developable site area (ha):	164.62

Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	3,900sqm/ha
Development ratio:			
Estimated capacity (dwgs):	1489	Estimated capacity (sqm):	97,500
Capacity Notes:			
The capacity is based on information submitted. However, the submission housing capacity figure (1,700 dwellings) has been reduced to take account of the amended site boundary excluding site 21/8236 (submitted and assessed as a separate site with capacity of 211 dwellings). 25ha of employment provision is proposed. The employment capacity calculation assumes an equal split between office, industrial and small B8 as no information provided.			

Kibworth, 21/8061, Land west of Smeeton Road

Site Details

Site ref:	21/8061
Site name:	Land west of Smeeton Road
Parish:	Kibworth Beauchamp
Nearest Settlement:	Kibworth
Site map:	



Site area (ha):	7.99
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Residential, agriculture, medical centre, park, secondary school

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to The Kibworths, a sustainable settlement. It adjoins the southern boundary of the village and is well related to the built-up area. However, it would extend the edge of The Kibworths closer to Smeeton Westerby and is a sensitive edge of village location, particularly given the presence of three rights of way. The site has two points of access on to Smeeton Road. However, the capacity of Smeeton Road and the local highway network would need to be demonstrated. The Neighbourhood Plan identifies ridge and furrow on the site as a non-designated heritage asset. The site is considered potentially suitable.
Potentially suitable	
Availability:	The site has two landowners who are in agreement regarding the site. There is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	The extent of mitigation for any local highway impacts could impact on the site's viability. The site lies within the Area of Separation designated in the Neighbourhood Plan. The accompanying policy, which seeks to ensure that any development within the area is located and designed to maintain and where possible enhance the separation of the Kibworths and Smeeton Westerby, could impact on the deliverability of the site in the short term. A change to policy would be needed for the site to be achievable. The site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years

Net developable site area 7.99
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 150
Capacity Notes:

Economic capacity

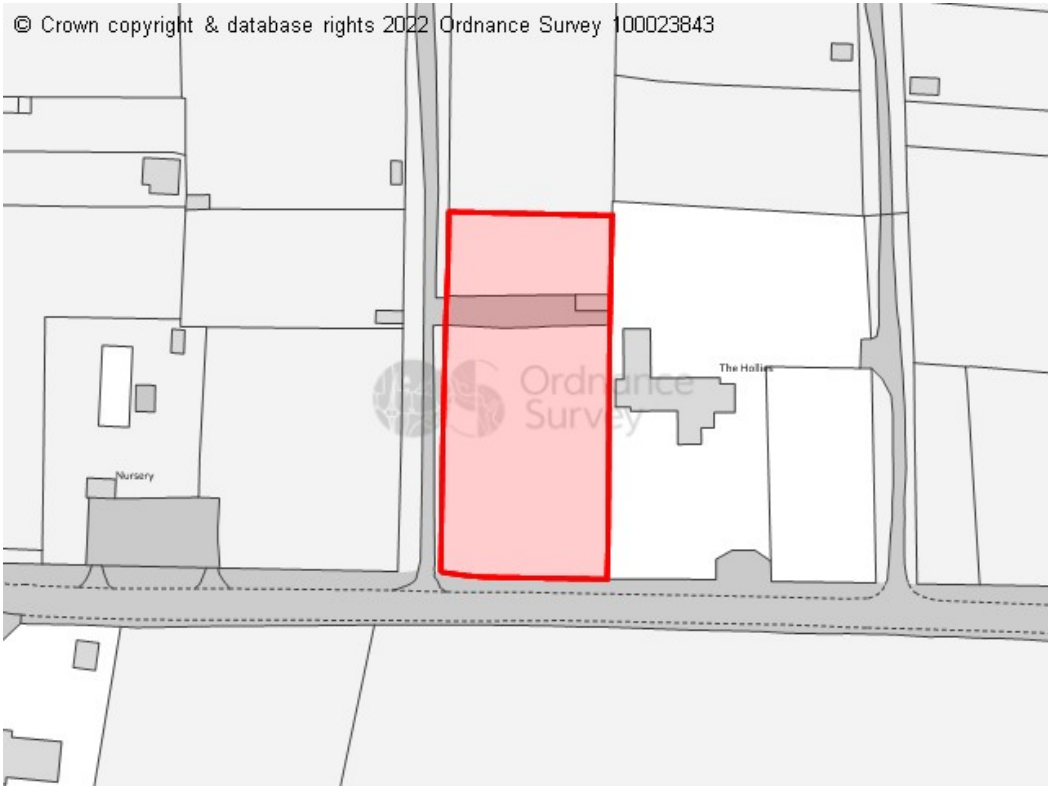
Density applied:

Estimated capacity (sqm):

Kibworth, 21/8113, Land adjacent to The Hollies, Fleckney Road

Site Details

Site ref: 21/8113
Site name: Land adjacent to The Hollies, Fleckney Road
Parish: Kibworth Beauchamp
Nearest Settlement: Kibworth
Site map:



Site area (ha): 0.25
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Residential garden
Adjacent land uses: Garden centre/nursery, dwelling, allotments

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site lies to the south and west of the Kibworths, a sustainable settlement. It is not adjacent to the main built form of the village and is located opposite open countryside. Access is proposed via the existing drive off Fleckney Road. No physical constraints have been identified. However, given its current separation from the main built form, the site is considered potentially suitable.
Availability: Available
 The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 There are no market or cost factors that would make development economically unviable. However, in isolation, development on the site would not be well related to the current built form of The Kibworths and therefore delivery is unlikely within the next 5 years. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.25

Housing capacity

Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	<0.4 Ha = 100%		
Estimated capacity (dwgs):	8	Estimated capacity (sqm):	
Capacity Notes:			

Kibworth, 21/8123, Land North of Wentworth Close

Site Details

Site ref: 21/8123
Site name: Land North of Wentworth Close
Parish: Kibworth Beauchamp
Nearest Settlement: Kibworth
Site map:



Site area (ha): 2.30
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, golf course, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site is part of SHELAA site 21/8042 and therefore has not been assessed as a standalone site to avoid duplication and double counting. Site is referred to in assessment of site 21/8042.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

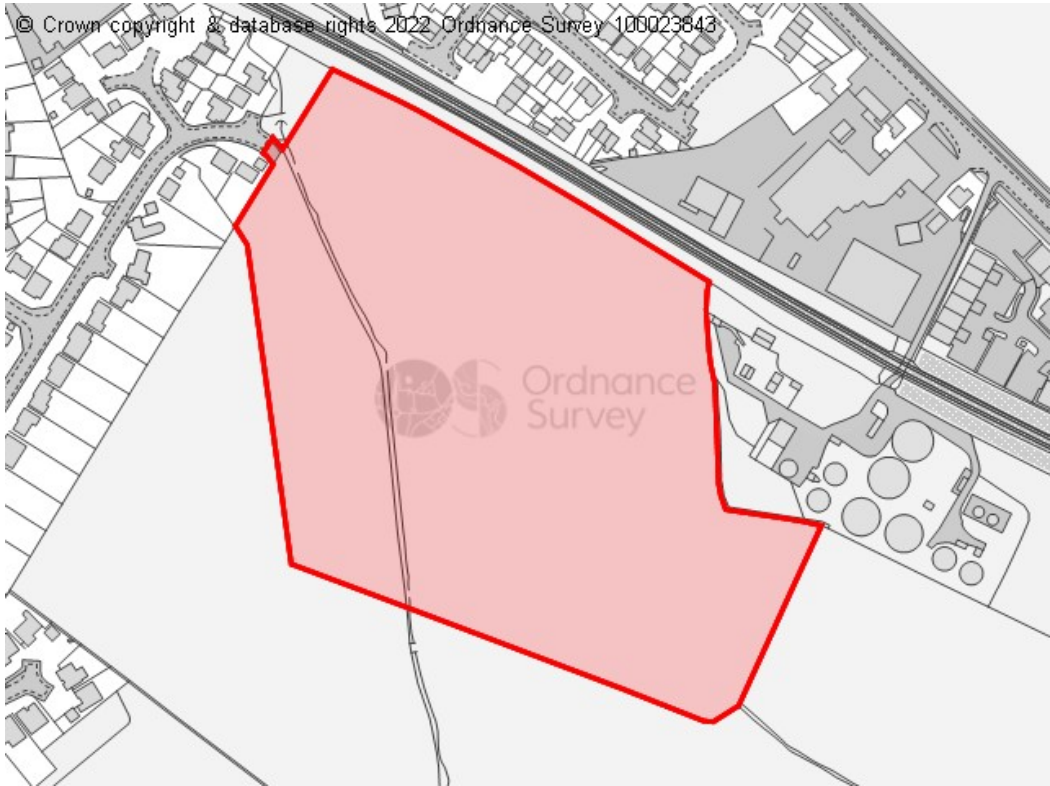
Economic capacity

Density applied:
Estimated capacity (sqm):

Kibworth, 21/8145, Land at Birdie Close

Site Details

Site ref:	21/8145
Site name:	Land at Birdie Close
Parish:	Kibworth Beauchamp, Kibworth Harcourt
Nearest Settlement:	Kibworth
Site map:	



Site area (ha):	5.83
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Residential, sewage treatment works, agriculture, railway line

Site Assessment Summary

Red constraints:	Flood zone 3b
Reason not assessed:	
Suitability:	The site is adjacent to south-eastern edge of the Kibworths, a sustainable settlement. Access is proposed via Birdie Close but the capacity and suitability of such an access would need to be investigated and demonstrated. The overall site area has been reduced by 2.6ha to take account of land within Flood Zone 3b (red constraint). Additional land is in Flood Zones 3a and 2 and is a potential constraint. Along its northern boundary are the railway line and the sewage treatment works, both of which are potentially contaminating land uses which would need to be investigated. Given these constraints, the site is considered not currently suitable.
Availability:	The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The capacity of the proposed access would need to be demonstrated for the site to be considered achievable. The presence of Flood Zones 3b, 3a and 2 and the adjacent railway line and sewage treatment works (as potentially contaminating land uses and residential amenity considerations) would require mitigation and could impact on the capacity and viability of the site. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 11-15 years
Net developable site area	3.23

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 61
Capacity Notes:

Economic capacity

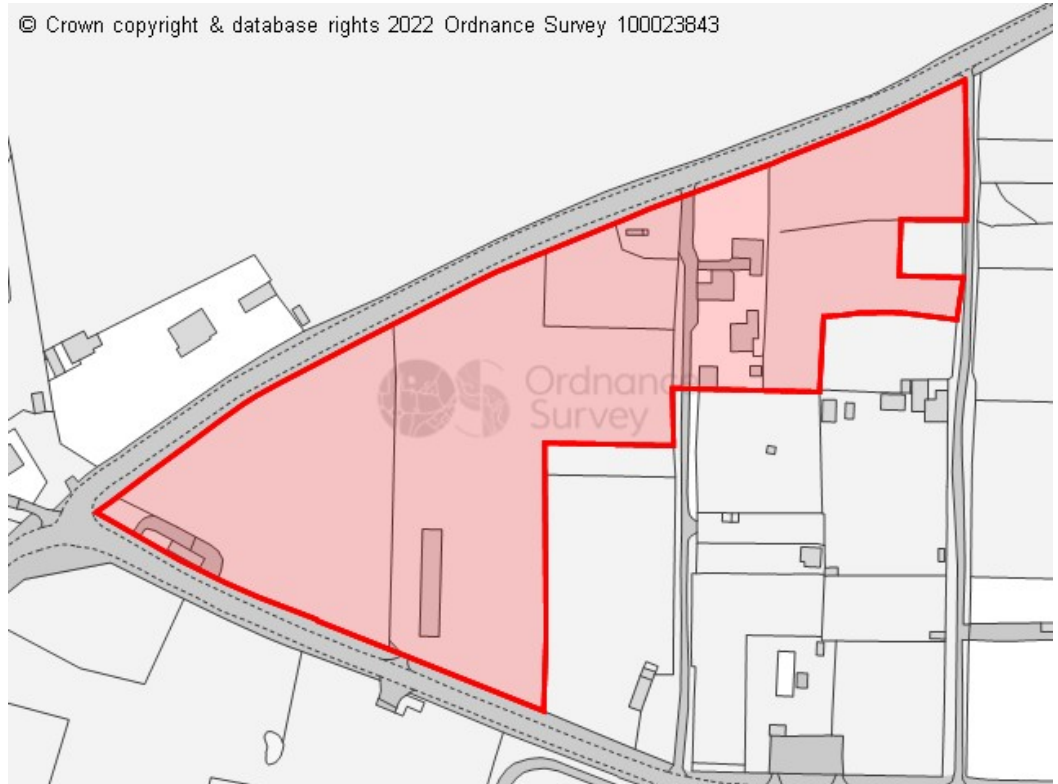
Density applied:

Estimated capacity (sqm):

Kibworth, 21/8149, Land off Fleckney Road/Warwick Road

Site Details

Site ref: 21/8149
Site name: Land off Fleckney Road/Warwick Road
Parish: Kibworth Beauchamp
Nearest Settlement: Kibworth
Site map:



Site area (ha): 2.63
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Paddocks, dwelling, agricultural buildings
Adjacent land uses: Agriculture, paddock, dwellings

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is close to the existing built form of the Kibworths, a sustainable settlement. It would extend development significantly westwards to where Wistow Road meets Fleckney Road and development would be at least 1.2km from the village centre. Access to the site is proposed from Wistow Road or Fleckney Road. Any cumulative impacts on the local highway network (including the A6) would need to be considered. The Neighbourhood Plan identifies ridge and furrow on part of the site as a local heritage asset. The site is considered potentially suitable.

Availability:

Available

The site has three landowners who agree regarding the promotion of the site. Discussion with developers is indicated. Existing structures would need to be demolished. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

Mitigation in relation to cumulative impacts on the local highway network may be required along with appropriate pedestrian and cycle links to the village centre. Therefore, the site is potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 2.63

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 49
Capacity Notes:

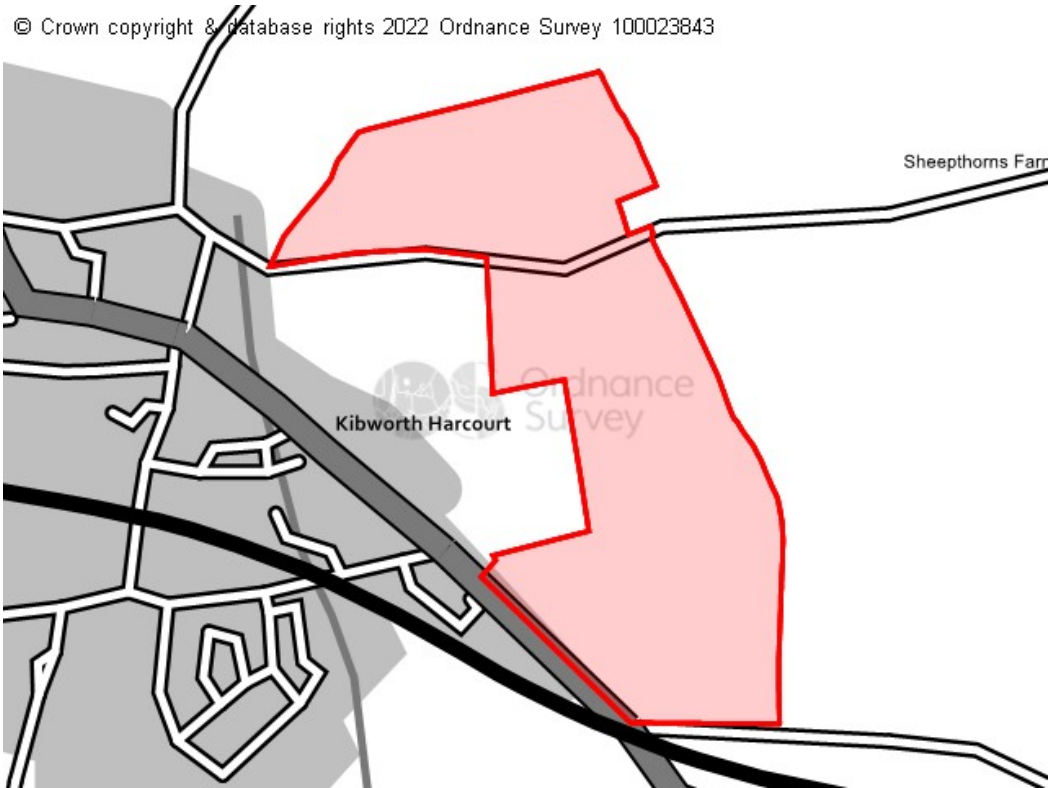
Density applied:

Estimated capacity (sqm):

Kibworth, 21/8162, Land off A6

Site Details

Site ref: 21/8162
Site name: Land off A6
Parish: Kibworth Harcourt
Nearest Settlement: Kibworth
Site map: © Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha): 71.80
Brownfield / Greenfield: Greenfield
Overall development concept:Strategic development area / urban extension
Proposed use(s): Housing, employment, local centre
Current use: Agriculture
Adjacent land uses: Agriculture, commercial, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site has been excluded as it is being promoted as part of a wider strategic development area (site 21/8060). Therefore, it has not been assessed as a standalone site to avoid duplication and double counting. It is noted that the site could have the potential to come forward as a standalone site. No details are provided in the submission in relation to mix of uses or capacity sought as a standalone site.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

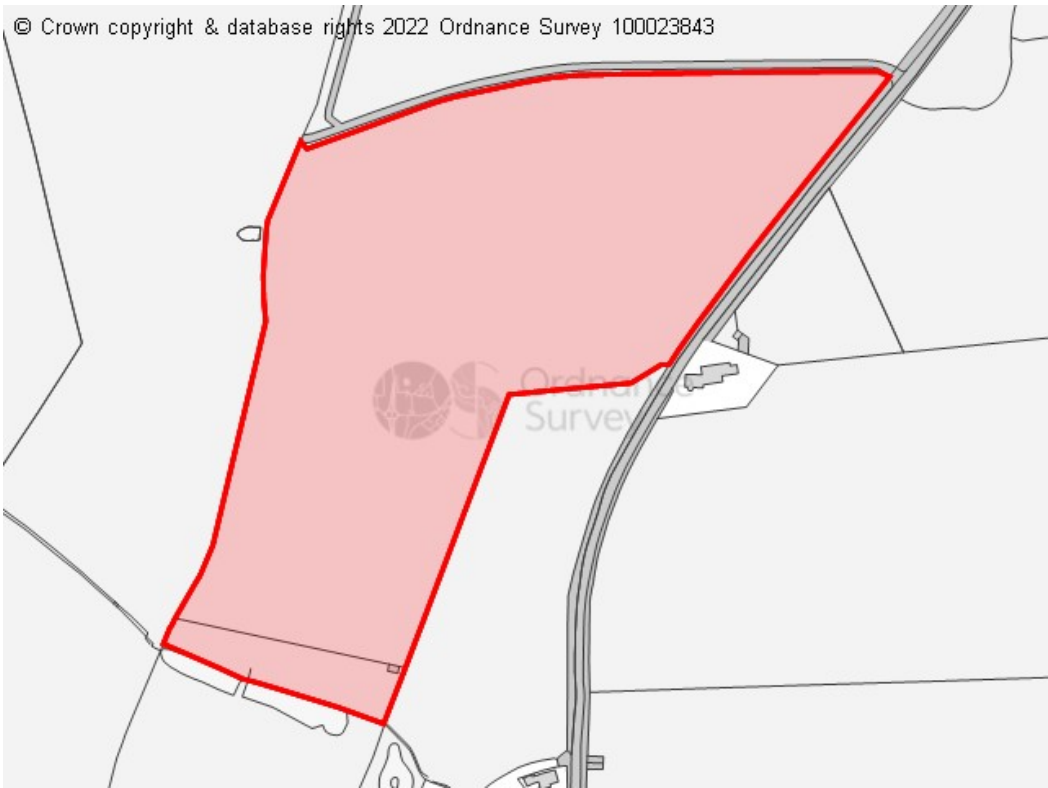
Economic capacity

Density applied:
Estimated capacity (sqm):

Kibworth, 21/8199, Land off Carlton Road

Site Details

Site ref: 21/8199
Site name: Land off Carlton Road
Parish: Kibworth Harcourt
Nearest Settlement: Kibworth
Site map:



Site area (ha): 7.38
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, dwelling

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site is part of a wider strategic development area (site 21/8060) as referred to in the submission. Therefore, it has not been assessed as a standalone site to avoid duplication and double counting. It is referred to in the assessment of site 21/8060. It is noted that the site could have the potential to come forward as a standalone site.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Economic capacity

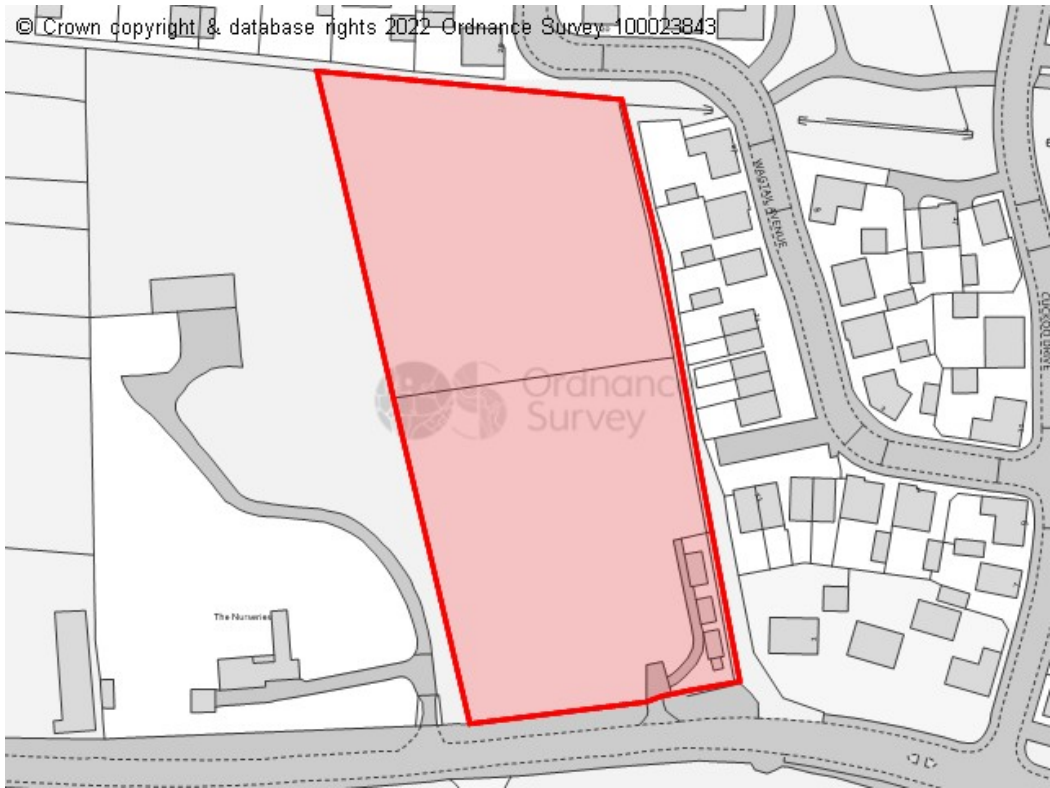
Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

Density applied:
Estimated capacity (sqm):

Kibworth, 21/8224, Land off Fleckney Road

Site Details

Site ref: 21/8224
Site name: Land off Fleckney Road
Parish: Kibworth Beauchamp
Nearest Settlement: Kibworth
Site map:



Site area (ha): 0.92
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Paddocks, stables
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to The Kibworths, a sustainable settlement. It is well related to the built form with recent residential to the north and east, while a single dwelling in extensive grounds lies to the west. Access to the site would be from Fleckney Road. No physical or environmental constraints have been identified. The site is considered suitable.
Availability: The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: No market, cost or delivery factors have been identified that would make the development economically unviable. The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 0.92

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%

Economic capacity

Density applied:

Estimated capacity (dwgs): 23

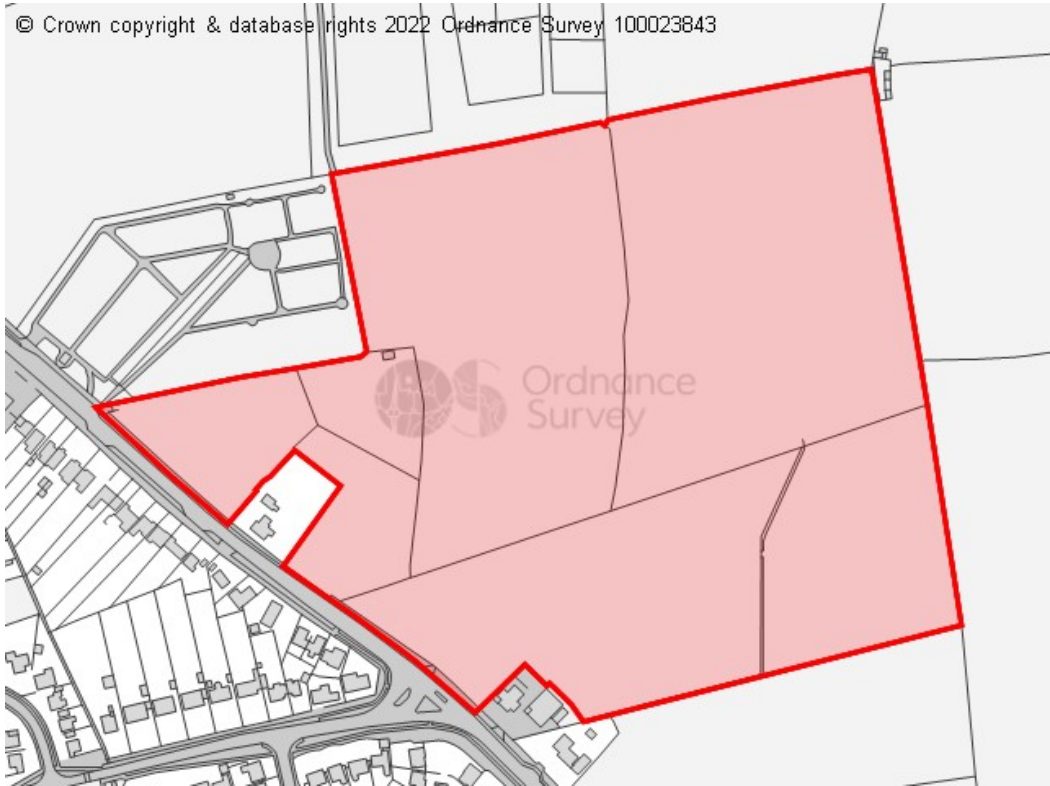
Estimated capacity (sqm):

Capacity Notes:

Kibworth, 21/8236, Land north-east of Harborough Road

Site Details

Site ref: 21/8236
Site name: Land north-east of Harborough Road
Parish: Kibworth Harcourt
Nearest Settlement: Kibworth
Site map:



Site area (ha): 12.66
Brownfield / Greenfield: Greenfield
Overall development concept: Mixed use development
Proposed use(s): Housing, employment
Current use: Agriculture
Adjacent land uses: Agriculture, residential, cemetery, telephone exchange

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is located adjacent to The Kibworths, a sustainable settlement, but separated from the main built form of the village by the A6. The site would extend development up to 0.5km into open countryside. Access is proposed from the A6 (via potential new roundabout). The adjacent cemetery is identified as a potentially contaminating land use requiring investigation but is likely to be mitigable. Public rights of way cross the southern part of the site (east-west) and would need to be accommodated. The Neighbourhood Plan identifies ridge and furrow on the site as a non-designated heritage asset. While this would require further investigation, an indicative layout shows retention of an area of ridge and furrow. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership and is subject to a promotional agreement. Discussions with developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 Access is dependent on the delivery of the roundabout at the New Road/A6 junction and this could impact on the achievability of the site. Access arrangements onto the A6 would need to satisfy the Highway Authority. Landscape impacts, adjacent cemetery, and existing rights of way are likely to be mitigable but may impact on capacity. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years

Net developable site area 12.66
(ha):

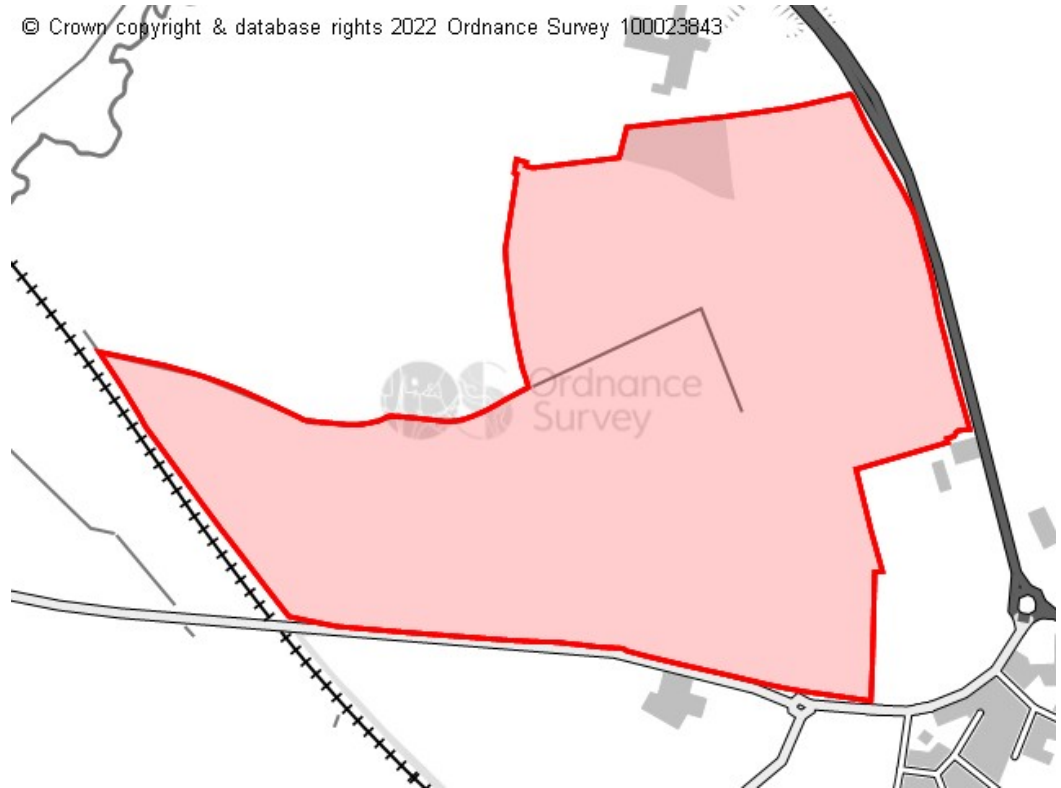
Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	3,900sqm/ha
Development ratio:			
Estimated capacity (dwgs):	135	Estimated capacity (sqm):	3,900

Capacity Notes:
The above capacity figures reflect submitted capacity figures as set out in the indicative layout (incorporating 1ha of employment land). Economic capacity calculation has assumed an equal split between office/industrial/non-strategic warehousing as no breakdown submitted. The standard calculation would give a housing capacity figure of 219 dwellings across 11.66ha of the site (i.e. site area minus 1.0ha proposed for employment uses).

Kibworth, 21/8237, Land north of Wistow Road and west of A6

Site Details

Site ref: 21/8237
Site name: Land north of Wistow Road and west of A6
Parish: Kibworth Harcourt
Nearest Settlement: Kibworth
Site map: © Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha): 45.74
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential, business park

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

Site is adjacent to The Kibworths, a sustainable settlement. It lies on the north-western edge of the built form on a ridge falling away to the north and west, with the potential to impact views (as identified in the Neighbourhood Plan (NP)) and the wider landscape. While the original submission proposed access via the A6 and/or Wistow Road, the submitter has clarified that an access from the A6 would not be necessary as the site can be accessed from a number of potential points on Wistow Road. Appropriate and safe access, whether directly on to the A6 or not, would need to be demonstrated to the satisfaction of the Highway Authority. Impacts on the surrounding highway network, including the A6, and the lack of connectivity with the rest of the settlement would need to be addressed. Whilst an overhead power line crosses the site and the railway line to the west is a potentially contaminating land use, these are likely to be mitigatable. The Neighbourhood Plan identifies ridge and furrow (non-designated heritage asset) on the site and an important area of woodland towards the northern edge. The site is considered potentially suitable.

Availability:

Available

The site has two landowners who are in agreement. There is developer interest in the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

The submission states that the site could be delivered as a standalone development or as part of a wider strategic development to the west of Kibworth with site submission ID 21/8247. As a standalone site, the feasibility and safety of proposed access points and any potential impacts on the wider highway network (including the A6), would need to be demonstrated and highway mitigation established. This could impact on viability and deliverability. Mitigation for potential adverse impacts on landscape, views, ridge and furrow, and woodland could impact on capacity. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 11-15 years, Developable in 6-10 years

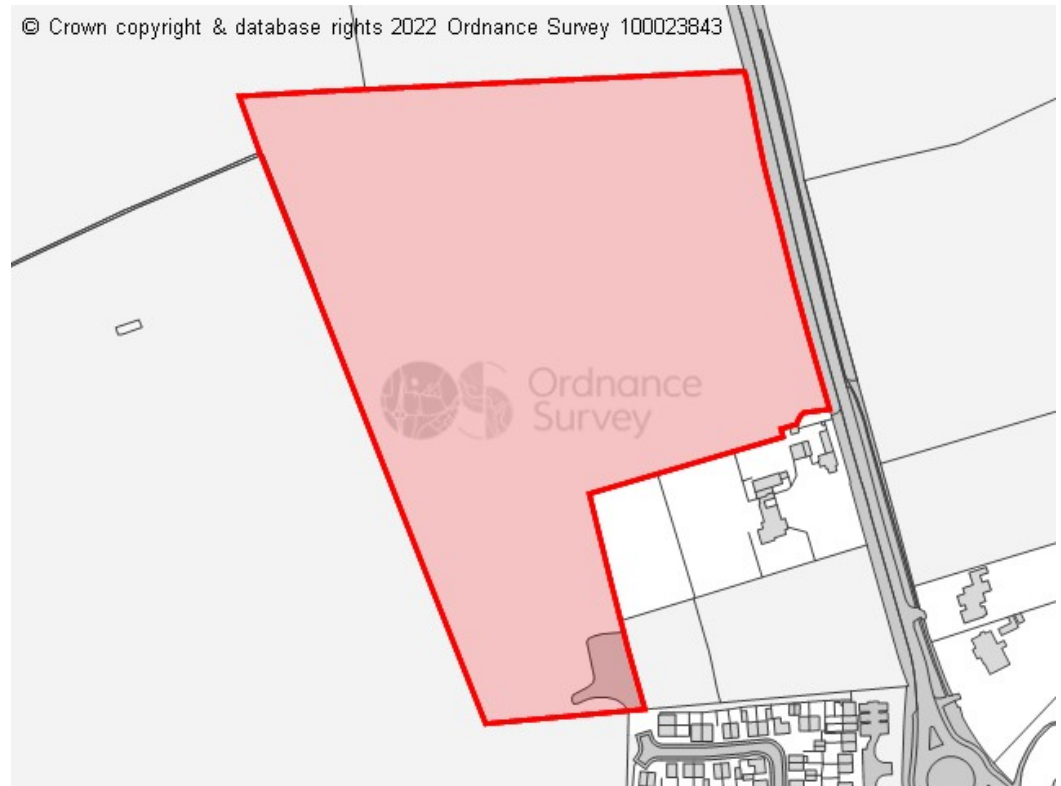
Net developable site area (ha): 45.74

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%	Estimated capacity (sqm):	
Estimated capacity (dwgs):	686		
Capacity Notes:			
This site incorporates two other smaller site submissions (ID 21/8239 Land north of Wistow Road (15.12ha - capacity 284 dwellings) and ID 21/8238 Land west of Leicester Road (8.32ha - capacity 156 dwellings)) which could come forward as standalone sites. As 21/8239 was submitted by the same promoter/developer, it has not been assessed separately to avoid double counting.			

Kibworth, 21/8238, Land west of Leicester Road

Site Details

Site ref: 21/8238
Site name: Land west of Leicester Road
Parish: Kibworth Harcourt
Nearest Settlement: Kibworth
Site map:



Site area (ha): 8.32
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not currently suitable

The site is close to The Kibworths, a sustainable settlement. However, it is not well related to the existing built form. Currently, the site has no substantive connection to the existing village and it extends well into open countryside from the northern edge of The Kibworths. A new access to the site from the A6 is suggested. However, the provision of a safe and appropriate access onto the A6 would need to be demonstrated to the satisfaction of the Highway Authority. Given its relative isolation and lack of connectivity with the existing settlement, the site is considered not currently suitable.

Availability:

Available

The site is in single ownership and is subject to a promotional agreement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Not currently achievable

The site is currently not well connected to the village when considered in isolation. Furthermore, the deliverability of the site is dependent on a safe and appropriate access from the A6 which would need to be demonstrated to the satisfaction of the Highway Authority. Pending clarity around access and improved connectivity to the existing built-up area, the site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 11-15 years

Net developable site area 8.32
(ha):

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%

Density applied:

Estimated capacity (dwgs):

Estimated capacity (sqm):

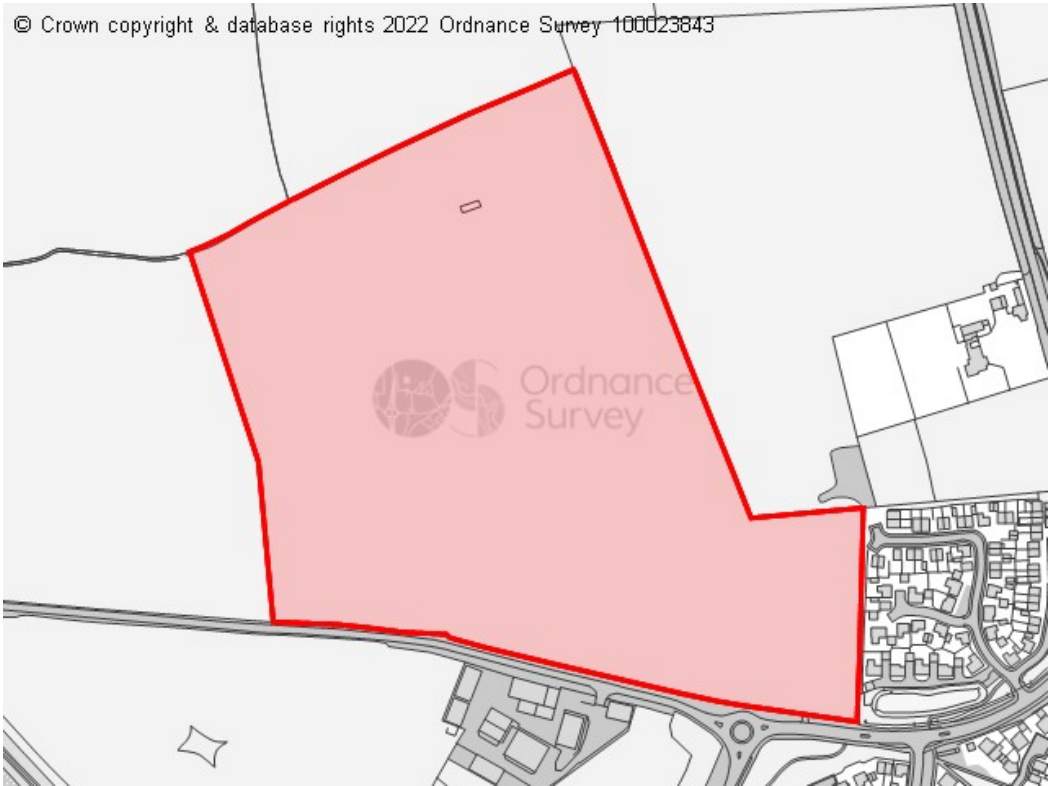
Capacity Notes:

This site forms part of a larger site submission 21/8237 and therefore to avoid double counting the capacity it has not been included above. However, should the site come forward as a standalone site, the capacity based on standard calculation is 156 dwellings (8.32ha x 30dph x 62.5%).

Kibworth, 21/8239, Land north of Wistow Road

Site Details

Site ref: 21/8239
Site name: Land north of Wistow Road
Parish: Kibworth Harcourt
Nearest Settlement: Kibworth
Site map:



Site area (ha): 15.12
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential, business

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site forms part of site 21/8237 and therefore has not been assessed as a standalone site to avoid duplication and double counting. The site is referred to in the assessment of site 21/8237.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

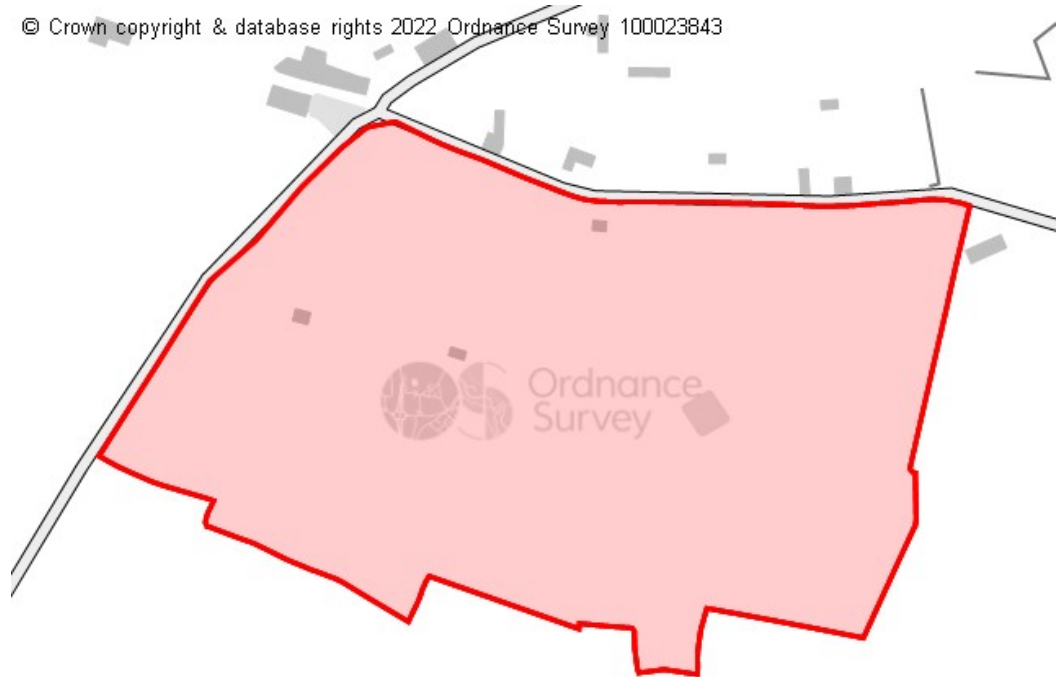
Economic capacity

Density applied:
Estimated capacity (sqm):

Kibworth, 21/8242, Land South of Fleckney Road

Site Details

Site ref:	21/8242
Site name:	Land South of Fleckney Road
Parish:	Kibworth Beauchamp
Nearest Settlement:	Kibworth
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	38.61
Brownfield / Greenfield:	Greenfield
Overall development concept:	Mixed use development
Proposed use(s):	Housing, sports facilities, open space
Current use:	Agriculture, football ground
Adjacent land uses:	Predominantly agriculture, cricket ground, garden centre/nursery, single dwellings

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is on the western edge of The Kibworths, a sustainable settlement. Although its north-eastern corner is opposite recent development, the site is separated from the main built form of the village by the cricket ground to the east. The site's scale means it extends into open countryside to the south of Fleckney Road and incorporates land rising towards the southern boundary. Access is proposed from Fleckney Road and a new roundabout at the junction of Warwick Road and Fleckney Road. The Highway Authority has raised concerns regarding the ability to mitigate impact on the capacity of the local highway network, including the A6. The submission specifies that the football pitch (a Local Plan designated Open Space, Sport and Recreation site) located within the site would be retained. The overhead power line, Right of Way and ridge and furrow (identified in the NP) are likely to be mitigatable. Three areas of important trees identified in the Neighbourhood Plan would also need to be considered. Due to potential access/highways and landscape impacts, the site is considered potentially suitable.
Availability:	The site is in single ownership and a promotional agreement is in place. Replacement sports facilities may require demolition of existing structures. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The provision of appropriate site access and mitigation relating to wider highway network could impact on viability or limit capacity. Local landscape mitigation measures would also be required. The site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently	

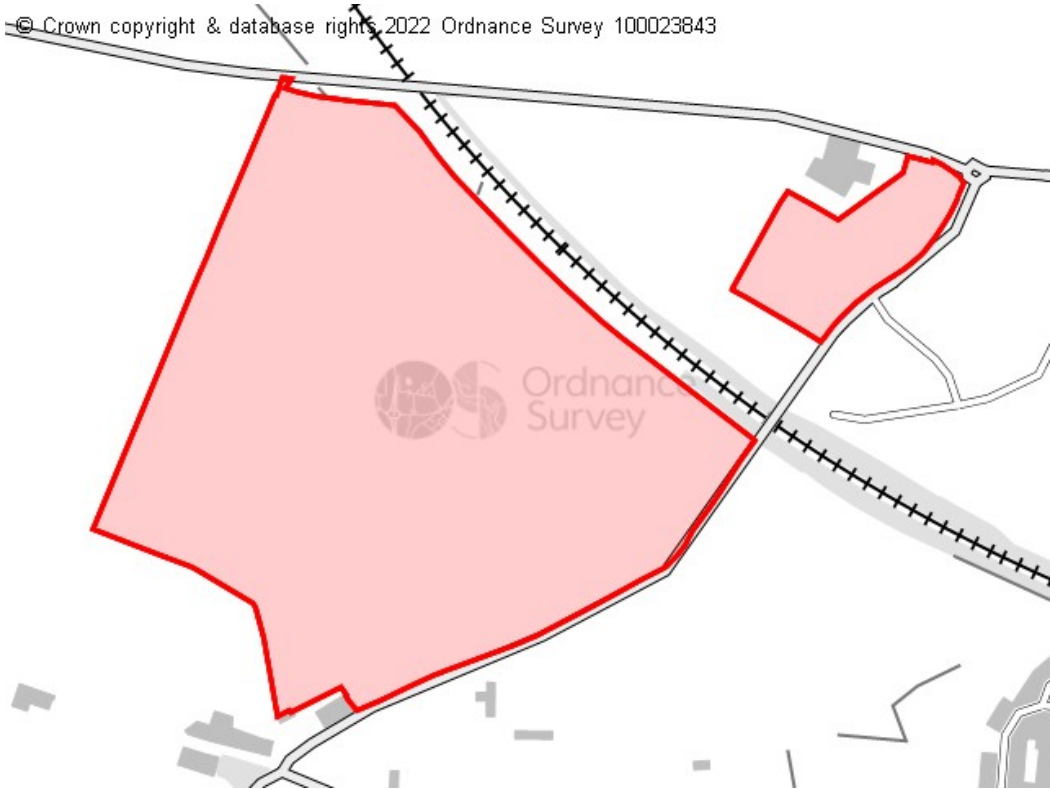
developable:
Timeframe for development: Developable in 6-10 years, Developable in 11-15 years
Net developable site area 38.61
(ha):

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	579	Estimated capacity (sqm):	
Capacity Notes:			

Kibworth, 21/8247, Land west of Warwick Road and south of Priory Business Park

Site Details

Site ref: 21/8247
Site name: Land west of Warwick Road and south of Priory Business Park
Parish: Kibworth Beauchamp, Kibworth Harcourt
Nearest Settlement: Kibworth
Site map: © Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha): 36.26
Brownfield / Greenfield: Greenfield
Overall development concept: Mixed use development
Proposed use(s): Housing, local centre, primary school
Current use: Agriculture
Adjacent land uses: Agriculture, residential, employment, railway line

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site comprises two parts and lies partly within and partly adjoining the Kibworths, a sustainable settlement. The site is split into two parts by the railway line with the residential uses and primary school proposed to the south of the railway and the employment, retail and leisure uses proposed to the north. As the site to the north of the railway line is already allocated in the Local Plan (Policy L1) for a mix of business, light industrial and retail development, this assessment is for the substantive western site only. Access to the western site is proposed via two accesses onto Warwick Road. The Highway Authority is concerned regarding the ability to mitigate impact on capacity on the local highway network, including the A6. This would need to be addressed to the satisfaction of the Highway Authority. An overhead power line crosses the site and the adjacent railway is a potentially contaminating land use requiring investigation. Both are likely to be mitigable. Given the site would extend development into open countryside, potential landscape impacts would need mitigation. The site is considered potentially suitable.

Availability:

Available

Achievability:

Potentially achievable

The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

The provision of appropriate accesses off Warwick Road and mitigation for impacts on the wider local highway network could impact on viability and delivery. Landscape mitigation is also likely to be required. The case for the provision of a primary school in this location would be subject to further discussion. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:
Timeframe for development: Developable in 6-10 years, Developable in 11-15 years
Net developable site area (ha): 33.26

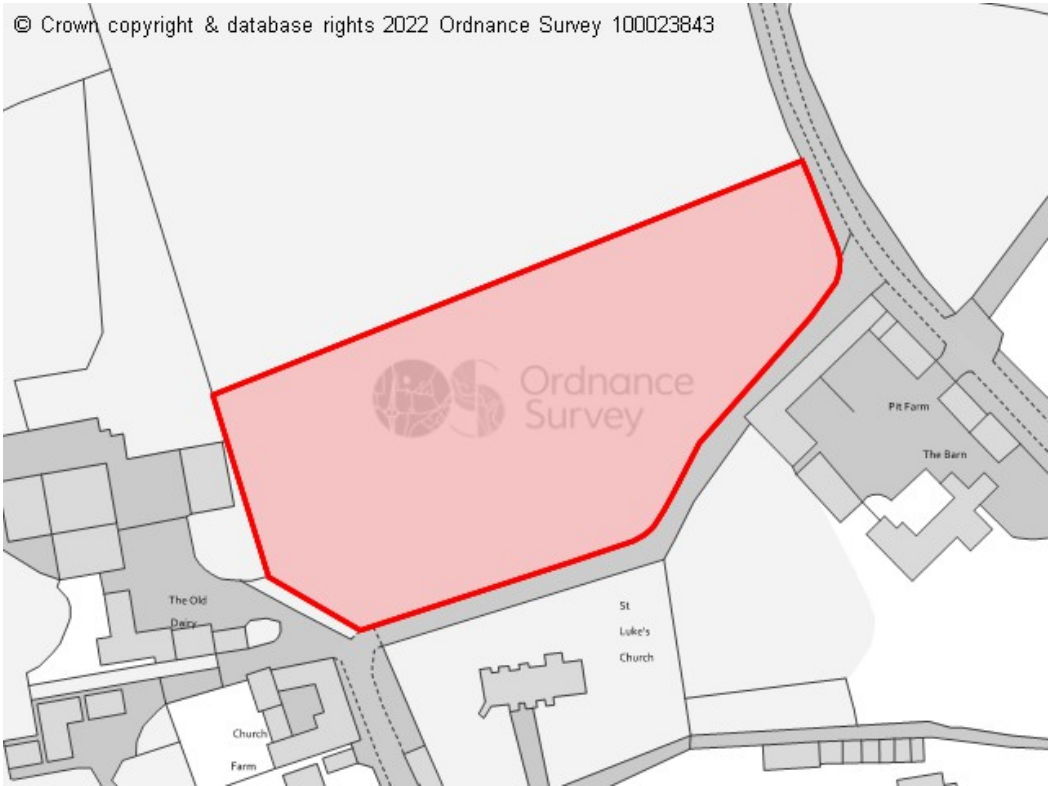
Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%	Estimated capacity (sqm):	
Estimated capacity (dwgs):	624		

Capacity Notes:
At this stage, the standard capacity calculation reflects housing on the full site area (western site). It is recognised that the indicative layout shows some of the site in primary school use and housing capacity as 400 dwellings.

Laughton , 21/8186, Land at Church Farm

Site Details

Site ref: 21/8186
Site name: Land at Church Farm
Parish: Laughton
Nearest Settlement: Laughton
Site map:



Site area (ha): 0.63
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture and church

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is located adjacent to the settlement of Laughton which is not currently identified as a sustainable settlement for housing. The site currently has no access, although the submission states there is potential for this to be created. Residential development and the accompanying access would need to consider impacts on the setting of the adjacent Laughton conservation area and St Lukes Church grade 2 listed building. Given the village is not currently a sustainable location for development and potential impacts on heritage assets, the site is considered not currently suitable.
Availability: No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: While it is appreciated that the site is being promoted primarily as a rural exception site, the scale of the site is unlikely to be appropriate both in terms of need for affordable provision and the existing low level of services/facilities in the village. Furthermore, the site has no current access to a highway and suitable access through the conservation area and near the listed Church would need to be demonstrated for the site to be viable. At this stage, the site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years

Net developable site area 0.63
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 16
Capacity Notes:

Economic capacity

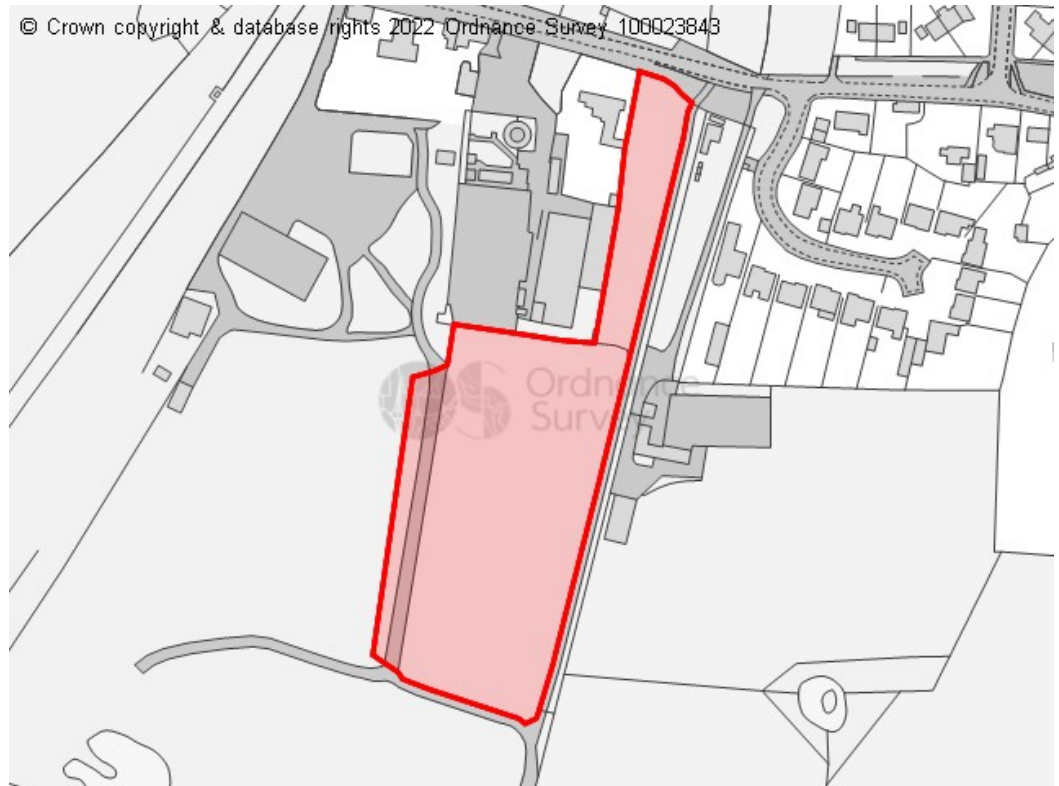
Density applied:

Estimated capacity (sqm):

Leire, 21/8037, Land to the south of Frolesworth Road

Site Details

Site ref: 21/8037
Site name: Land to the south of Frolesworth Road
Parish: Leire
Nearest Settlement: Leire
Site map:



Site area (ha): 1.37
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, riding school, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Leire which is not currently identified as a sustainable rural settlement. It is adjacent to the south-western edge of the village and extends into open countryside for which mitigation may be required. Access would be via Frolesworth Road onto which the site has only limited frontage. The acceptability and capacity of such an access would need to be demonstrated. A Right of Way crosses the site and would need to be retained. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Site delivery is dependent on the provision of an appropriate access. Pending clarity on this issue, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 1.37

Housing capacity

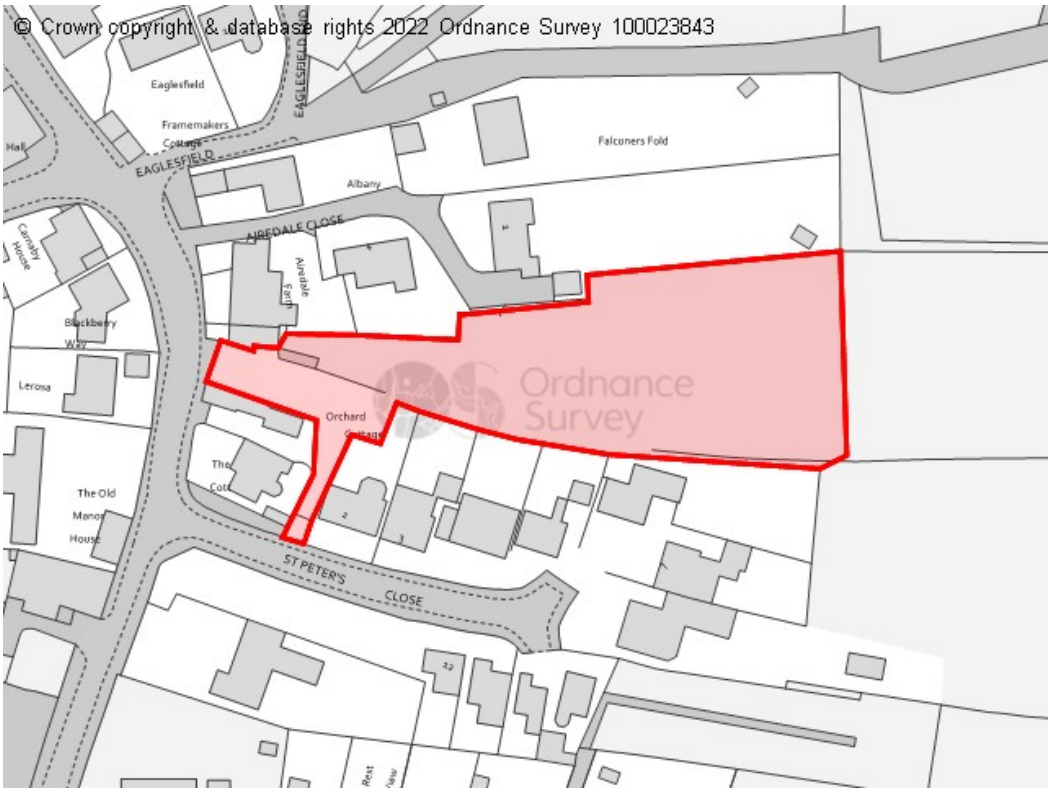
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	34	Estimated capacity (sqm):	
Capacity Notes:			

Leire, 21/8062, Land to rear of Orchard Cottage, Main Street

Site Details

Site ref:	21/8062
Site name:	Land to rear of Orchard Cottage, Main Street
Parish:	Leire
Nearest Settlement:	Leire
Site map:	



Site area (ha):	0.36
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Part residential curtilage (Orchard Cottage), remainder agriculture.
Adjacent land uses:	Residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is on the edge of Leire, which is not currently identified as a sustainable settlement. The site is partly within the Leire conservation area and adjacent to a grade 2 listed building. Any development on this site would need to ensure any harm to the heritage assets was subject to suitable mitigation. The site is identified as a proposed housing allocation in the Submission Leire Neighbourhood Plan. The site is considered suitable.
Availability:	There are two landowners, and they agree regarding the promotion of the site for development. Developer interest is indicated and a planning application for housing on the site is currently pending consideration. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The site is a proposed housing allocation in the submission version of the Leire Neighbourhood Plan. There are no market, cost or delivery factors that would make development unviable within the next 5 years. The site is considered achievable.

Conclusions

Deliverable or developable:	Deliverable
Reason if not currently developable:	
Timeframe for development:	Deliverable within 5 years
Net developable site area (ha):	0.36

Housing capacity

Economic capacity

Density applied (dph):

Development ratio:

Estimated capacity (dwgs): 5

Density applied:

Estimated capacity (sqm):

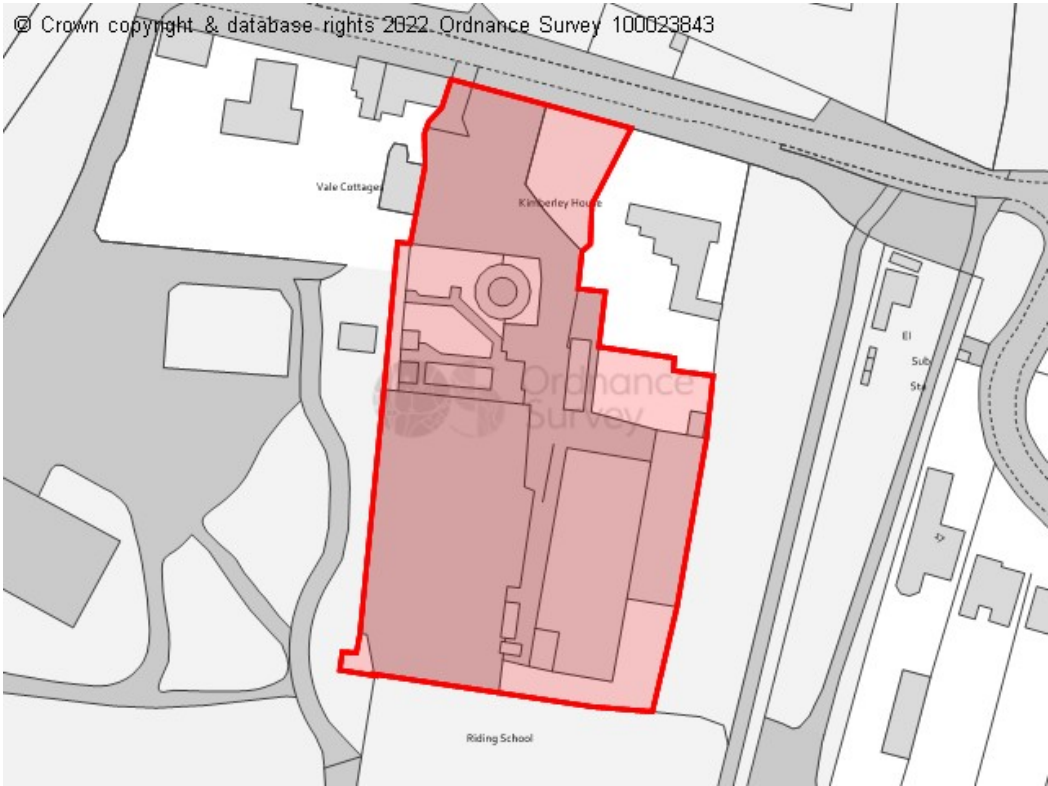
Capacity Notes:

Developer capacity used as it reflects the emerging neighbourhood plan allocation capacity of 5 dwellings. Based on the standard calculation, capacity would be 11 dwellings.

Leire, 21/8097, South Leicestershire Riding Establishment, Frolesworth Road

Site Details

Site ref: 21/8097
Site name: South Leicestershire Riding Establishment, Frolesworth Road
Parish: Leire
Nearest Settlement: Leire
Site map:



Site area (ha): 0.64
Brownfield / Greenfield: PDL
Overall development concept: Housing
Proposed use(s): Housing
Current use: Equestrian centre
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is previously developed land close to the village of Leire, which is not currently identified as a sustainable rural settlement. It is of a scale appropriate to the size of the village. While the site is close to the village, it is not adjacent to the existing built form and is currently separated by a small field. The site is considered potentially suitable.
Availability: Potentially available
 There is insufficient information to determine the availability of the site. There are two landowners however it is not known if they are in agreement about development of the land. While the promoter has said the existing buildings require demolition, it is not clear if the equestrian centre needs to relocate to an alternative site. Therefore the site is considered potentially available.
Achievability: Potentially achievable
 It is unclear whether the current equestrian centre use requires relocation. The buildings would, however, require demolition which could impact the delivery of the site. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.64

Housing capacity

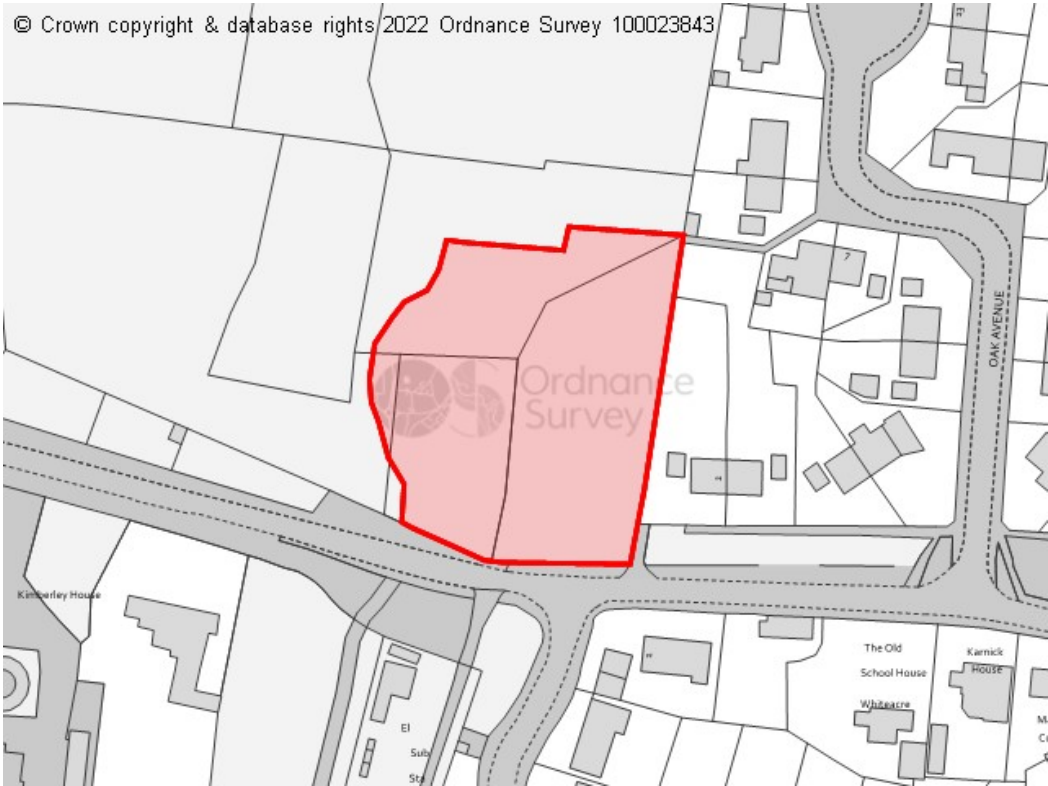
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	16	Estimated capacity (sqm):	
Capacity Notes:			

Leire, 21/8211, Land north of Frolesworth Road

Site Details

Site ref:	21/8211
Site name:	Land north of Frolesworth Road
Parish:	Leire
Nearest Settlement:	Leire
Site map:	



Site area (ha):	0.34
Brownfield / Greenfield:	Greenfield
Overall development concept:	Mixed use development
Proposed use(s):	Housing, minor retail
Current use:	Agriculture
Adjacent land uses:	Residential and agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to existing residential uses on the edge of Leire, not currently identified as a sustainable rural settlement. Access to the site is assumed to be from its frontage along Frolesworth Road. The existing Public Right of Way crossing the site would need to be retained. Being situated close to the Leire Conservation Area, any future development of this site would need to be sensitively designed to mitigate any potential harm to the Conservation Area's setting. The site is considered potentially suitable.
Potentially suitable	
Availability:	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	There are no market, cost or delivery factors that would make development economically unviable. The site is considered achievable.
Achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area (ha):	0.34

Housing capacity

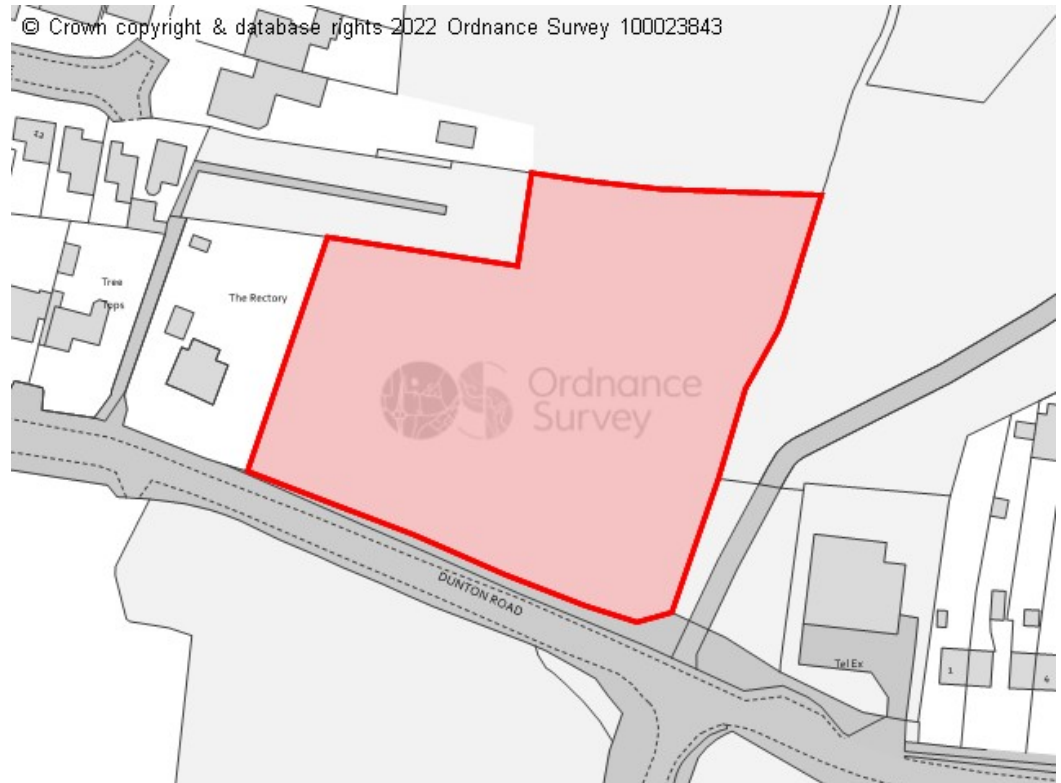
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	<0.4 Ha = 100%		
Estimated capacity (dwgs):	10	Estimated capacity (sqm):	
Capacity Notes:			

Leire, 21/8262, Land at Dunton Road

Site Details

Site ref: 21/8262
Site name: Land at Dunton Road
Parish: Leire
Nearest Settlement: Leire
Site map:



Site area (ha): 0.66
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential and open space.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is on the edge of Leire, not currently identified as a sustainable rural settlement. It has frontage onto Dunton Road, and appropriate access would need to be demonstrated. The site is adjacent to the Leire conservation area and any development on this site would need consider the potential impacts on nearby heritage assets and their setting. The site is considered potentially suitable.
Availability: Available
 No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Achievable
 Potential mitigation for any impacts on heritage assets could affect site capacity. However, although Leire is not identified currently as a sustainable settlement, no market or cost factors have been identified to make the site unviable. The site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.66

Housing capacity

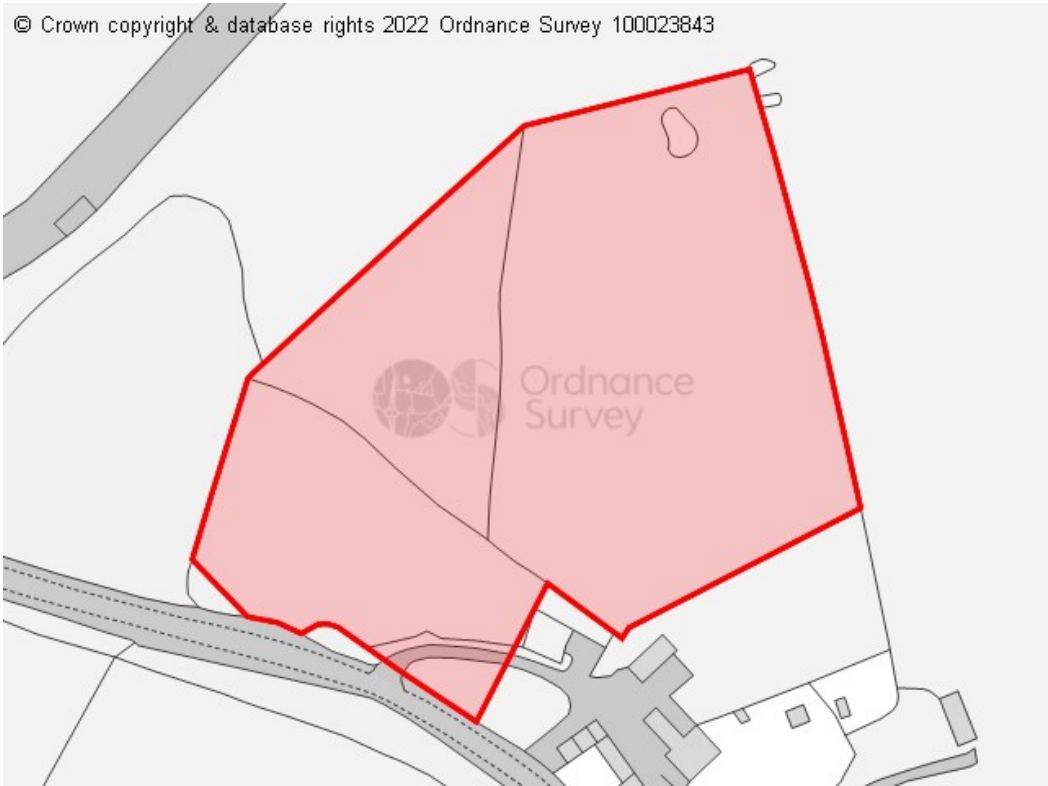
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	16	Estimated capacity (sqm):	
Capacity Notes:			

Little Stretton, 21/8057, Land between Church Farm and Leicester Airport

Site Details

Site ref:	21/8057
Site name:	Land between Church Farm and Leicester Airport
Parish:	Little Stretton
Nearest Settlement:	Little Stretton
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	1.93
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is in open countryside and is not currently a sustainable location for housing. In addition, it is not well related to a sustainable settlement. There is no clarity around access to the site or the capacity of the local highway network. The setting of the adjacent Scheduled Monument and any related archaeological assets on the site would need to be protected. The potentially contaminating land use (airfield) affecting the site would need further investigation. The site is considered not currently suitable.
Not currently suitable	
Availability:	The site is in single ownership. There has been no discussion with developers or marketing of the site. No legal or ownership issues have been identified. The site is considered available.
Available	
Achievability:	In addition to its unsustainable location, appropriate site access and mitigation relating to potential impacts on the local highway network would need to be demonstrated. Mitigation for the setting of the adjacent Schedule Monument and potentially contaminating land use (airfield) could impact on capacity. The site is considered not currently achievable.
Not currently achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 11-15 years
Net developable site area (ha):	1.93

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 48
Capacity Notes:

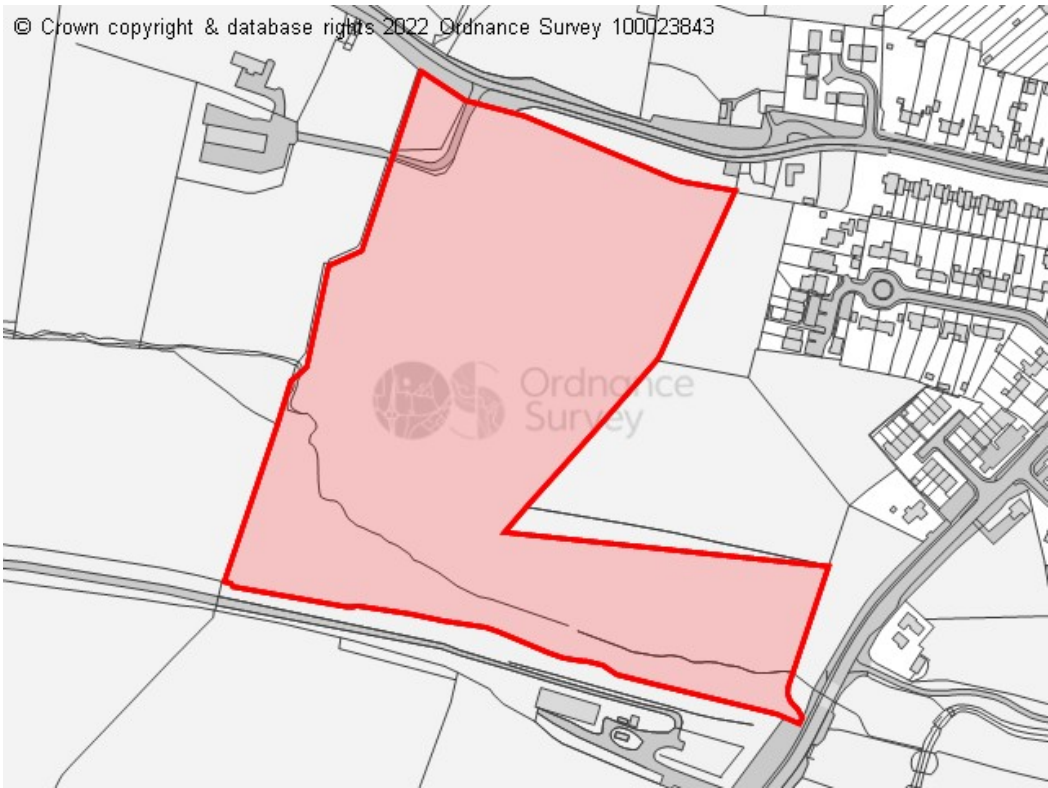
Density applied:

Estimated capacity (sqm):

Lubenham, 21/8017, Land south of Laughton Road

Site Details

Site ref:	21/8017
Site name:	Land south of Laughton Road
Parish:	Lubenham
Nearest Settlement:	Lubenham
Site map:	



Site area (ha):	6.90
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture and Lubenham Neighbourhood Plan reserve housing allocation.

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is on the western edge of the existing built form of Lubenham, a sustainable village within easy reach of Market Harborough. Residential development is currently under construction on the site's south eastern edge (20/00963/FUL), and land adjacent to the north east is allocated as a reserve site for residential development in the Lubenham Neighbourhood Plan. Development of the reserve site would improve the site's connection to the village. The full extent of the site submitted is unlikely to be appropriate for the scale and services of the village. A band of flood risk area 2 and 3 crosses the site and land adjacent to the site has potentially contaminating land uses that would require further investigation. The site is therefore considered potentially suitable.
Potentially suitable	
Availability:	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	The site lies within a Minerals Consultation Area but, while appropriate consultation would need to take place prior to any development, it is unlikely to impact on achievability. Mitigation for flood zones 2 and 3 across the site will be required and could impact on site capacity and delivery costs. The site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area	6.90

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 129
Capacity Notes:

Economic capacity

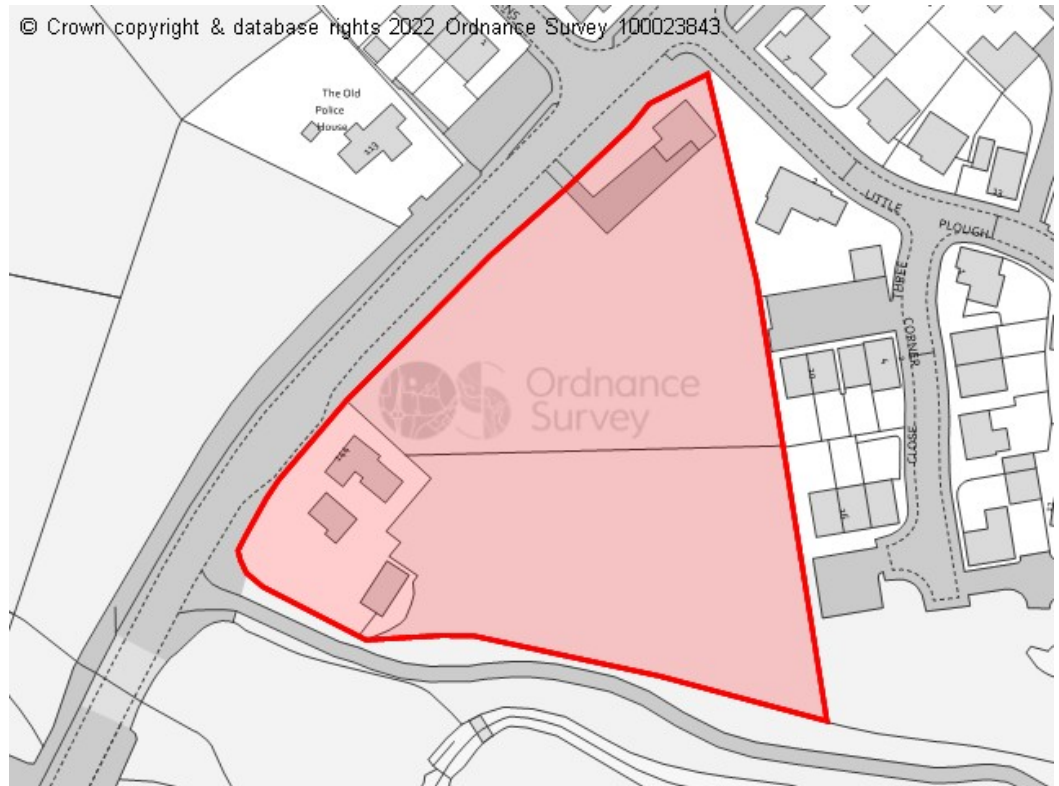
Density applied:

Estimated capacity (sqm):

Lubenham, 21/8018, Land east of Theddingworth Road

Site Details

Site ref: 21/8018
Site name: Land east of Theddingworth Road
Parish: Lubenham
Nearest Settlement: Lubenham
Site map:



Site area (ha): 0.86
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture and new development to the east

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to the built-up area of Lubenham, a sustainable rural village within easy reach of Market Harborough. There are no physical constraints which would prevent development of the proposed use. The site is considered suitable.
Availability: No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: While the site is within a Mineral Consultation Area, this is unlikely to impact on achievability. At this stage, no market, cost or delivery factors have been identified to make development economically unviable. The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 0.86

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%

Economic capacity

Density applied:

Estimated capacity (dwgs): 21

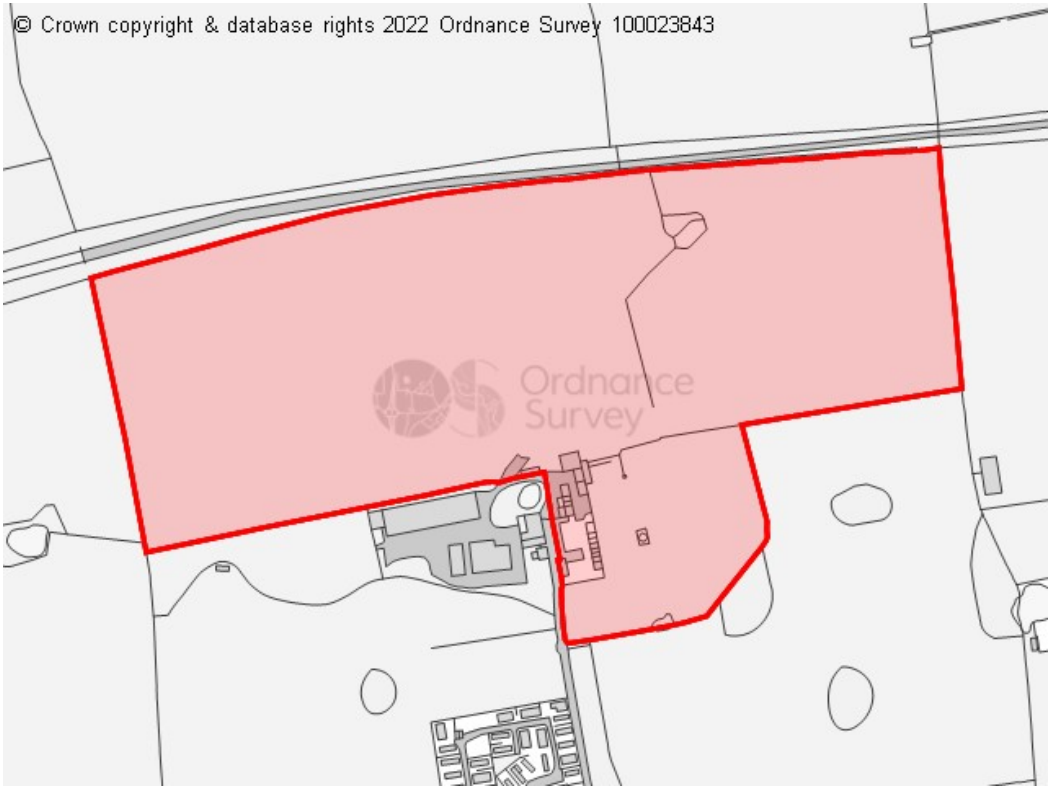
Estimated capacity (sqm):

Capacity Notes:

Lubenham, 21/8020, Papillon Hall Farm, Theddingworth Road

Site Details

Site ref: 21/8020
Site name: Papillon Hall Farm, Theddingworth Road
Parish: Lubenham
Nearest Settlement: Lubenham
Site map:



Site area (ha): 13.87
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture and storage
Adjacent land uses: Agriculture, over 50's mobile home park

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is in an isolated location in the open countryside, does not relate well to nearest settlements of Lubenham and Theddingworth, and is accessed directly from a high-speed A-road. There is a small area of potentially contaminating land use related to gas within the site that would require further investigation. A grade 2 listed building, Papillion Hall Farm, is also located within the site. The site is considered not currently suitable for development.
 Not currently suitable
Availability: No legal or ownership issues have been identified to would prevent development being delivered. The site is considered available.
 Available
Achievability: An area of potentially contaminated land is within the site and would require further investigation. The outcome of this investigation may affect the developable area of the site and may also delay delivery. Part of the site is a Mineral Consultation Area. Further consultation would be required and may delay delivery of the site. The site is considered potentially achievable.
 Potentially achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 13.87

Housing capacity

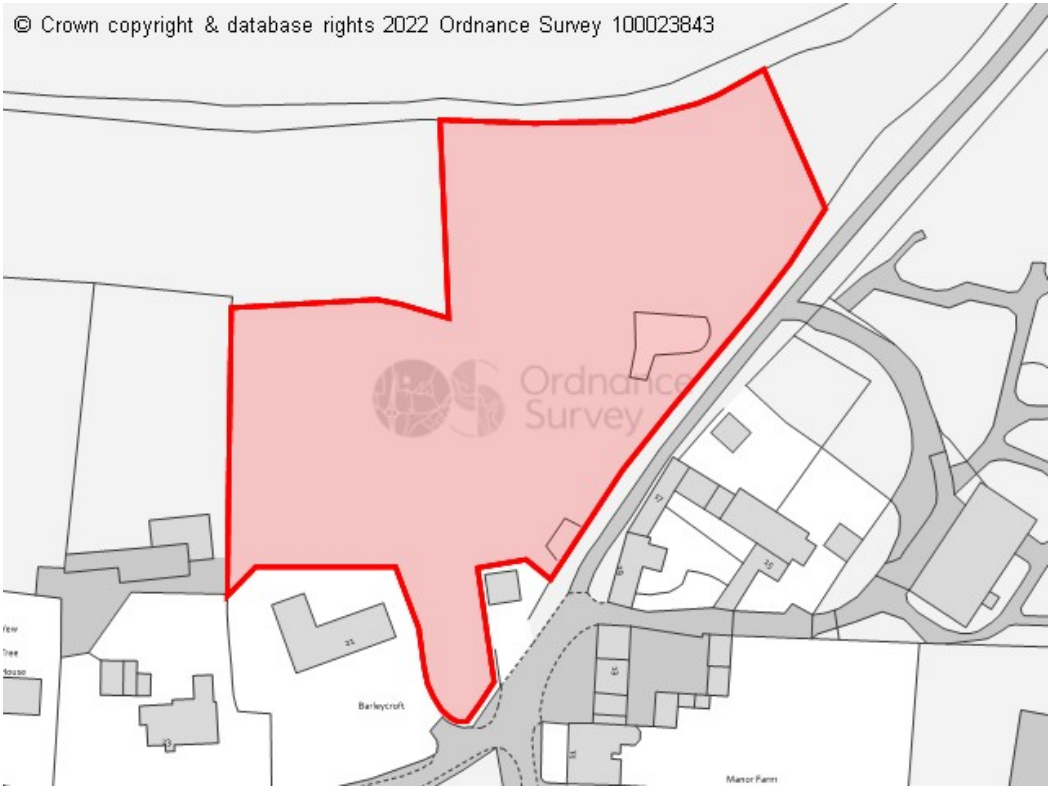
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	260	Estimated capacity (sqm):	
Capacity Notes:			

Lubenham, 21/8118, Land off The Green

Site Details

Site ref: 21/8118
Site name: Land off The Green
Parish: Lubenham
Nearest Settlement: Lubenham
Site map:



Site area (ha): 0.82
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential and agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to the built-up area of Lubenham, a sustainable rural settlement. The site slopes steeply to the north and this could impact on the quantum of development the site could accommodate. More than half of the site is within the Lubenham Conservation Area. The potential impacts of development on the Conservation Area and nearby listed buildings would need to be considered. The capacity of The Green as an access would need to be demonstrated. The site is considered potentially suitable.
Availability: Available
 The site owners agree regarding its promotion for development and discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Highway capacity, local topography and potential impact on heritage assets could impact on the site's capacity and viability. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.82

Housing capacity

Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	20	Estimated capacity (sqm):	
Capacity Notes:			

Lubenham, 21/8260, Land east of Foxton Road

Site Details

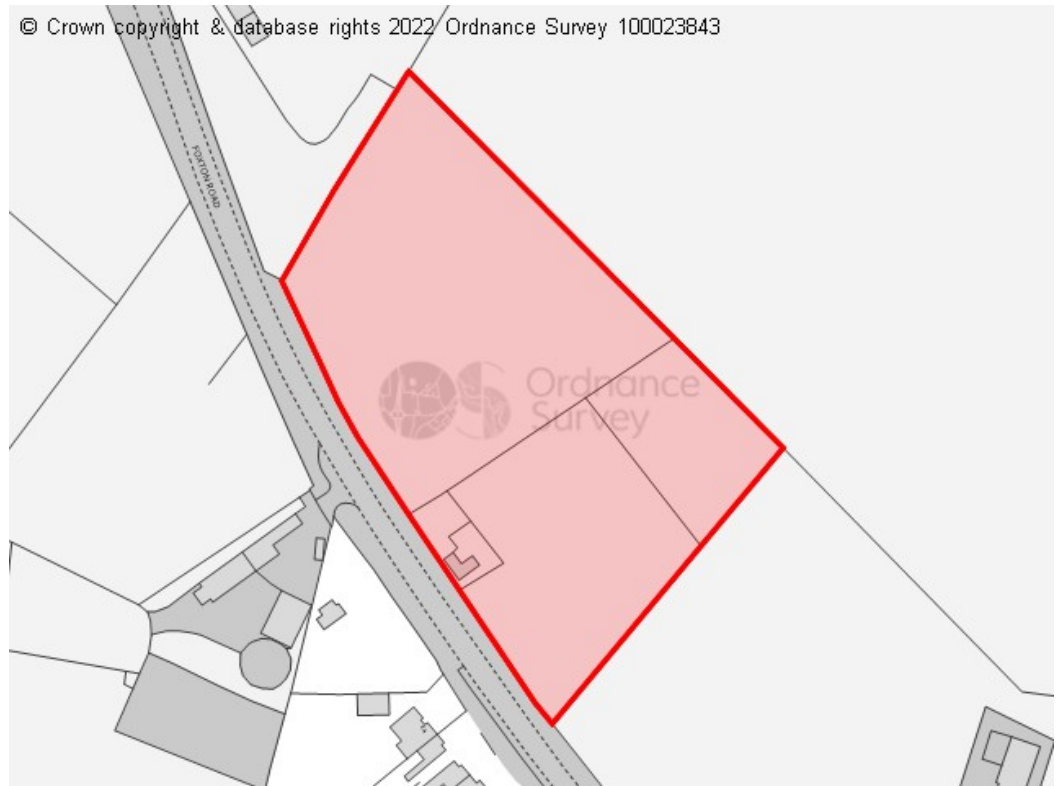
Site ref: 21/8260

Site name: Land east of Foxton Road

Parish: Lubenham

Nearest Settlement: Lubenham

Site map:



Site area (ha): 1.13

Brownfield / Greenfield: Greenfield

Overall development concept: Housing

Proposed use(s): Housing

Current use: Agriculture

Adjacent land uses: Agriculture, Lubenham Neighbourhood Plan residential allocation to south

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is close to the built-up area of Lubenham, a sustainable rural settlement. The land to the south of the site is allocated for residential development in the Lubenham Neighbourhood Plan. Only with the development of this allocated site would the submission site have a good connection to the village form and be a suitable location for housing. The site has frontage onto Foxton Road, appropriate access would need to be demonstrated. The site slopes steeply to the north and this could impact on the quantum of development the site could accommodate. A public right of way runs within the site's eastern boundary. The site is considered potentially suitable.

Availability:

Available

No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

Given its current poor relationship with the village, the adjoining Neighbourhood Plan allocated site would need to be developed for this site to be deliverable. In addition, landscape mitigation could impact on the site's capacity. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 1.13

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 28
Capacity Notes:

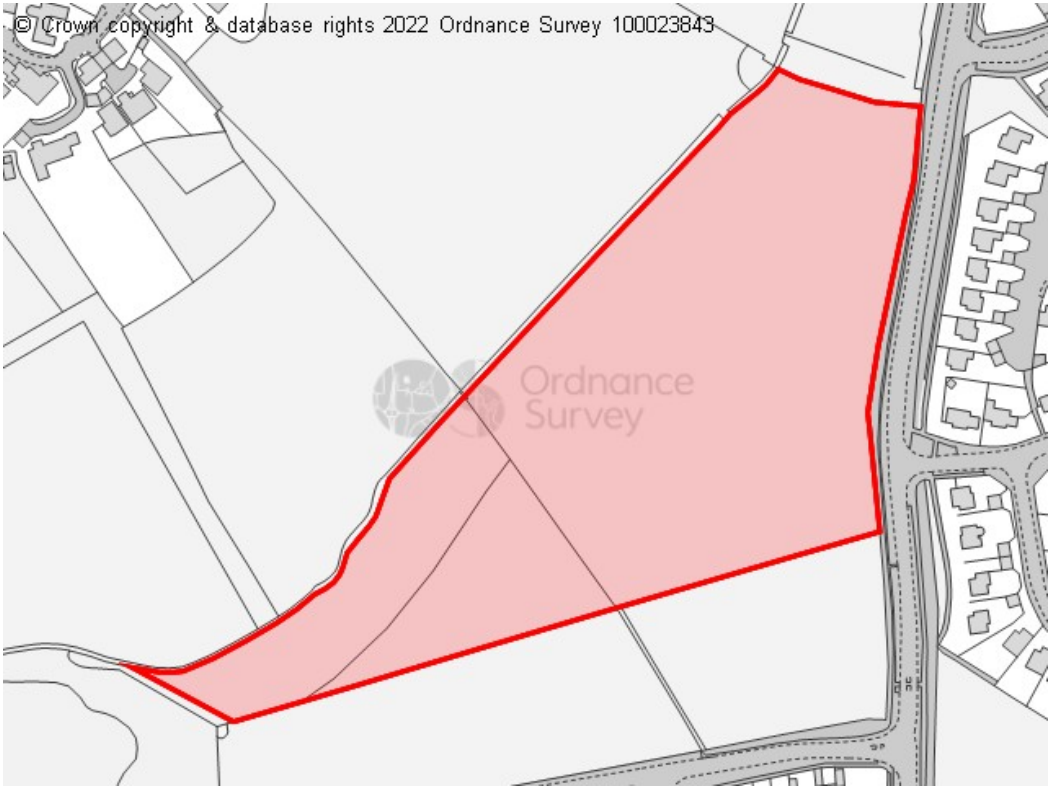
Density applied:

Estimated capacity (sqm):

Lutterworth, 21/8034, Land off Bitteswell Road

Site Details

Site ref: 21/8034
Site name: Land off Bitteswell Road
Parish: Lutterworth
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 3.93
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Field
Adjacent land uses: Agriculture and housing to east of Bitteswell Road

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is on the edge of the built area of Lutterworth, a sustainable settlement. Potential impact on the setting of Bitteswell Conservation Area may require mitigation and careful design. No other physical or environmental constraints have been identified. The site is considered suitable.
Availability: The site is in dual ownership with landowners in agreement. Developer interest is indicated. No legal or ownership issues have been identified to prevent delivery. The site is considered available.
Achievability: No physical constraints have been identified to make this site unviable for housing development. However, a change in the Area of Separation boundary would be needed. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 3.93

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%

Economic capacity

Density applied:

Estimated capacity (dwgs): 74

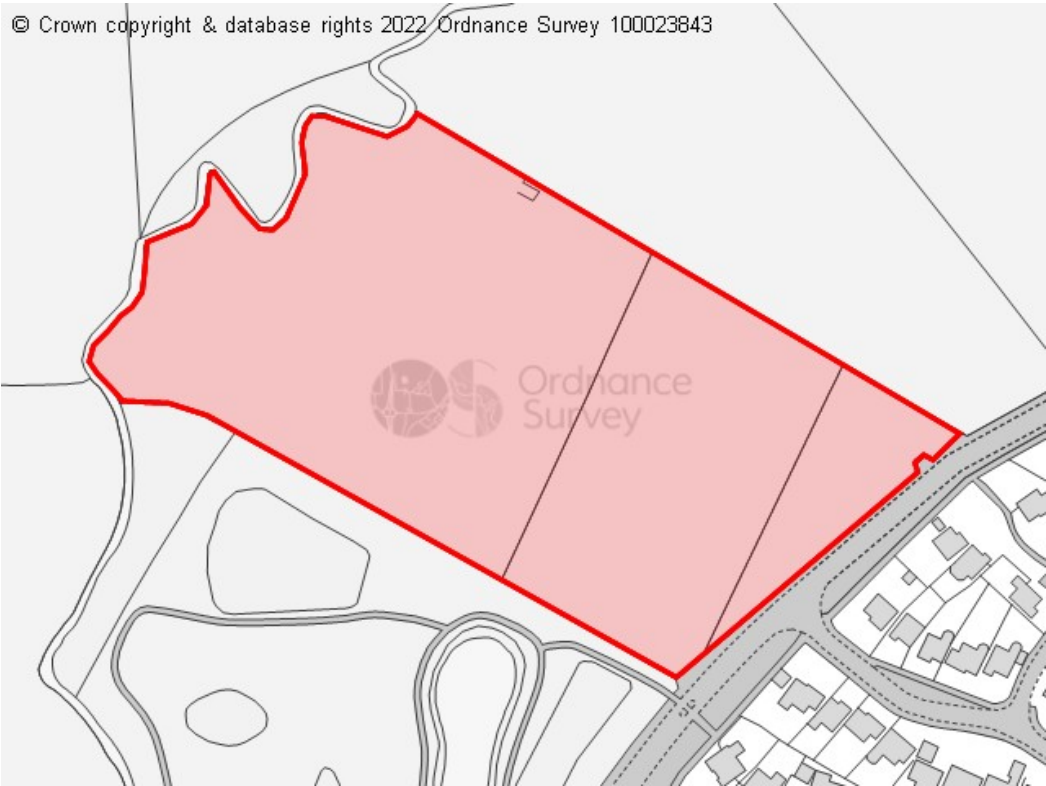
Estimated capacity (sqm):

Capacity Notes:

Lutterworth, 21/8048, Land off Brookfield Way

Site Details

Site ref: 21/8048
Site name: Land off Brookfield Way
Parish: Lutterworth
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 2.66
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing, wind turbine
Current use: Field
Adjacent land uses: Fields, Lutterworth Country Park, agriculture, residential beyond Brookfield Way

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Lutterworth, a sustainable settlement. The site is stated as having no access to the highway and further information would be required to demonstrate this issue can be overcome. Development would impact on separation between Lutterworth and Magna Park. No other physical or environmental constraints have been identified. The site is considered potentially suitable for housing.
Availability: Not currently available
 The site is in multiple ownership and there are legal/ownership impediments that affect its potential development. It is not subject to developer interest and is not under option. Further information would be needed to demonstrate availability and deliverability. Therefore, the site is considered not currently available.
Achievability: Not achievable
 The site is in multiple ownership and legal/ownership impediments potentially affect the provision of highway access and servicing. As the site is entirely within the Lutterworth/Bitteswell/Magna Park Area of Separation a change to policy would also be required to make the site achievable. Therefore, the site is considered not achievable.

Conclusions

Deliverable or developable: Not currently developable
Reason if not currently developable: Multiple owners and complex legal issues.
Timeframe for development:
Net developable site area (ha):

Housing capacity

Economic capacity

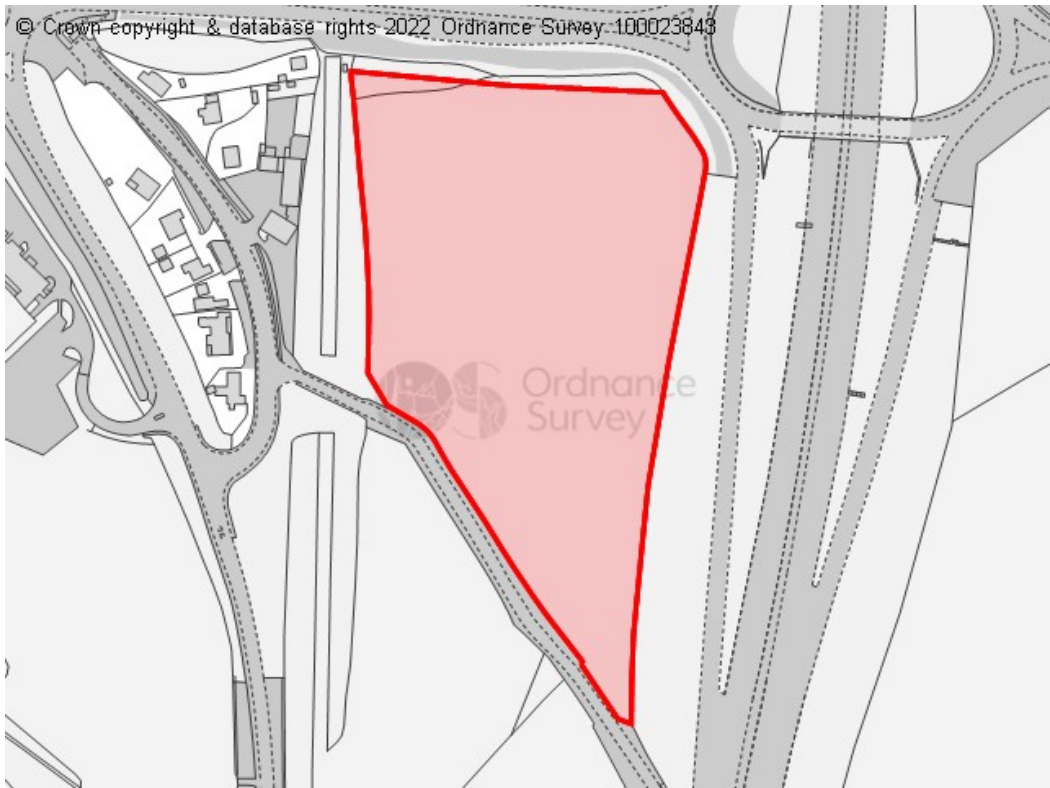
Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

Density applied:
Estimated capacity (sqm):

Lutterworth, 21/8104, Land at M1 Junction 20/Swinford Road

Site Details

Site ref:	21/8104
Site name:	Land at M1 Junction 20/Swinford Road
Parish:	Lutterworth
Nearest Settlement:	Lutterworth
Site map:	



Site area (ha):	4.13
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	M1, A4303, agriculture, disused railway line

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is on the edge of the existing built-up area of Lutterworth, a sustainable settlement. Nearby services and facilities are located to the north of the A4303 and provision of connectivity by sustainable modes would be a necessary part of development. Various issues including landscape impact, potential contamination, and air and noise pollution would require investigation and potential mitigation. An indicative masterplan and highway access design indicate that suitable access off Swinford Road can be achieved. Therefore, the site is considered suitable for housing.
Availability:	Site is in the ownership of a land promoter/developer. No other legal or ownership issues have been identified to prevent delivery. The site is considered available.
Achievability:	There are no market, cost or delivery factors that would make housing development unviable and there is a reasonable prospect that housing could be developed at some stage. The site is considered achievable.

Conclusions

Deliverable or developable:	Deliverable
Reason if not currently developable:	
Timeframe for development:	Deliverable within 5 years
Net developable site area (ha):	4.13

Housing capacity

Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	77	Estimated capacity (sqm):	

Capacity Notes:

Indicative masterplan and supporting information for a past planning application, provided with the submission, indicate that 90 dwellings are deliverable.

Lutterworth, 21/8105, Warren Farm (West)

Site Details

Site ref: 21/8105
Site name: Warren Farm (West)
Parish: Misterton with Walcote
Nearest Settlement: Lutterworth
Site map: © Crown copyright & Database rights 2022 Ordnance Survey 100023843



Site area (ha): 44.72
Brownfield / Greenfield: Greenfield
Overall development concept: Employment
Proposed use(s): Economic (large warehouses)
Current use: Agriculture (including farmhouse and farm buildings)
Adjacent land uses: Agriculture

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is on the edge of Lutterworth, a sustainable settlement and economic centre, and lies adjacent to the boundary of a committed employment allocation. However, the full extent of the site relates poorly to the built form of Lutterworth, and the site extends into open countryside some distance from the committed settlement edge with consequential impacts on the landscape and open views. The two Public Rights of Way bisecting the site would need to be retained. As a location for employment, the site has potential to meet some of the specific locational requirements of the strategic warehouse sector. The submission indicates that access to service the site is reserved through consented land to the north west. However, access and highway capacity, appropriate to accommodate the proposed use, has not been demonstrated and further investigation is required. It is unlikely that access could be delivered without conflicting with the East of Lutterworth SDA. Access via Swinford Road would not be acceptable to the Highway Authority. Therefore, the site is considered potentially suitable for economic uses.

Availability:

Available

The site is in single ownership. There has been developer interest, but the site has not been marketed and is not under option. Current farm buildings would need to be removed. The site is considered available.

Achievability:

Not currently achievable

The site is well located in relation to the Strategic Road Network (SRN) and potentially attractive to the market for the proposed use (large warehouses). The submission indicates that this site and the adjoining site (ID 21/8108) would, over time, be developed as one. No cost or delivery factors are identified to make the site unviable for economic use. Suitable highway access arrangements could impact on the achievability and market attractiveness of the site. Potential impact on nearby residents would require consideration. Market supply in the immediate and surrounding area could impact delivery timescales. The site is considered not currently achievable.

Conclusions

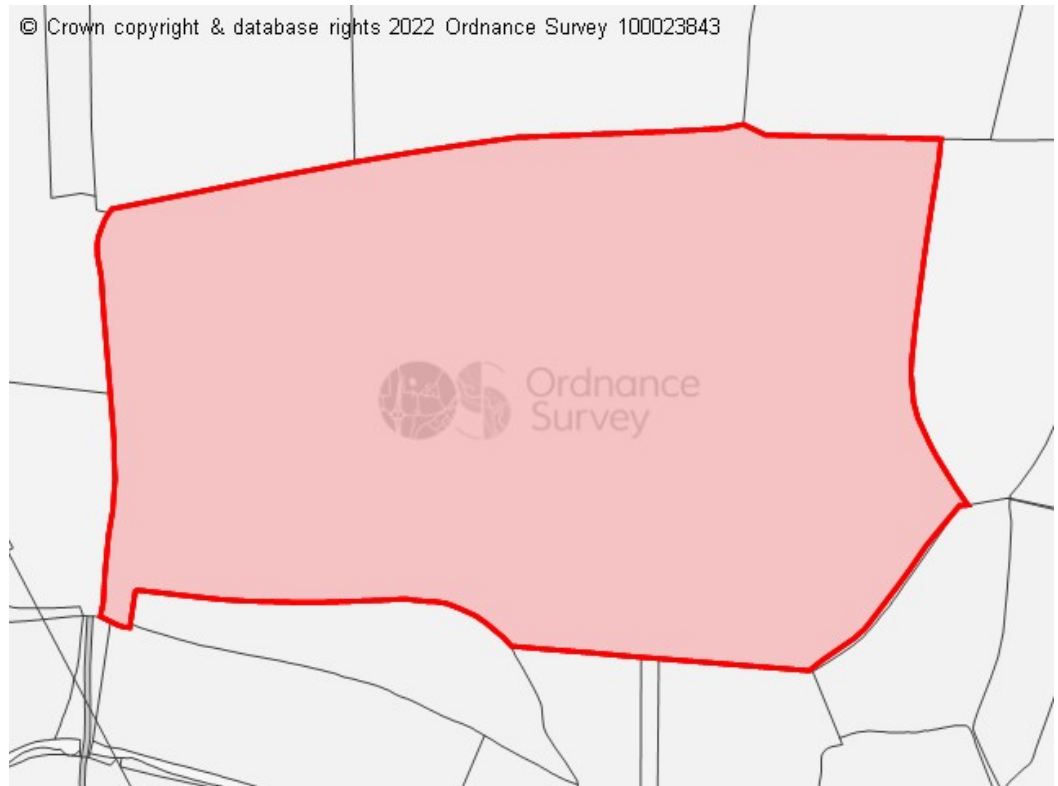
Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 44.72

Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	3,500sqm/ha
Development ratio:			
Estimated capacity (dwgs):		Estimated capacity (sqm):	156,520
Capacity Notes:			
Capacity calculation applies standard density for large warehousing.			

Lutterworth, 21/8107, Land North West of Walcote

Site Details

Site ref: 21/8107
Site name: Land North West of Walcote
Parish: Misterton with Walcote
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 9.27
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture and woodland

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not currently suitable

The site is on the edge of the committed built-up area of Lutterworth, a sustainable settlement. Its suitability is dependent on the delivery of the committed East of Lutterworth Strategic Development Area (SDA) and its associated infrastructure, and highway access to appropriate standards being provided. The site is classified Grade 2 agricultural land and lies entirely within a Mineral Consultation Area. No other physical or environmental constraints have been identified. The site has potential to be master planned and delivered comprehensively with adjoining site 21/8152. Given its dependence on the delivery of substantive infrastructure associated with the SDA over the next 10 years, the site is considered not currently suitable.

Availability:

Available

The site is in single ownership and is identified as being available for development within 6-10 years. It has not been marketed and is not under option but has been discussed with the adjoining landowner (site 21/8152) and is included within an indicative master plan for the comprehensive development of both sites. No availability issues have been identified. The site is considered available.

Achievability:

Not currently achievable

Provision of substantial strategic infrastructure associated with the committed East of Lutterworth SDA, including highways and services, would be required for this site to be achievable. While the site has potential to be incorporated into the wider SDA, given the timescales involved in the delivery of the SDA and associated infrastructure, development of this site is unlikely to be achievable within the next 10 years. Therefore, the site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently

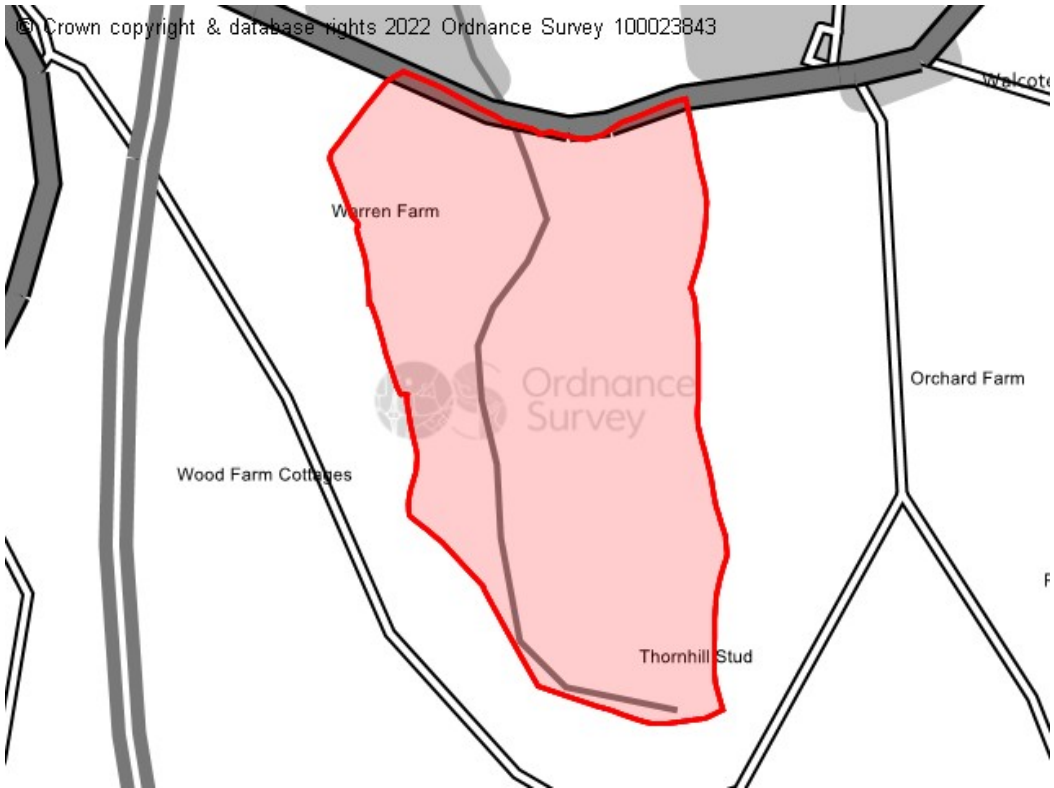
developable:
Timeframe for development: Developable in 16+ years, Developable in 11-15 years
Net developable site area (ha): 9.27

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	174	Estimated capacity (sqm):	
Capacity Notes:			

Lutterworth, 21/8108, Warren Farm (East)

Site Details

Site ref: 21/8108
Site name: Warren Farm (East)
Parish: Misterton with Walcote
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 118.64
Brownfield / Greenfield: Greenfield
Overall development concept: Employment
Proposed use(s): Economic (Large Warehouses)
Current use: Agriculture
Adjacent land uses: Agriculture

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability: Potentially suitable

The site is on the edge of Lutterworth, a sustainable settlement and economic centre, and lies adjacent to the boundary of a committed employment allocation. However, the full extent of the site relates poorly to the built form of Lutterworth, and the site extends into open countryside some distance from the committed settlement edge with consequential impacts on the landscape and open views. Three Public Rights of Way that bisect the site would need to be retained. Access to the site would seem possible but would require Highway Authority input regarding appropriate highway infrastructure and mitigation. As a location for employment, the site has potential to meet some of the specific locational requirements of the strategic warehouse sector. The site is considered potentially suitable for economic uses.

Availability: Not available

The site is in single ownership and has received developer interest but has not been marketed and is not under option. While no legal or ownership issues have been identified, a prospective temporary use, the likelihood of which is unknown, could affect availability over the next 20 years. Therefore, the site is considered not available.

Achievability: Not achievable

The site is well located in relation to the Strategic Road Network (SRN) and potentially attractive to the market for the proposed use (large warehouses). The submission indicates that the intention is for this site and the adjoining SHELAA site (ID 21/8105) to be developed as one over time. Impact on nearby residents would require consideration and potential mitigation. Prospective temporary use for sand / gravel extraction (with any associated restoration or aftercare obligations that may apply) either before or phased alongside economic use, and market supply in the immediate and surrounding area, could impact delivery timescales. Clarity around any temporary use and the timescales involved, or its non-pursuit, could expedite economic uses. However, given current uncertainty the site is considered not achievable.

Conclusions

Deliverable or developable:	Not currently developable
Reason if not currently developable:	Prospective temporary use means that the site is unlikely to be developable within the next 20 years.
Timeframe for development:	
Net developable site area (ha):	118.64

Housing capacity

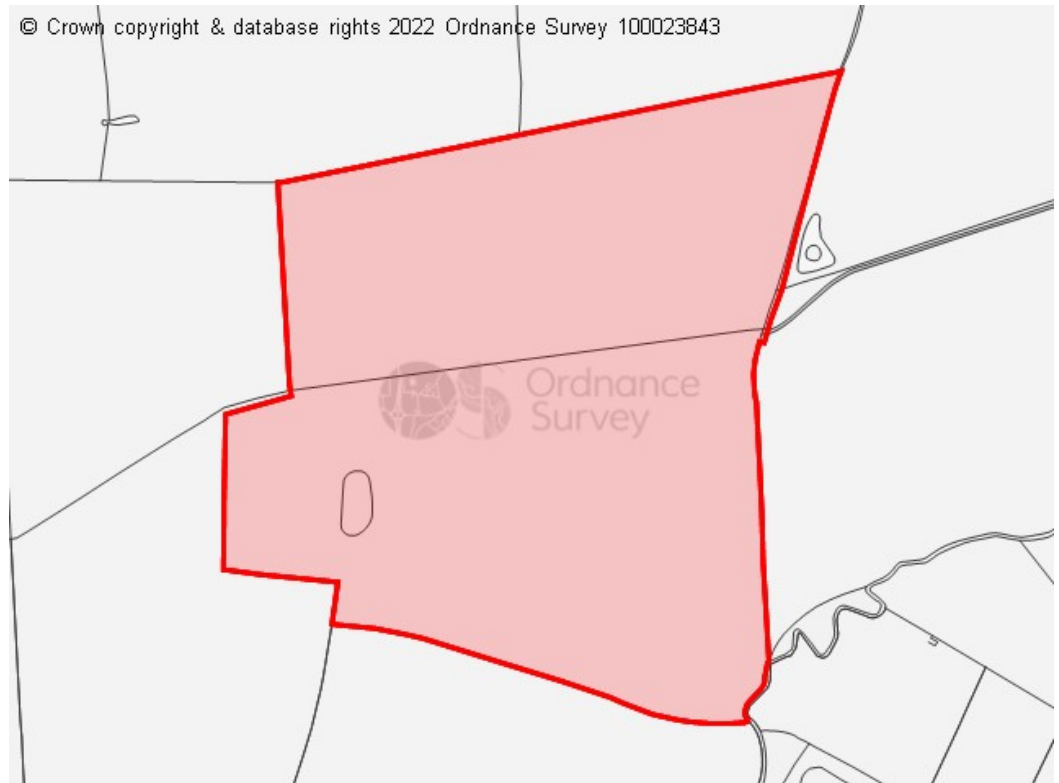
Economic capacity

Density applied (dph):	Density applied:
Development ratio:	
Estimated capacity (dwgs):	Estimated capacity (sqm):
Capacity Notes:	

Lutterworth, 21/8110, Land west of Lutterworth

Site Details

Site ref: 21/8110
Site name: Land west of Lutterworth
Parish: Bitteswell with Bittesby
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 16.57
Brownfield / Greenfield: Greenfield
Overall development concept: Strategic development area / urban extension
Proposed use(s): SDA (Housing)
Current use: Agriculture
Adjacent land uses: Agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: Site is a duplicate forming part of a larger site which has been assessed (21/8191 Land north of Coventry Road).
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

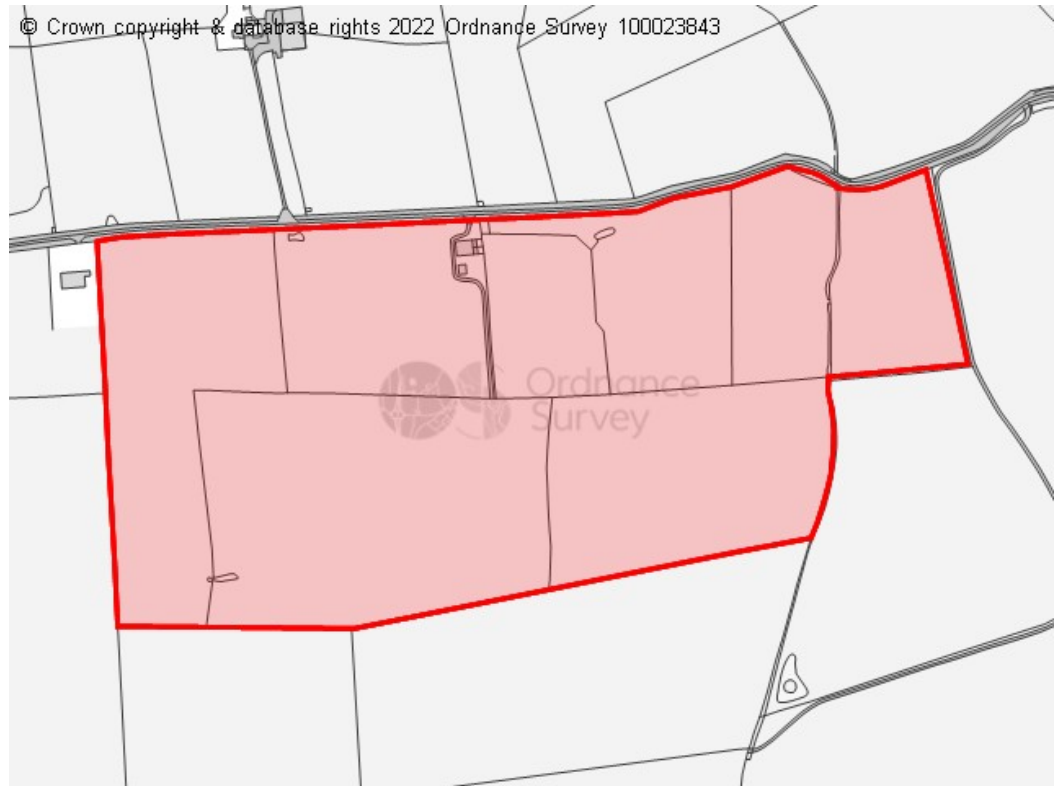
Economic capacity

Density applied:
Estimated capacity (sqm):

Lutterworth, 21/8111, Land south of Woodby Lane

Site Details

Site ref: 21/8111
Site name: Land south of Woodby Lane
Parish: Bitteswell with Bittesby
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 26.85
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site does not adjoin Lutterworth or Bitteswell and is not well related to the built form or facilities of either settlement, with consequential impacts on the landscape, open views, and potentially a negative effect on separation between these settlements and Magna Park. While the site has frontage onto Woodby Lane, suitable access is likely to be dependent on adjoining site (21/8191) coming forward. The site is considered not currently suitable.
Availability: Site is in dual ownership and no availability issues are identified. Submitter indicates site is most likely to be developed in conjunction with adjoining sites. The site is considered available.
Achievability: The site is not well related to the existing built-up area of Lutterworth or Bitteswell, and would result in isolated development poorly connected to the existing settlements. The use of Woodby Lane as an access is unlikely to be appropriate given potential impacts on the local highway network. Both issues and potential delivery in conjunction with adjoining sites could delay the site coming forward. The site lies within the Bitteswell/Lutterworth/Magna Park Area of Separation and a change to policy would be needed. In isolation, the site is considered not achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 16+ years
Net developable site area (ha): 26.85

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 503
Capacity Notes:

Density applied:

Estimated capacity (sqm):

Lutterworth, 21/8133, Land at Moorbarns Lane

Site Details

Site ref: 21/8133
Site name: Land at Moorbarns Lane
Parish: Lutterworth
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 2.35
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Field containing disused barn
Adjacent land uses: Agriculture and fields

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is located in open countryside outside Lutterworth and therefore is not a sustainable location for development. The site does not have suitable access to the highway. The site is considered not suitable.
Availability: The site is in dual ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed and is not under option. No availability issues have been identified. The site is considered available.
Achievability: The site is poorly related to the existing built-up area of Lutterworth. The use of Moorbarns Lane as an access and the potential wider impacts on the local highway network would need further investigation. Both issues could prevent the site coming forward and impact on its viability. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 16+ years
Net developable site area (ha): 2.35

Housing capacity

Economic capacity

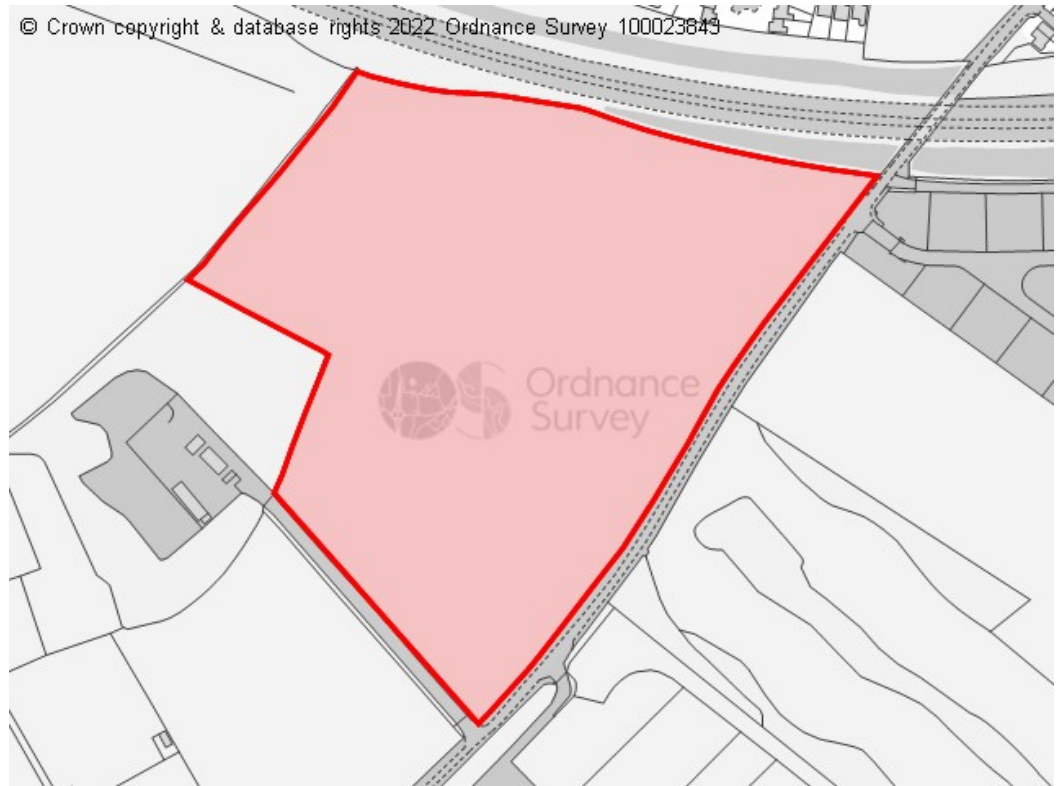
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	44	Estimated capacity (sqm):	

Capacity Notes:
While the submission indicated some employment provision, in the absence of quantitative information from the submitter, the site is assessed as 100% housing.

Lutterworth, 21/8136, Land off Moorbarns Lane

Site Details

Site ref: 21/8136
Site name: Land off Moorbarns Lane
Parish: Lutterworth
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 6.69
Brownfield / Greenfield: Greenfield
Overall development concept: Mixed use development
Proposed use(s): Mixed (housing and economic)
Current use: Agriculture
Adjacent land uses: Agriculture, golf course, household waste site and A4303

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to the southern edge of Lutterworth, a sustainable settlement and established economic centre. The site extends into open countryside beyond the A4303, a physical barrier. There is a potentially contaminated land use identified across much of the site which would require further investigation and all the site is within a Mineral Consultation Area. Moorbarns Lane is not currently suitable to cater for any additional traffic and adjoining land uses affect the appropriateness and market appeal of the site. Therefore, overall, the site is considered not currently suitable for housing or economic uses.
Not currently suitable
Availability: The site is in single ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed and is not under option. No availability issues have been identified. The site is considered available.
Available
Achievability: The site is not well related to the settlement, lying beyond the A4303, and adjoins uses that could negatively impact market appeal and amenity for would-be occupiers. The use of Moorbarns Lane as an access and the wider impacts on the local highway network would need further investigation, as would the implications of the potentially contaminating land use. Both issues could delay the site coming forward and its viability. Therefore, the site is considered potentially achievable.
Potentially achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years

Net developable site area 6.69
(ha):

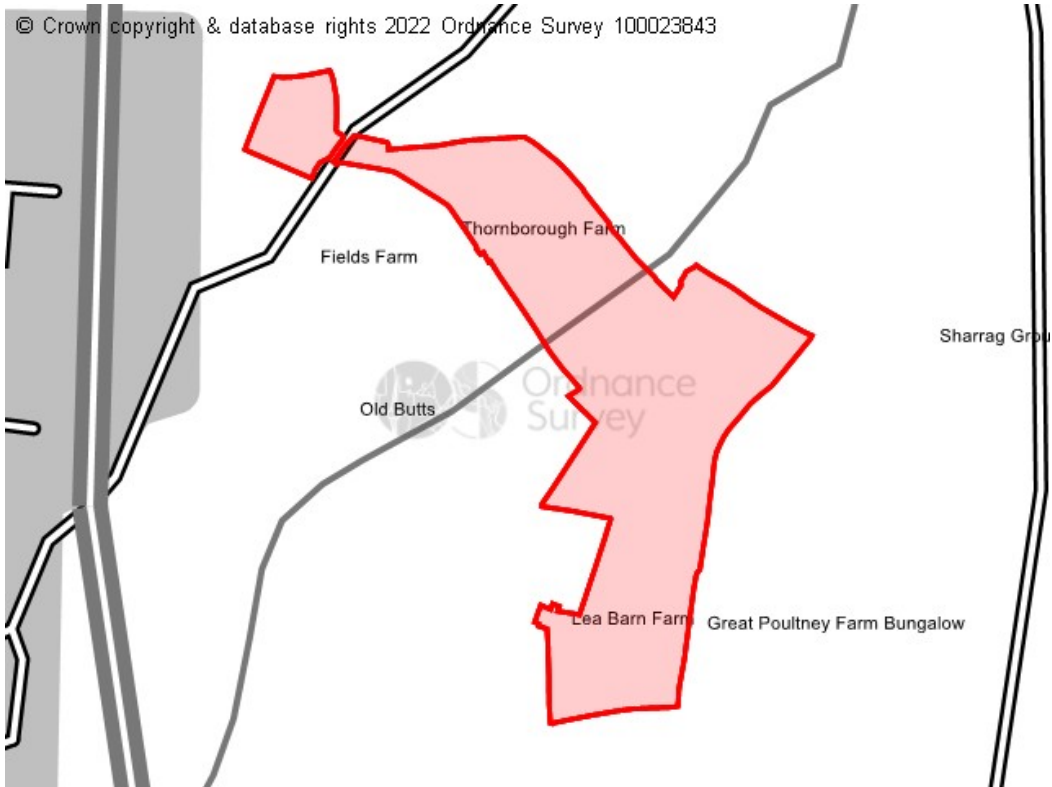
Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	3,800sqm/ha
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	63	Estimated capacity (sqm):	12,730

Capacity Notes:
In the absence of submitter information on mix of uses, an equal split has been assumed (50% housing and 50% economic). In calculating economic floorspace capacity, the average density is based on an equal split between Office/Industrial /Warehousing.

Lutterworth, 21/8152, North and South of Gilmorton Road (Extension to Lutterworth East SDA)

Site Details

Site ref: 21/8152
Site name: North and South of Gilmorton Road (Extension to Lutterworth East SDA)
Parish: Lutterworth, Misterton with Walcote
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 51.93
Brownfield / Greenfield: Greenfield
Overall development concept: Strategic development area / urban extension
Proposed use(s): Strategic Development Area (housing and economic)
Current use: Agriculture
Adjacent land uses: Agriculture. Land to the west of the site is an allocated Strategic Development Area (East of Lutterworth SDA).

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Not currently suitable
 The site is close to Lutterworth, a sustainable settlement, and on the edge of the committed built-up area of the town. However, development would be dependent on the delivery of the East of Lutterworth Strategic Development Area (SDA) and its associated infrastructure. Only once the SDA is developed would the site adjoin the built-up area. However, the site adjoins the permitted SDA and could form part of a comprehensive approach to the latter phases of the SDA. Part of the site is within flood zones 2 and 3. The southern half of the site is Grade 2 agricultural land and some of the northern section is within a Mineral Consultation Area. Misterton Marshes SSSI is close by and two Public Rights of Way cross the site. Further investigation and careful design will be necessary. An indicative master plan indicates that known physical and environmental constraints can be addressed by appropriate mitigation. However, given its dependence on the delivery of substantive infrastructure associated with the SDA over the next 10 years, the site is considered not currently suitable.

Availability: Available
 The site is in single ownership, with development intended via a partnership venture. No marketing or discussion has taken place with potential developers. The estimated start for the development is within 11-15 years with circa 10 years to complete. No availability issues have been identified. The site is considered available.

Achievability:	Provision of substantial strategic infrastructure associated with the committed East of Lutterworth SDA, including highways and services, would be required for this site to be achievable. While the site has potential to be incorporated into the wider SDA, given the timescales involved in the delivery of the SDA and associated infrastructure, development of this site is unlikely to be achievable within the next 10 years. Therefore, the site is considered not currently achievable.
Not currently achievable	

Conclusions

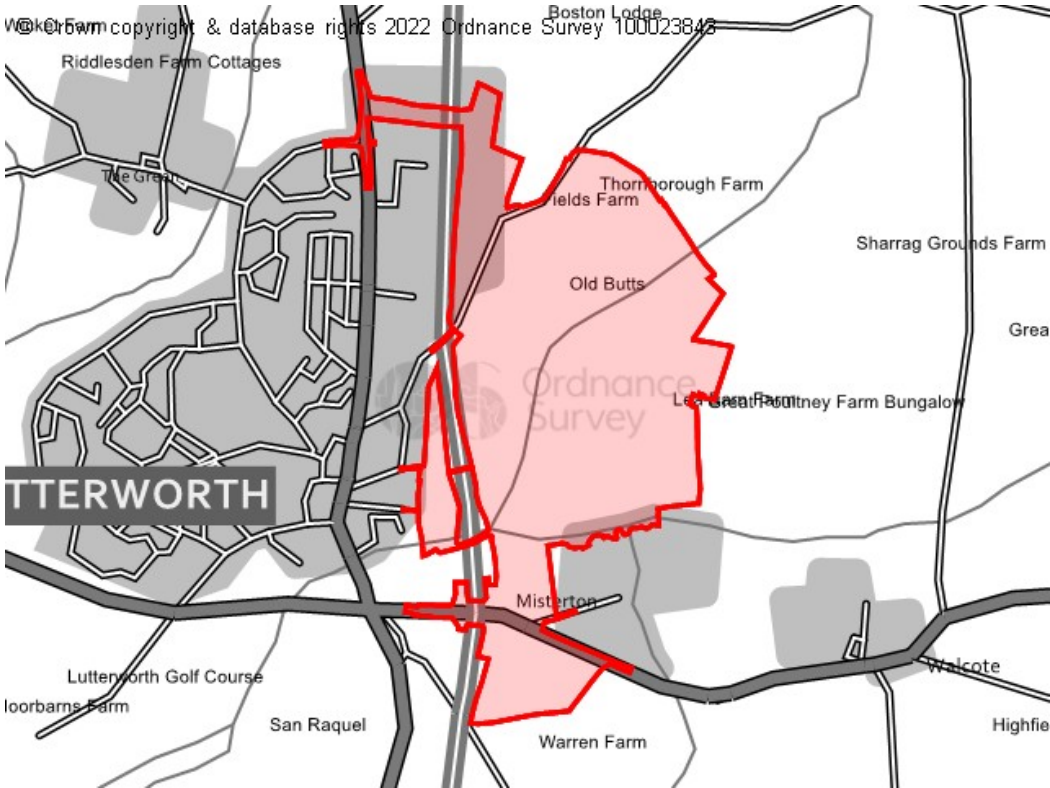
Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 16+ years, Developable in 11-15 years
Net developable site area (ha):	47.73 (housing) and 4.2 (economic)

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	4,200sqm/ha
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	716	Estimated capacity (sqm):	17,640
Capacity Notes:			
Developer estimates higher capacity of 1250-1320 dwellings (excluding adjoining site 21/8107 to the south in third party ownership) and up to 1500 dwellings in conjunction with adjoining site. Economic capacity is based on standard density for Industrial uses.			

Lutterworth, 21/8153, East of Lutterworth SDA

Site Details

Site ref: 21/8153
Site name: East of Lutterworth SDA
Parish: Lutterworth, Misterton with Walcote
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 225.22
Brownfield / Greenfield: Greenfield
Overall development concept: Strategic development area / urban extension
Proposed use(s): SDA: Housing, business (Office / Industrial / Warehousing), education, community hub
Current use: Agriculture.
Adjacent land uses: Highway infrastructure (M1/A4304), agriculture (including farm buildings/dwellings)

Site Assessment Summary

Red constraints: Flood zone 3b, Internationally / nationally designated sites of biodiversity and geological interest (e.g SSSIs)
Reason not assessed: The site is allocated in the Local Plan as East of Lutterworth Strategic Development Area (Policy L1) and outline planning permission has been granted.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

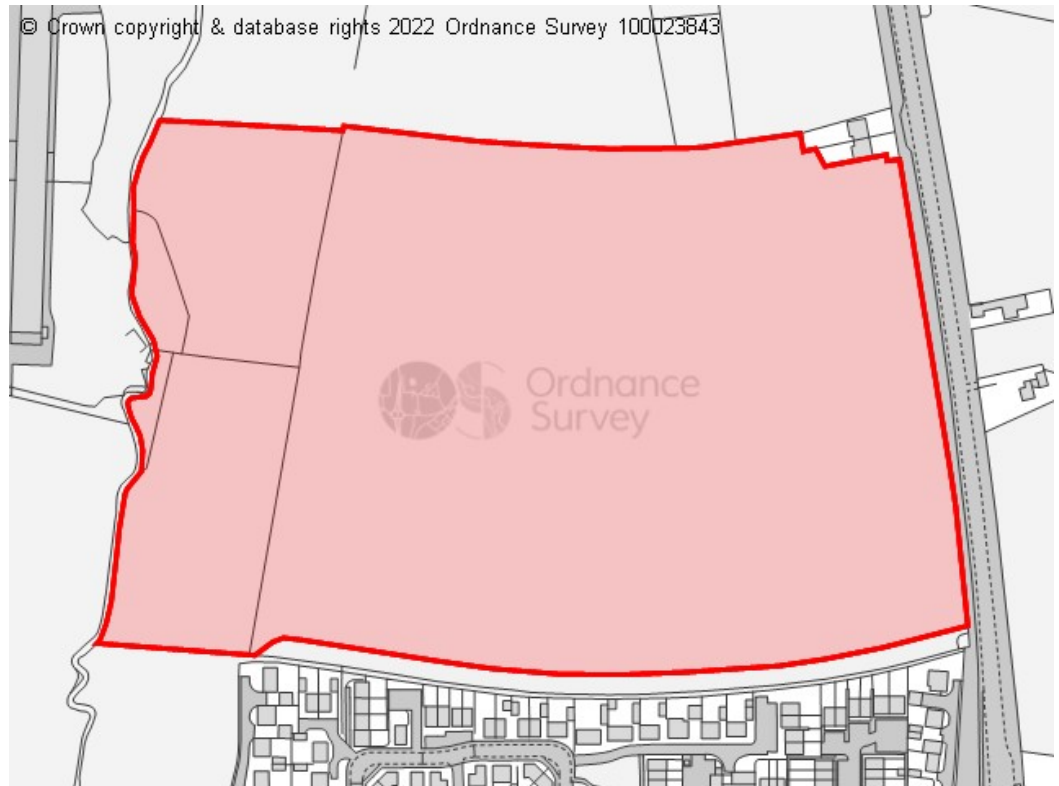
Economic capacity

Density applied:
Estimated capacity (sqm):

Lutterworth, 21/8167, Land off Leicester Road

Site Details

Site ref: 21/8167
Site name: Land off Leicester Road
Parish: Lutterworth
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 10.08
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Predominantly agriculture with residential to the south.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site adjoins the edge of the built-up area of Lutterworth, a sustainable settlement. Access from Leicester Road requires further investigation due to proximity to land safeguarded for the northern access to the spine road for the East of Lutterworth Strategic Development Area. A Public Right of Way crosses part of the site north to south. The site is considered suitable.
Availability: Site is under option to a housing builder who intends to develop it themselves. There are no ownership or legal impediments to prevent delivery. The site is considered available.
Achievability: The south-western corner of the site lies within the Local Plan Area of Separation (AoS). However, the scale of the site and submission masterplan indicate that housing development on this part of the site can be avoided to respect and maintain the effectiveness of the AoS. No factors have been identified that have potential to affect viability or delivery. The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 10.08

Housing capacity

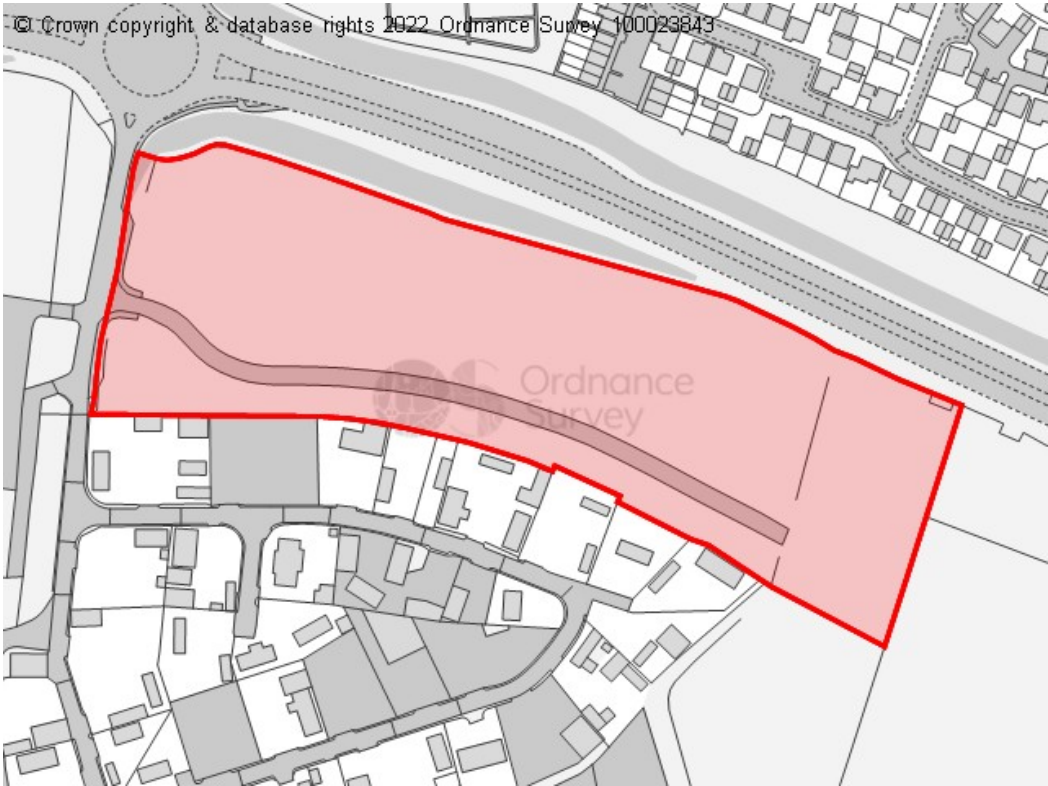
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	189	Estimated capacity (sqm):	
Capacity Notes:			

Lutterworth, 21/8179, Land south of Lutterworth Road / Coventry Road

Site Details

Site ref: 21/8179
Site name: Land south of Lutterworth Road / Coventry Road
Parish: Lutterworth
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 3.38
Brownfield / Greenfield: Greenfield
Overall development concept:Employment
Proposed use(s): Economic (Office, Industrial, Non-strategic warehouses)
Current use: Partly serviced allocated employment site.
Adjacent land uses: Agriculture, allotments, Travelling Showpeople's site (residential) and A4303.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site is allocated for employment provision in the Local Plan (Policy L2 Land south of Lutterworth Road/Coventry Road).
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

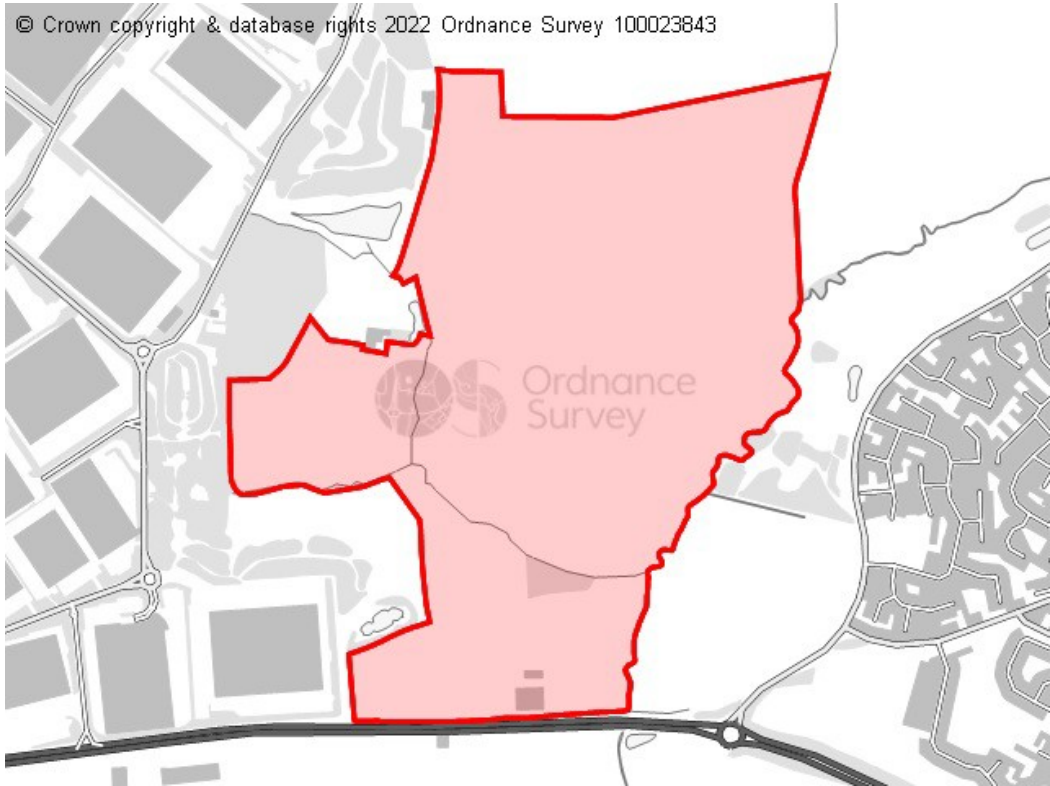
Economic capacity

Density applied:
Estimated capacity (sqm):

Lutterworth, 21/8191, Land north of Coventry Road.

Site Details

Site ref: 21/8191
Site name: Land north of Coventry Road.
Parish: Bitteswell with Bittesby, Lutterworth
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 93.54
Brownfield / Greenfield: Greenfield
Overall development concept: Strategic development area / urban extension
Proposed use(s): SDA (Housing)
Current use: Agriculture.
Adjacent land uses: Agriculture, woodland & country park and committed residential / employment.

Site Assessment Summary

Red constraints:
Reason not assessed:
Suitability:
 Potentially suitable

The site is on the edge of Lutterworth, a sustainable settlement, and adjoins the committed built-up area at its SW corner. It would extend development up to 1km from the edge of Lutterworth into open countryside towards Magna Park compromising separation between Lutterworth, Bitteswell and Magna Park, potentially impacting on the setting of Bitteswell Conservation Area. While access is proposed off Coventry Road, a secondary point of access to Brookfield Way would be required as well as consideration of A5 capacity issues. There are three PROW's crossing the site, parts of the site along the brook are affected by Flood Zones 2/3 and two separate portions of the site lie within a Mineral Consultation Area and an area identified as potentially contaminated land. Further investigation of these issues would be required, retention of the PROW's and careful master planning. This site is therefore considered potentially suitable.

Availability:
 Available

The site (parts A,B and C in combination) is in multiple ownership. Discussions with potential developers are indicated, although the site is not under option and has not been actively marketed. No availability issues have been identified. The site is considered available.

Achievability:
 Not currently achievable

As regards access, further investigation into a secondary point of access and the capacity of the A5 is required. The entire site lies within a designated Area of Separation and a change of policy would be required to make the site achievable. Furthermore, the delivery timescales suggested for this site would coincide with the expected build-out of the East of Lutterworth Strategic Development Area allocation (projected to be delivering c.200dpa from 2026 to 2036). The ability of the market to absorb a further 140dpa in the Lutterworth vicinity during this timeframe is questionable. Therefore, the site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

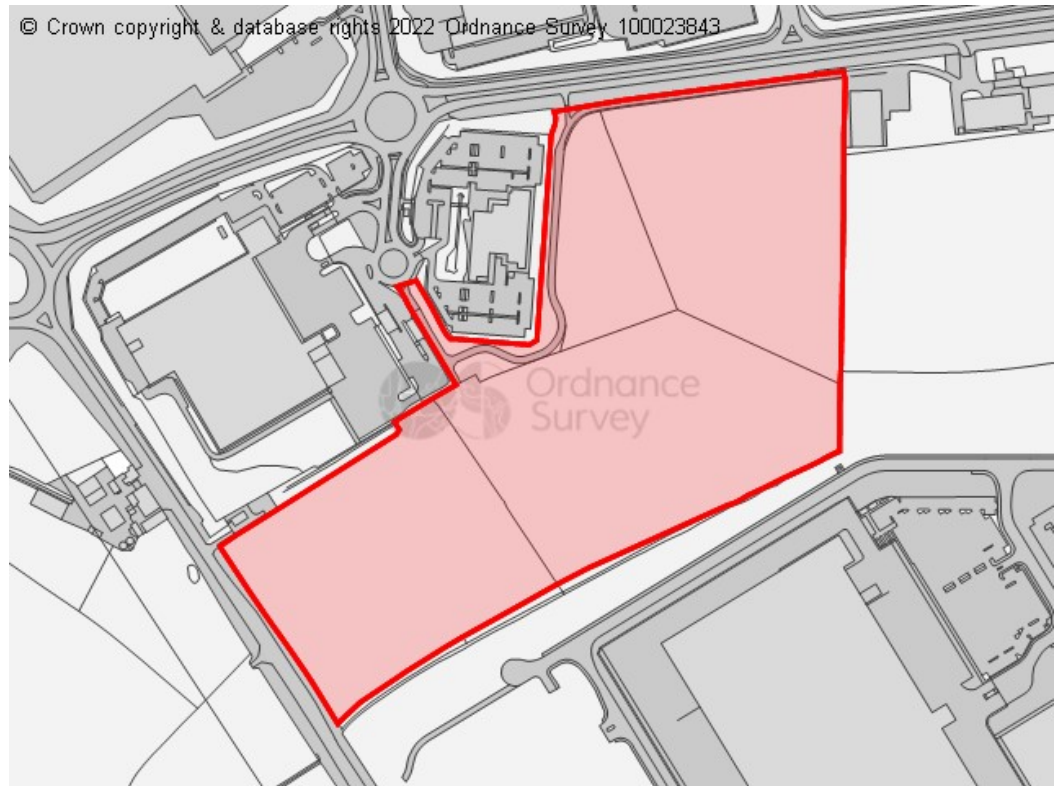
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years, Developable in 16+ years
Net developable site area (ha): 93.54

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	1403	Estimated capacity (sqm):	
Capacity Notes:			

Lutterworth, 21/8201, Land South of George House, Coventry Road.

Site Details

Site ref: 21/8201
Site name: Land South of George House, Coventry Road.
Parish: Lutterworth
Nearest Settlement: Lutterworth
Site map:



Site area (ha): 15.80
Brownfield / Greenfield: Greenfield
Overall development concept: Employment
Proposed use(s): Economic (Large Warehouses)
Current use: Field
Adjacent land uses: Warehouses (Magna Park), agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Suitable
 The site is adjacent to Magna Park and the committed Magna Park South development, a sustainable location for the proposed use. There are potentially contaminating land uses across two parts of the site. While this is likely to be mitigatable, further investigation may be required. Access to Coventry Road/A4303 is possible using existing highway infrastructure. The site is considered suitable for economic use.
Availability: Potentially available
 The site is in single ownership. It has not been actively marketed and is not under option. Discussions have taken place with a developer who has a history of delivery for the proposed use. A legal obligation exists to provide HGV parking on part of the site. Therefore, the site is considered potentially available.
Achievability: Potentially achievable
 The site adjoins Magna Park and the committed/allocated extensions currently under construction. There are no market, cost or delivery factors to indicate that development for large warehouses is economically unviable, and there is a reasonable prospect of delivery. An alternative location for HGV parking, a legal obligation associated with part of the site, would be necessary to make this site achievable. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area 15.80

(ha):

Housing capacity

Economic capacity

Density applied (dph):

Density applied:

Development ratio:

Estimated capacity (dwgs):

Estimated capacity (sqm): 66,600

Capacity Notes:

Illustrative layout provided with submission accommodates a total of 66,660sqm. Estimated capacity using standard density is lower at 53,300sqm.

Lutterworth, 21/8221, Land west of Lutterworth

Site Details

Site ref:

21/8221

Site name:

Land west of Lutterworth

Parish:

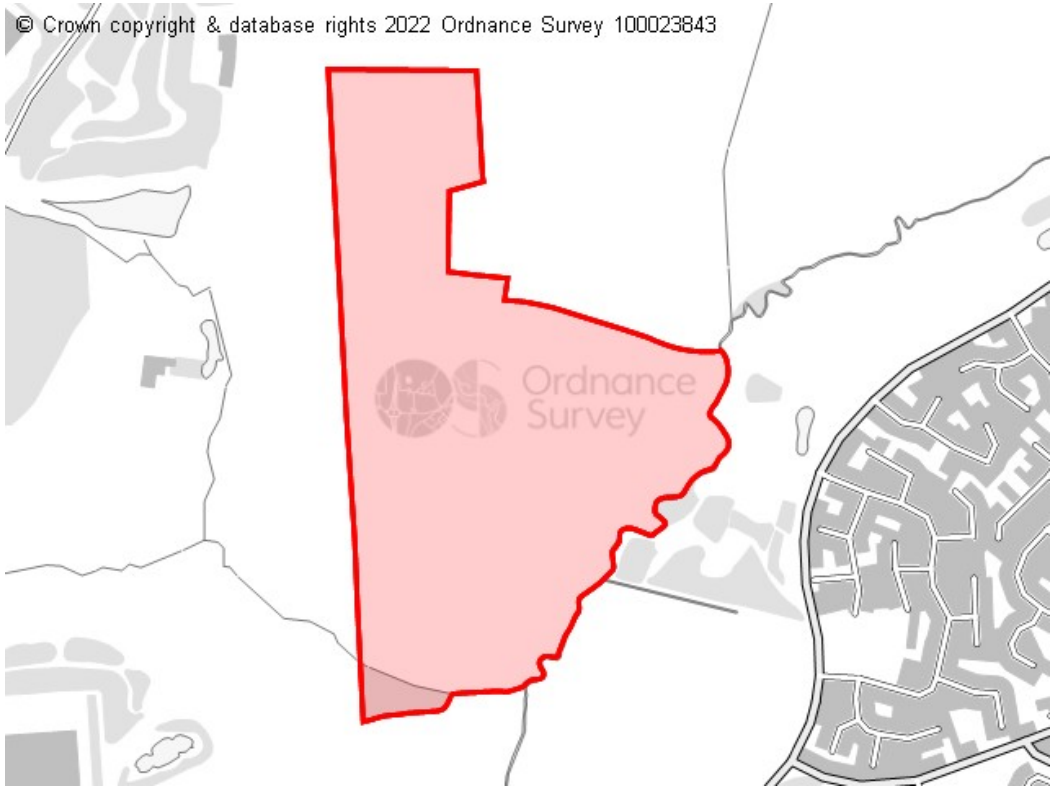
Bitteswell with Bittesby

Nearest Settlement:

Lutterworth

Site map:

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Site area (ha):

32.80

Brownfield / Greenfield:

Greenfield

Overall development concept:

Strategic development area / urban extension

Proposed use(s):

SDA (Housing)

Current use:

Agriculture

Adjacent land uses:

Agriculture, Lutterworth Country Park, residential on south-eastern edge

Site Assessment Summary

Red constraints:

None applicable

Reason not assessed:

This is a duplicate site which forms part of a larger site (21/8191 Land north of Coventry Road). Therefore, the site has not been assessed as a standalone site. Please refer to 21/8191 assessment.

Suitability:

Availability:

Achievability:

Conclusions

Deliverable or developable:

Reason if not currently developable:

Timeframe for development:

Net developable site area (ha):

Housing capacity

Density applied (dph):

Development ratio:

Estimated capacity (dwgs):

Capacity Notes:

Economic capacity

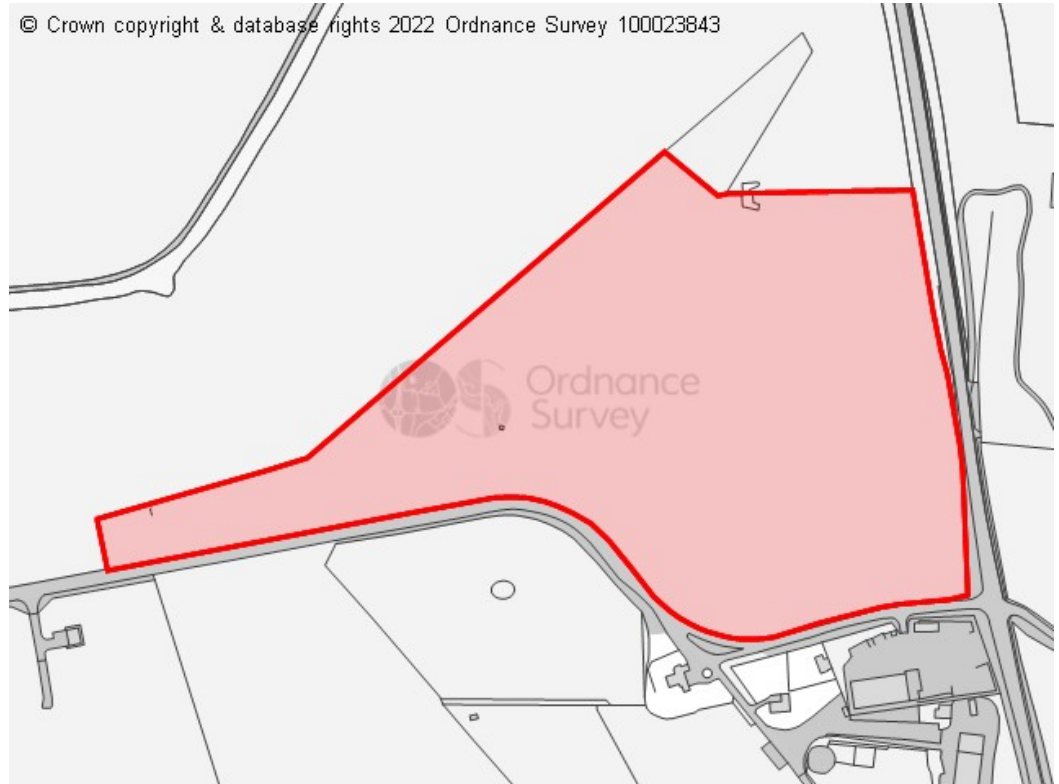
Density applied:

Estimated capacity (sqm):

Market Harborough, 21/8019, Land west of Harborough Road

Site Details

Site ref: 21/8019
Site name: Land west of Harborough Road
Parish: Foxton
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 12.28
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture and mixed use

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:
Suitability: Potentially suitable
 The site is located to the north of the built-up area of Market Harborough, a sustainable settlement. A high-pressure gas main buffer zone crosses the site's southeastern corner, and the site area has been adjusted accordingly. The site is not currently well related to nearest settlement, Market Harborough. Further assessment of the uses adjacent to the site, south of Gallow Field Road, would need to be carried out to determine whether there could be impact on residential amenity. Careful masterplanning could ensure the neighbouring business use is not compromised by new residential development. Part of the site is potentially contaminated land and would require further investigation. The site is considered potentially suitable.

Availability: Available
 The site has two landowners who agree on promoting the site for development. No other legal or ownership issues have been identified to prevent delivery within the next 5 years. The site is considered available.

Achievability: Potentially achievable
 Further investigation of potential contaminated land has the potential to affect the viability and delivery of the site. The site lies within a Neighbourhood Plan defined Area of Separation and a change to the boundary would be needed for the site to be achievable. Currently, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years

Net developable site area 12.01
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 225
Capacity Notes:

Economic capacity

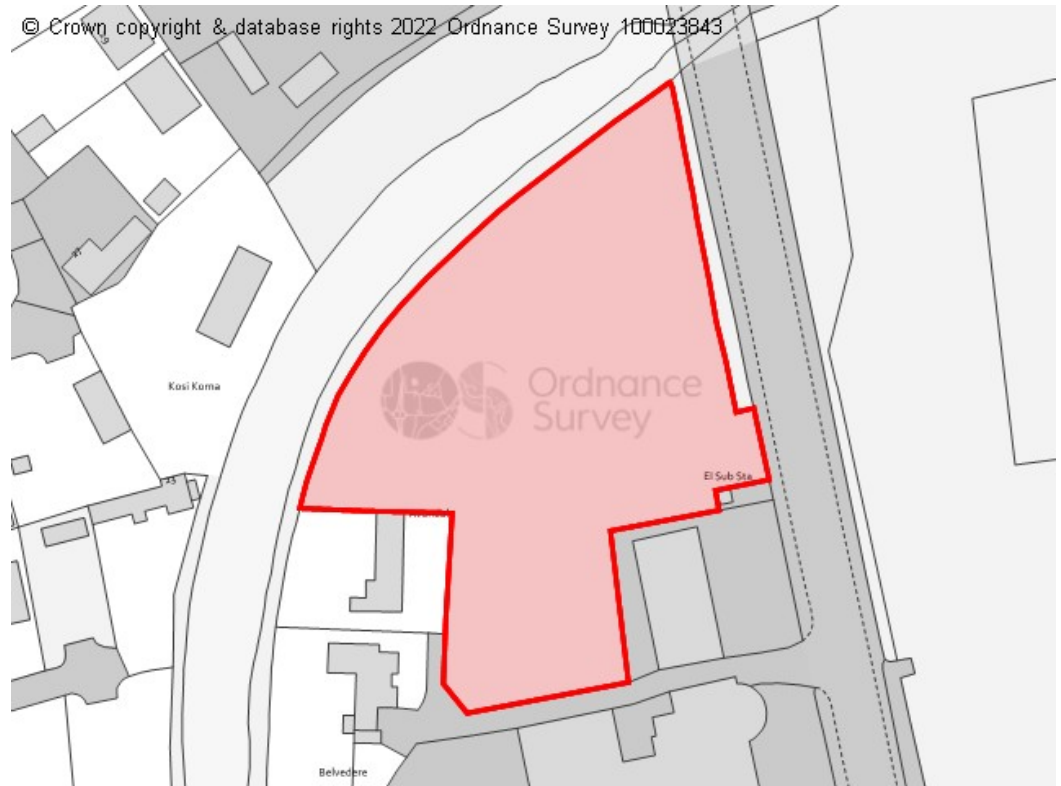
Density applied:

Estimated capacity (sqm):

Market Harborough, 21/8027, Land off Leicester Road

Site Details

Site ref: 21/8027
Site name: Land off Leicester Road
Parish: Market Harborough
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 0.62
Brownfield / Greenfield: Greenfield
Overall development concept: Employment
Proposed use(s): Economic (Mix - Office / Industrial / Non-strategic B8)
Current use: Vacant scrub land
Adjacent land uses: Commercial and agricultural vehicle sales, canal, Gypsy, Traveller and Travelling Showpeople accommodation, residential and agriculture.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is on the edge of the committed built-up area of Market Harborough, a sustainable settlement. It has frontage to Leicester Road from which access is proposed. Any layout/design would need to consider the impact of development on the setting of the Grand Union Canal Conservation Area and Local Wildlife Site and mitigate effects on residential amenity. Providing appropriate access in accordance with Highway Authority standards can be demonstrated, the site is considered suitable.
Availability: No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The site is well related to Market Harborough, the district's main economic centre and is likely to be attractive to the market. There are several factors that have potential to affect viability, including access, and these could delay the site coming forward but are unlikely to make development economically unviable. The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 0.62

Housing capacity

Economic capacity

Density applied (dph):	Density applied:	3,900sqm/ha
Development ratio:		
Estimated capacity (dwgs):	Estimated capacity (sqm):	2,418

Capacity Notes:
Capacity calculation applies average density for office/industrial/non-strategic B8.

Market Harborough, 21/8095, Land east of Leicester Road

Site Details

Site ref: 21/8095
Site name: Land east of Leicester Road
Parish: Market Harborough
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 1.99
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to the sustainable settlement of Market Harborough. However, the steep gradient of the site may impact on the ability to develop this site. Further work would be required to demonstrate that development on the site would be possible. Provision of an appropriate access onto Leicester Road would need to be demonstrated. Therefore, the site is considered potentially suitable.
Availability: Available
 No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 While the site has been assessed for housing, the submission suggests that the site could be developed for hotel/leisure use as an alternative. However, the steep gradient of the site could make development of the site economically unviable. Further work is required to investigate this. Provision of acceptable access onto Leicester Road could impact on the site's viability and deliverability. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 1.99

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 49
Capacity Notes:

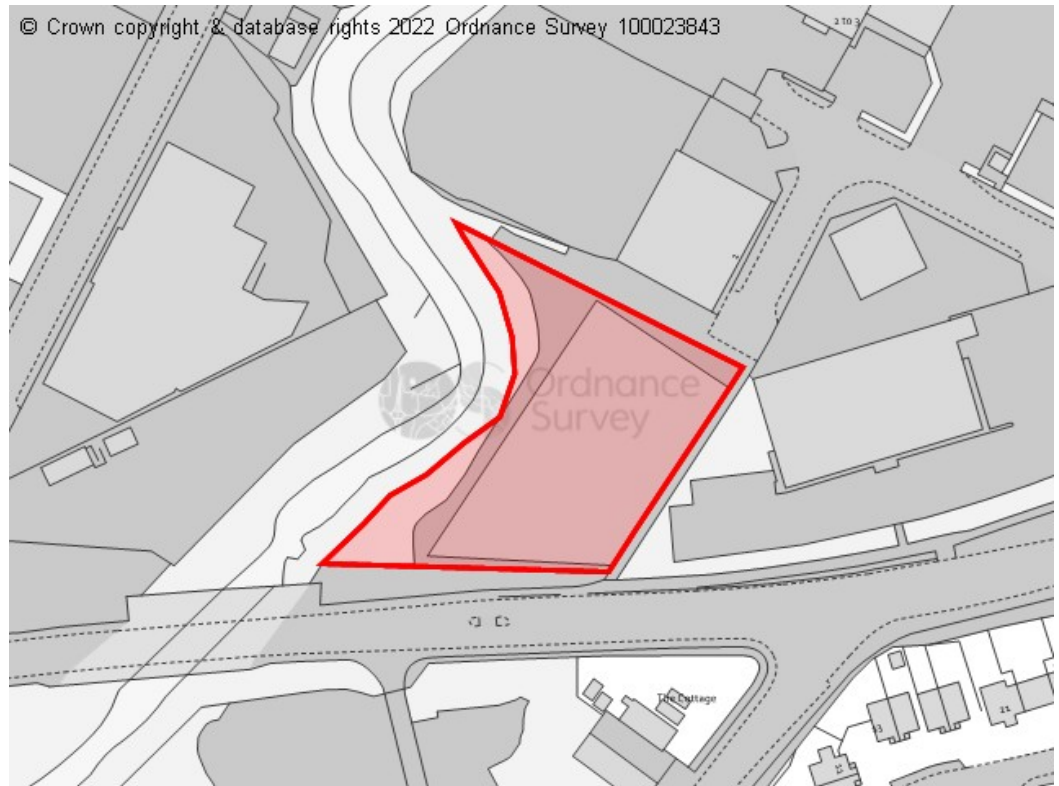
Density applied:

Estimated capacity (sqm):

Market Harbourough, 21/8121, Rockingham Road Industrial Estate (Plot 13)

Site Details

Site ref: 21/8121
Site name: Rockingham Road Industrial Estate (Plot 13)
Parish: Market Harbourough
Nearest Settlement: Market Harbourough
Site map:



Site area (ha): 0.27
Brownfield / Greenfield: PDL
Overall development concept: Housing
Proposed use(s): Housing
Current use: Employment (industrial unit)
Adjacent land uses: Retail (bulky-goods warehouses), employment (industrial), river Welland

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not currently suitable

The site is located within the built-up area of Market Harbourough, a sustainable settlement. It does not have direct access on to Rockingham Road and the adequacy of access via the existing service road for the industrial estate requires investigation. The entire site lies in an area of potentially contaminating land use and half the site is in Flood Zone 2, both of which would require further investigation. North and east boundaries of the site are adjacent to an employment area and further industrial uses are located immediately beyond the River Welland. Assessment of impacts of noise, smell, light on would be residents would be required. The site is considered not currently suitable.

Availability:

Potentially available

The site is single ownership. The current occupier would need to relocate, and the existing buildings would need to be demolished to enable development. The site is considered potentially available.

Achievability:

Not currently achievable

The site is within Market Harbourough the district's main economic centre and is an established location for employment uses. There are several factors that could delay the site coming forward, including relocation of current occupiers and demolition of existing buildings, but these are not considered to make the proposed housing development economically unviable. However, mitigation for flood risk could impact on the capacity and viability of the site. The site is within a protected general employment area and a change to policy would be required to make it achievable. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently

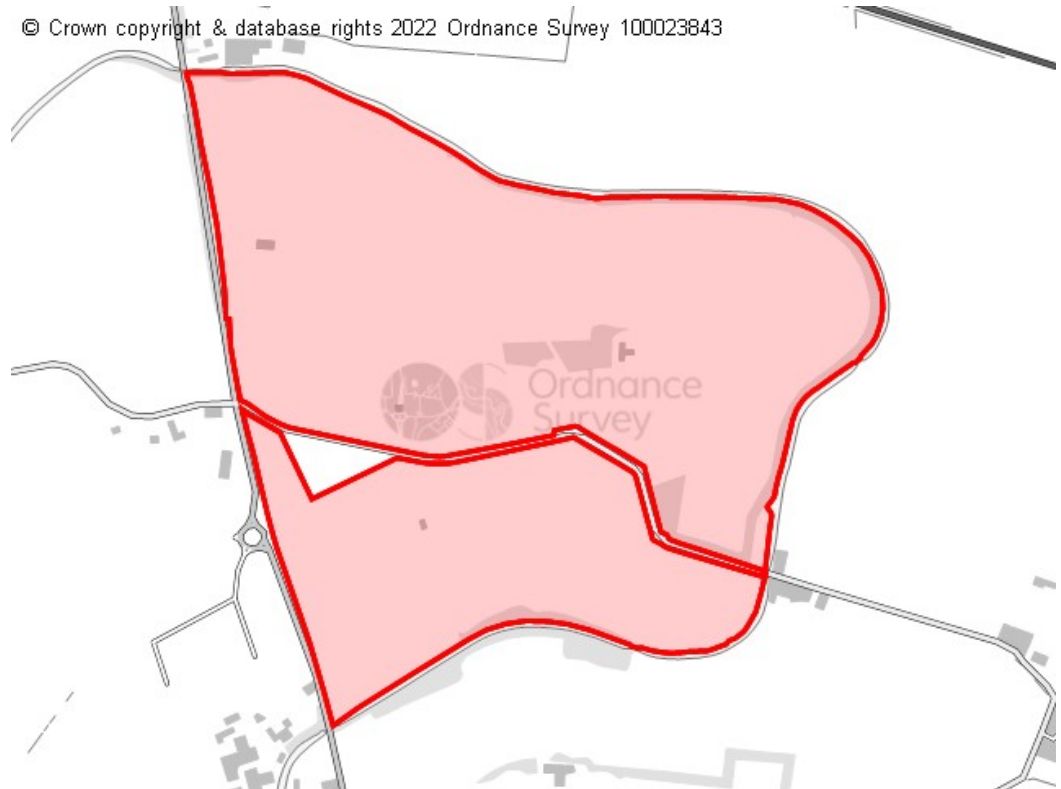
developable:
Timeframe for development: Developable in 11-15 years
Net developable site area 0.27
(ha):

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	<0.4 Ha = 100%		
Estimated capacity (dwgs):	8	Estimated capacity (sqm):	
Capacity Notes: Housing proposed by submitter is apartments, so the site capacity could be higher. In the absence of further information capacity is based on the standard ratio/density.			

Market Harborough, 21/8122, Market Harborough North, East of Harborough Road

Site Details

Site ref: 21/8122
Site name: Market Harborough North, East of Harborough Road
Parish: Foxton, Lubenham, Market Harborough
Nearest Settlement: Market Harborough
Site map: © Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha): 111.10
Brownfield / Greenfield: Greenfield
Overall development concept: Strategic development area / urban extension
Proposed use(s): Housing, primary school, cemetery, retail.
Current use: Agriculture
Adjacent land uses: Adjacent to built and committed housing and employment development to the west. Bounded by the canal on three sides and B6047 to the west.

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:
Suitability: The site is on the edge of the built-up area of Market Harborough, a sustainable settlement. A high pressure gas main bisects the site from west to east and HSE requires a buffer zone around this that cannot be developed. A smaller site area to accommodate this buffer zone, or potentially a smaller buffer zone where demonstrated this is acceptable, is considered appropriate. Access arrangements would need to be considered within the context of the Market Harborough Transport Strategy and would need to satisfy the Highway Authority both in terms of local and wider highway impacts. Potential impacts on the setting of the neighbouring Grand Union Canal Conservation Area are likely to be mitigatable. Appropriate mitigation would also be required to prevent any harm to the neighbouring Local Wildlife Site. Careful masterplanning can ensure that the neighbouring business use is not compromised by new residential development and that the potentially contaminating land use to the north of the canal is mitigated. Part of the site is identified as a broad location for a potential new cemetery in the current Local Plan and this had been acknowledged by the submitter. The site is considered potentially suitable.
Availability: No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:
Potentially achievable

The presence of a high-pressure gas main through the centre of the site will require consultation with the Health and Safety Executive and could impact the developable area of the site. The submission indicates that a smaller buffer can be applied. Appropriate access arrangements and any required mitigation would need to be agreed with the Highway Authority. There are no other market, cost or delivery factors that would make development economically unviable. The site is considered potentially achievable.

Conclusions

Deliverable or developable:

Developable

Reason if not currently developable:

Timeframe for development:

Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years

Net developable site area (ha):

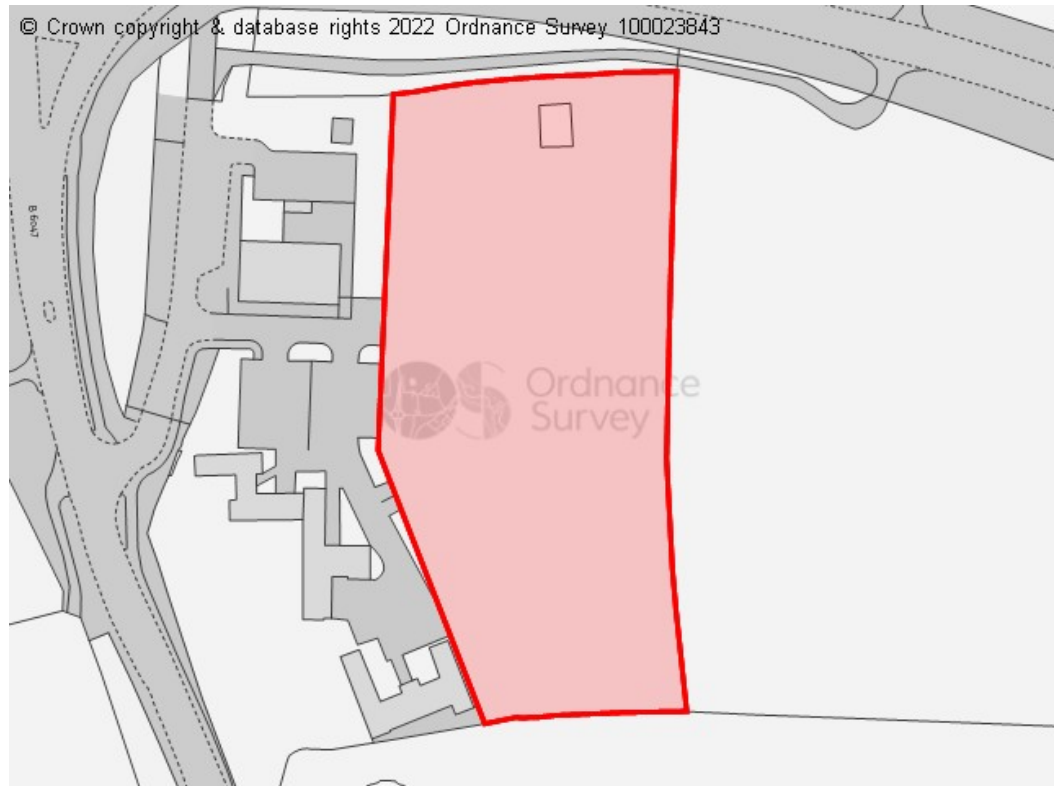
95.00

Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	
Development ratio:			
Estimated capacity (dwgs):	1070	Estimated capacity (sqm):	
Capacity Notes: The developer's proposed capacity has been used as this accounts for land take for the cemetery and other site constraints. Based on the standard calculation, the site's capacity would be 1,425 dwellings.			

Market Harborough, 21/8124, Land adjacent to Bowden Business Village

Site Details

Site ref: 21/8124
Site name: Land adjacent to Bowden Business Village
Parish: West Langton
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 0.96
Brownfield / Greenfield: Greenfield
Overall development concept: Employment
Proposed use(s): Economic (Office/Industrial)
Current use: Agriculture
Adjacent land uses: Agriculture, Bowden Business Village (Office and Day Nursery uses)

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is located some distance from Market Harborough and its services and facilities. It does not adjoin the built-up area. Although served by public transport, access is predominantly by car. Highway access is proposed through Bowden Business Village, the appropriateness and capacity of which would need to be demonstrated. No other physical constraints are identified. Therefore, the site is considered potentially suitable for economic uses.
Availability: Available
 The site is in single ownership and is identified as being available for development in the next 5 years. No marketing or discussion with potential developers has taken place and the site is not under option. No legal or ownership issues have been identified to prevent development. Therefore, the site is considered available.
Achievability: Potentially achievable
 Although some distance from Market Harborough, the site is close to the A6, adjacent to an existing employment site and is potentially attractive to the market for the proposed use (office/industrial). Location and market supply in the immediate and surrounding area could impact delivery timescales. However, no cost or delivery factors are identified to make the site unviable for economic use. The site is considered potentially achievable for economic uses.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area 0.96

(ha):

Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	3,850 sqm/Ha
Development ratio:			
Estimated capacity (dwgs):		Estimated capacity (sqm):	3,696

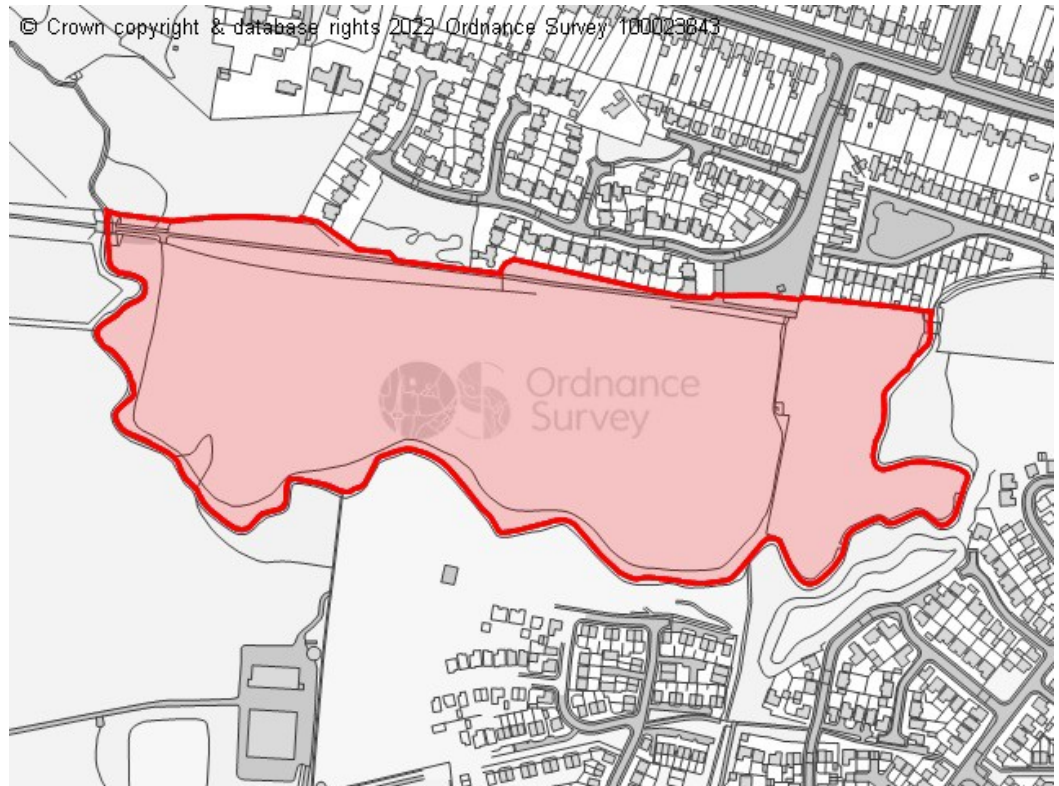
Capacity Notes:

In the absence of any detailed information, capacity is based on an equal split of office and industrial use.

Market Harborough, 21/8132, Land south of Farndale View

Site Details

Site ref: 21/8132
Site name: Land south of Farndale View
Parish: Market Harborough
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 12.23
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential to the north and south eastern edges. Remainder agriculture.

Site Assessment Summary

Red constraints: Flood zone 3b
Reason not assessed:
Suitability: Potentially suitable
 The site is located adjacent to the built-up area of Market Harborough, a sustainable settlement. It is close to key services and facilities. The capacity and impact of the proposed access via Farndale View would need to be demonstrated to the satisfaction of the Highway Authority. The southern boundary of the site is at risk of flooding and is categorised as flood zone 3b, 3a and 2. The area within flood zone 3b (red constraint) has been excluded from site area (4.7ha). Submitted evidence indicates that ground conditions could potentially be unstable and may require mitigation. The disused railway line along the northern boundary is a potentially contaminating land use which may require remediation or mitigation. The site is considered potentially suitable.

Availability: Available
 There are no legal or ownership impediments to prevent delivery and the site is currently subject to a promotional agreement with a housebuilder. Therefore, the site is considered available.

Achievability: Potentially achievable
 While it is recognised that the submission is promoting 85 dwellings on c.2.87ha development area within the north central part of the site, access via Farndale View, flood risk across the site, ground stability and potentially contaminating land use associated with the former railway line would need to be appropriately investigated. Any resulting mitigation could impact on the delivery timescales, capacity, and viability. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years

Net developable site area 7.53
(ha):

Housing capacity

Economic capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs): 85

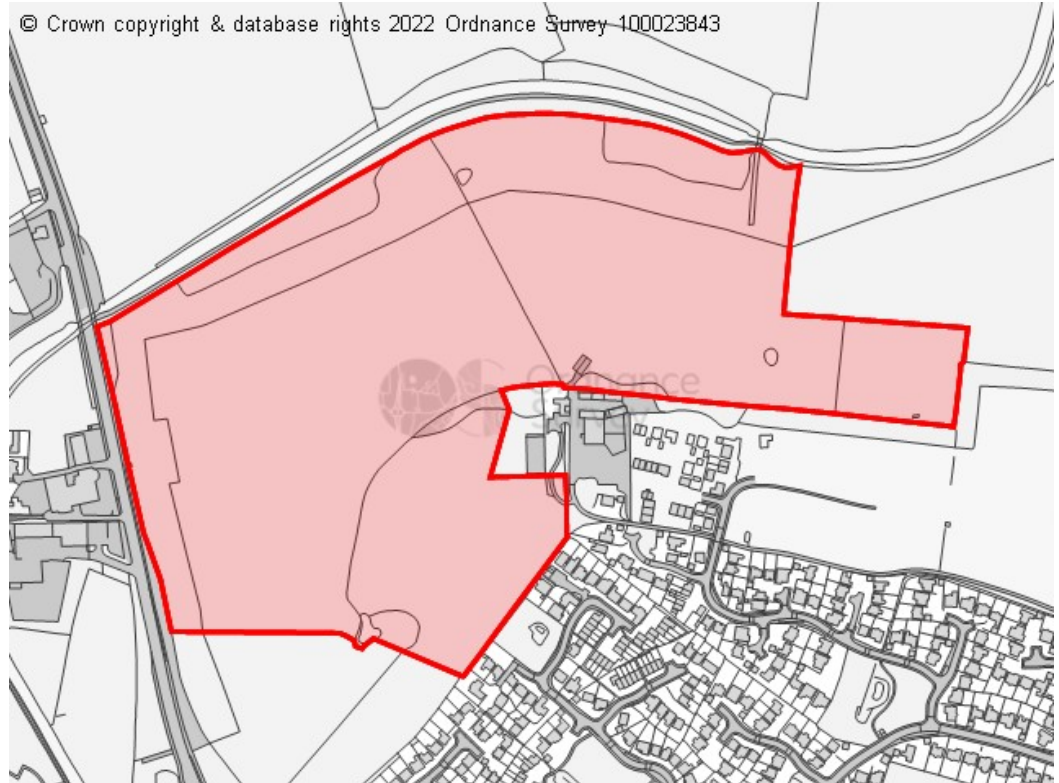
Density applied:
Estimated capacity (sqm):

Capacity Notes:
Capacity reflects the number of homes being promoted in the site submission and takes in account the promoter's understanding of site constraints. The standard calculation gives a capacity of 141 dwellings.

Market Harborough, 21/8143, Land east of Leicester Road and south of Grand Union canal

Site Details

Site ref: 21/8143
Site name: Land east of Leicester Road and south of Grand Union canal
Parish: Market Harborough
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 21.99
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture to north and east. Residential to south and industrial to west across Leicester Road.

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability: Potentially suitable

The site is adjacent to the built-up area of the sustainable settlement of Market Harborough which could be accessible by sustainable transport methods. While the site has frontage onto Leicester Road, appropriate access arrangements would need to be demonstrated to the satisfaction of the Highway Authority, taking into account local speeds, the location of other accesses along Leicester Road, potential impacts on the town's junctions and any cumulative impacts. The site has a steep slope across the centre of the site which may impact the developable area. The site is partially within the Grand Union Canal conservation area and in sight of the grade 2 listed building, Great Bowden Hall. Any impact on these heritage assets from the development on these heritage assets would need to be considered. The site is considered potentially suitable.

Availability: Available

No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable

Mitigation for topography of site and potential adverse impacts on heritage assets and their setting could reduce the capacity of the site. Achieving an acceptable access onto Leicester Road and mitigation for wider highway impacts may affect the economic viability and delivery of the site. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years, Developable in 11-15 years

Net developable site area 21.99
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 412
Capacity Notes:

Economic capacity

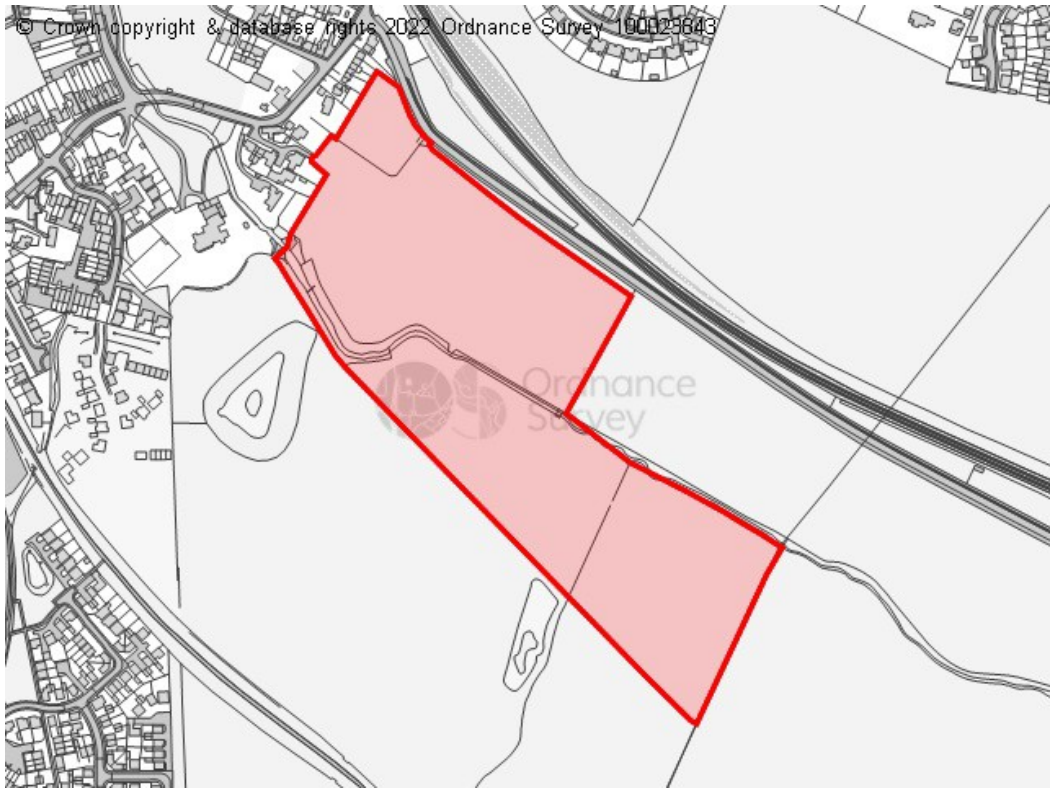
Density applied:

Estimated capacity (sqm):

Market Harborough, 21/8157, Land south west of Braybrooke Road

Site Details

Site ref: 21/8157
Site name: Land south west of Braybrooke Road
Parish: Market Harborough
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 9.18
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture, railway line

Site Assessment Summary

Red constraints: Flood zone 3b
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to the southern edge of Market Harborough, a sustainable settlement. Approximately one third of the site is covered by flood zone 3b (red constraint) and the site area has been reduced accordingly. Further land lies within flood zones 2 and 3a. The promoter is indicating development on the north-eastern part of the site to avoid flood zones 2 and 3. The appropriateness and capacity of Braybrooke Road as an access for this scale of development would need to be demonstrated. A portion of the site has potentially contaminating land uses and would require further investigation. The site is considered potentially suitable.

Availability: Available
 No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 The developable area of the site will be much smaller than the site area due to flood risk. The promoter's indicative layout reflects this and shows development on 1.4ha within flood zone 1. An area of potentially contaminated land is within the site and would require further investigation. Clarity around the capacity of Braybrooke Road as an access and any potential mitigation measures required on the local road network would be required as this could impact on the capacity and viability of the site. At this stage, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years

Net developable site area 6.28
(ha):

Housing capacity

Economic capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs): 50

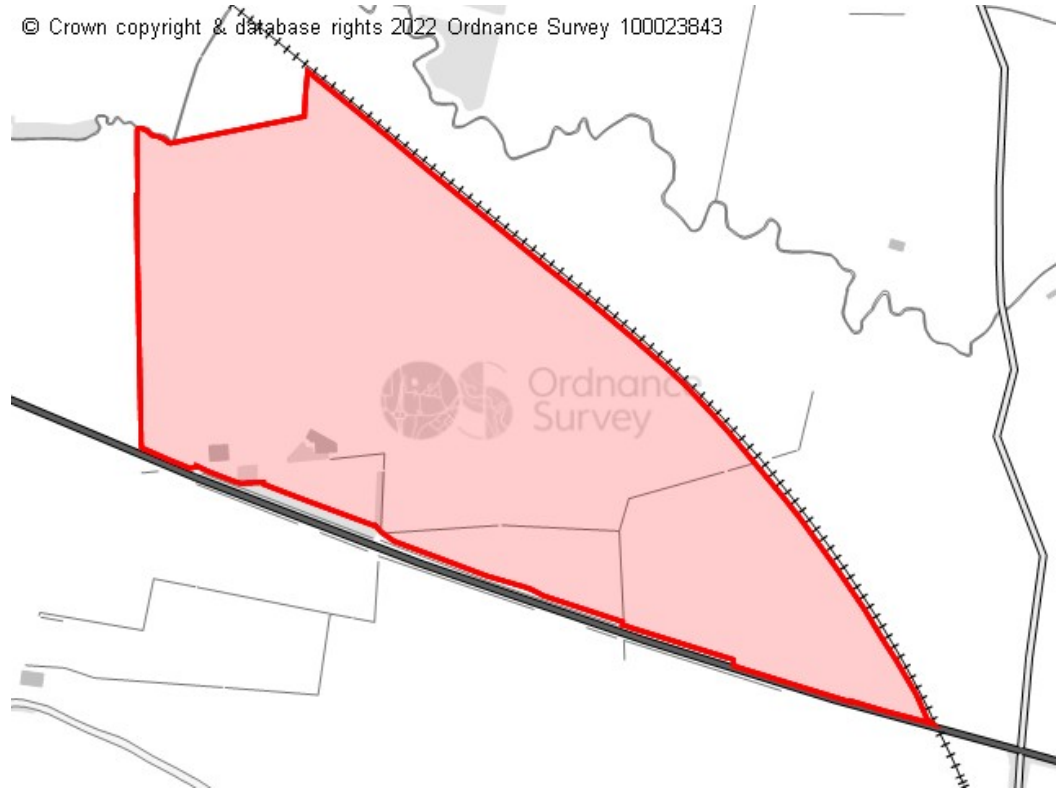
Density applied:
Estimated capacity (sqm):

Capacity Notes:
Capacity indicated is taken from information submitted by the site promoter which takes account of site constraints, principally flood risk. The site capacity based on the standard calculation would be 118 dwellings (based on 6.28ha).

Market Harborough, 21/8163, Land at Gallow Lodge

Site Details

Site ref: 21/8163
Site name: Land at Gallow Lodge
Parish: Great Bowden
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 83.42
Brownfield / Greenfield: Greenfield
Overall development concept: Strategic development area / urban extension
Proposed use(s): SDA (mixed use: housing and employment)
Current use: Agricultural
Adjacent land uses: Agriculture, A6 highway and railway line.

Site Assessment Summary

Red constraints: Flood zone 3b, Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:
Suitability: Not suitable
 The site is currently in open countryside. There is a lack of connectivity to the nearest settlement of Market Harborough, and it cannot be accessed by sustainable transport methods. The site is not big enough to be a standalone development and access from the A6 would not be supported by the Highway Authority for this scale of development. A small part of the site to the north is within flood zone 3b and a high pressure gas main cuts across the south-eastern tip of the site with the buffer zone extending further. The site is bounded by the A6 highway and the midland mainline railway therefore noise and air quality would require further investigation. Some areas of land within the site are designated by the Great Bowden Neighbourhood Plan as wildlife corridors and areas of natural environmental significance. These constraints would require appropriate mitigation. As a result of all these factors and its isolated location, the site is considered not suitable.

Availability: Available
 There are no other legal or ownership impediments to prevent delivery. The site is therefore considered available.

Achievability: Not currently achievable
 In addition to the site's isolated location and lack of connectivity to Market Harborough, further investigation of potentially contaminating land uses will be required on part of the site which could result in additional cost and time. The site is not appropriate in scale to be a standalone site and access onto the A6 would not be acceptable to the Highway Authority. Given these issues, the site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:

Timeframe for development: Developable in 16+ years

Net developable site area 74.42
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: > 35 Ha = 50%
Estimated capacity (dwgs): 1116

Economic capacity

Density applied:

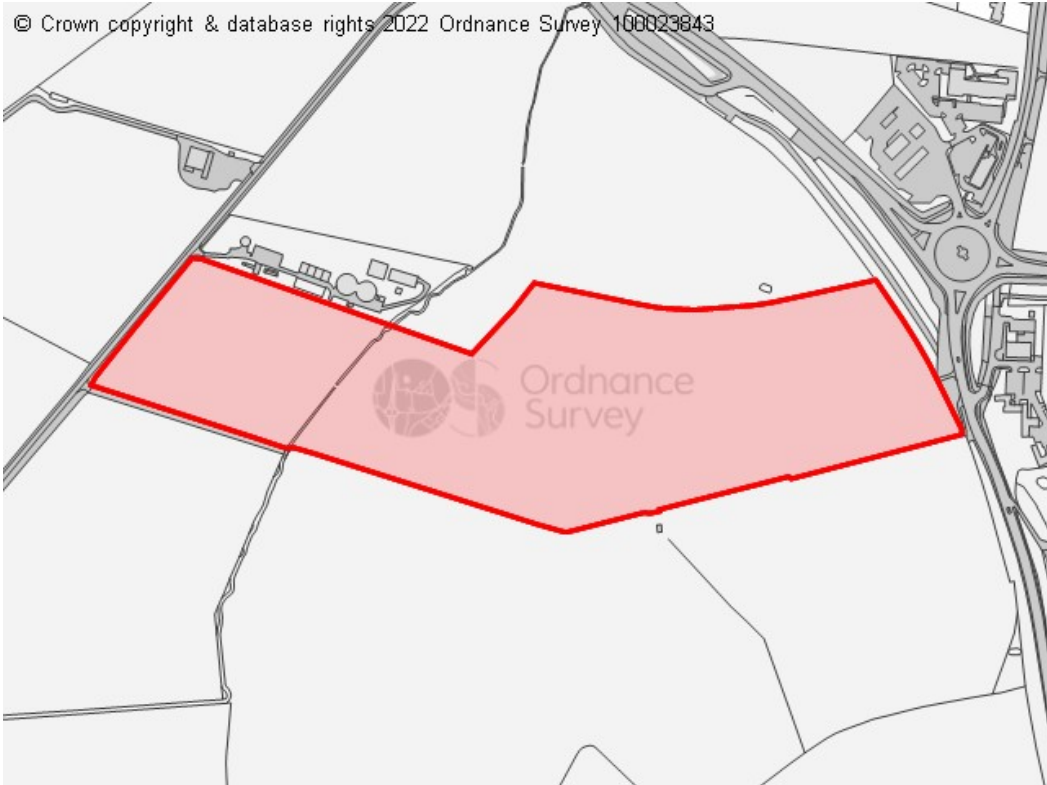
Estimated capacity (sqm):

Capacity Notes:
Capacity is based on housing only at this stage as due to lack of information in the submission regarding employment provision.

Market Harborough, 21/8164, Land west of Harborough Road, east of Langton Road

Site Details

Site ref: 21/8164
Site name: Land west of Harborough Road, east of Langton Road
Parish: Foxton
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 12.51
Brownfield / Greenfield: Greenfield
Overall development concept:Mixed use development
Proposed use(s): Housing and employment
Current use: Agriculture
Adjacent land uses: Agriculture, former A6 carriageway and sewage works in north-western corner.

Site Assessment Summary

Red constraints: Flood zone 3b
Reason not assessed:
Suitability: Not suitable

The site is not adjacent to the built-up area of Market Harborough and therefore does not have access to the appropriate level of services and facilities to make it a sustainable location for development. Primary access is proposed from former A6 to east of site. However, given its proximity to the existing roundabout this is unlikely to be acceptable. Flood zones 3b, 3a and 2 cut north to south across the western end of site and the impact of this would need to be mitigated. The area (0.6ha) within flood zone 3b (red constraint) has been excluded from the site area. The sewage works located at the north-western end of the site on Langton Road would require further investigation, particularly in relation to smell, and potential mitigation measures identified to ensure residential amenity. The site is considered not suitable.

Availability: Available

The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Not currently achievable

The site is being promoted as an urban extension/strategic development area but is not of an appropriate scale or in a suitable location to deliver this form of development in isolation. Clarity around access to the site would be required as this has the potential to impact on deliverability and viability. Further investigation into the mitigation of flooding could impact on capacity and viability. Further investigation that identifies any smell or other environmental health issues arising from the sewage works could result in viability or deliverability issues. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 16+ years

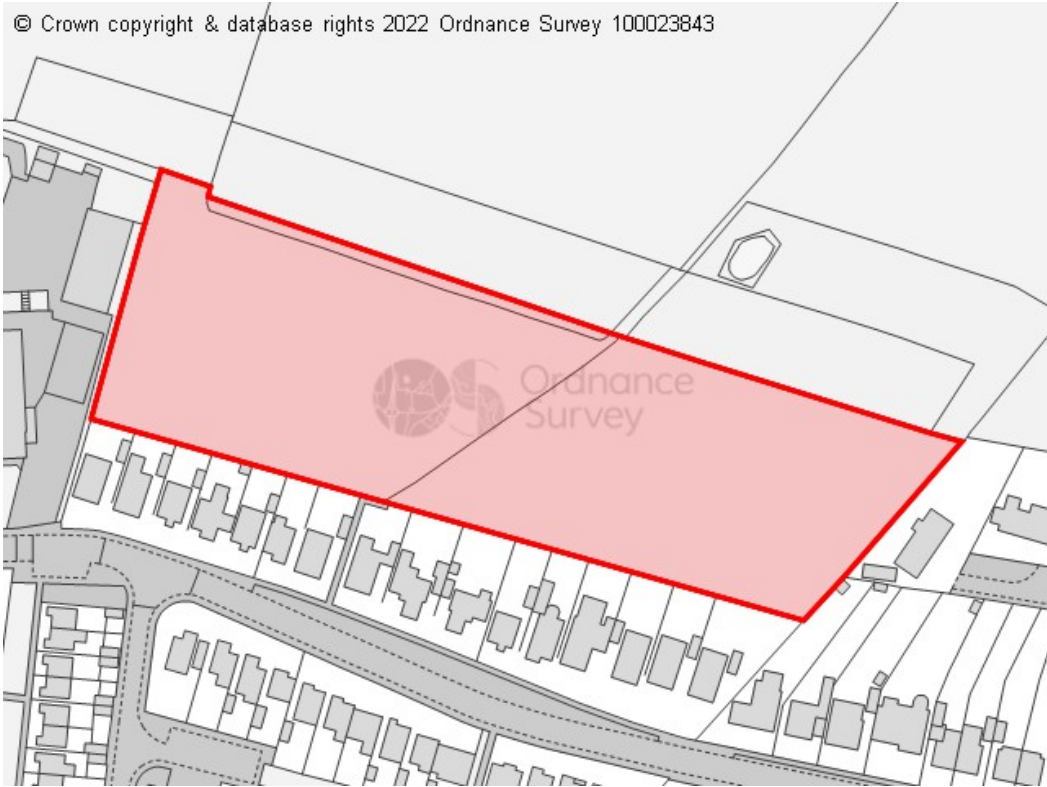
Net developable site area (ha): 11.91

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	223	Estimated capacity (sqm):	
Capacity Notes:			
Assessed for housing only at this stage. Economic uses noted in submission, but no indication of scale of employment provision is specified.			

Market Harborough, 21/8168, Land north of 54 The Ridgeway, Market Harborough

Site Details

Site ref: 21/8168
Site name: Land north of 54 The Ridgeway, Market Harborough
Parish: Market Harborough
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 1.48
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential and woodland

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to the northern edge of the built-up area of Market Harborough, a sustainable settlement. Access is proposed via adjacent property on The Ridgeway in the same ownership as the site. A right of way crosses the site and would need to be retained. There are no physical constraints which would prevent the proposed use being developed. The site is considered suitable.
 Suitable
Availability: No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
 Available
Achievability: There are no market, cost or delivery factors that would make development economically unviable.
 Achievable The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 1.48

Housing capacity

Economic capacity

Density applied (dph): 30
 Density applied:

Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 37 Estimated capacity (sqm):
Capacity Notes:

Market Harborough, 21/8189, Courtyard Workshops, off Bath Street.

Site Details

Site ref: 21/8189
Site name: Courtyard Workshops, off Bath Street.
Parish: Market Harborough
Nearest Settlement: Market Harborough
Site map: © Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha): 0.38
Brownfield / Greenfield: PDL
Overall development concept: Employment
Proposed use(s): Economic (Mix: Office/Industrial/Non-strategic B8)
Current use: Employment (industrial units)
Adjacent land uses: Residential, employment.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Suitable
 The site is within the built-up area of Market Harborough, a sustainable settlement. It has existing access from Bath Street and is in established employment use. Re-development for equivalent proposed uses is considered suitable. There is a potentially contaminating land use across the site which would require further investigation. The site is considered suitable.

Availability: Available
 The site is in single ownership and is identified as being available for development within the next 5 years. The existing owner is the proposed developer. Current tenants would need to relocate, and the existing buildings would need to be demolished to enable development. Subject to these issues being resolved, the site is considered available.

Achievability: Potentially achievable
 The site is within Market Harborough the district's main economic centre and is an established location for employment uses. The site has a public sector owner/developer with a record of accomplishment in delivering schemes. There are several factors that could delay the site coming forward (e.g. relocation of current occupiers, demolition of existing buildings) but these are not considered to make development economically unviable. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area 0.38

(ha):

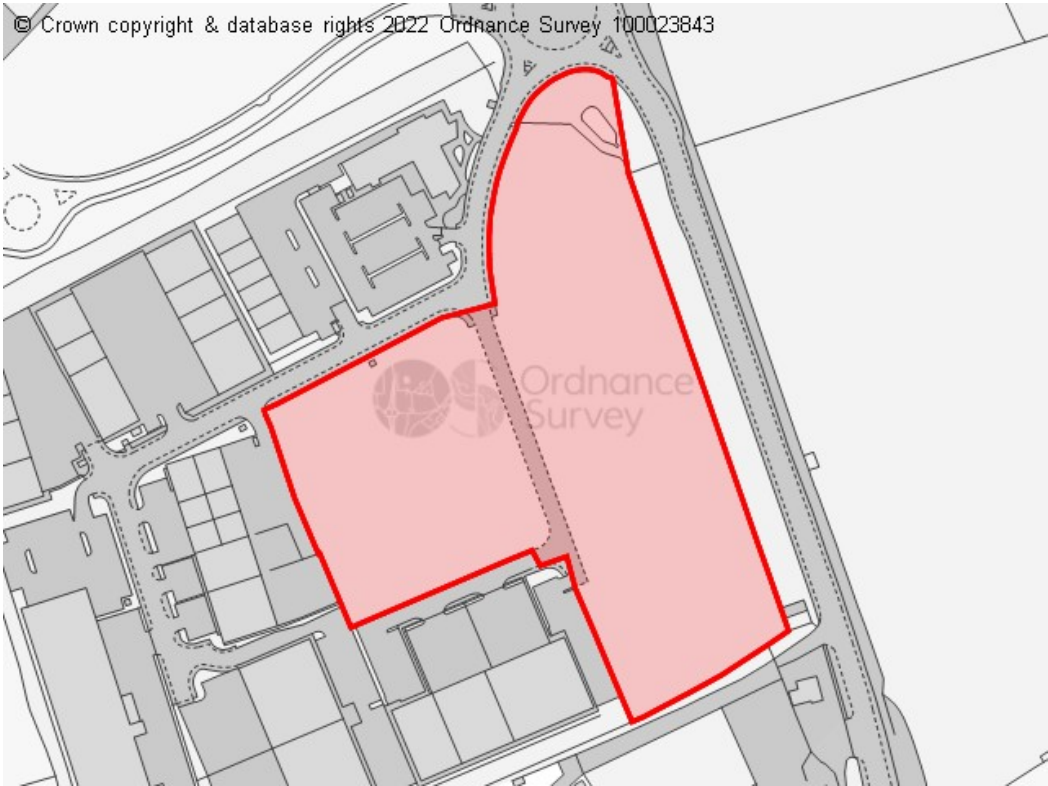
Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	3,900sqm/ha
Development ratio:			
Estimated capacity (dwgs):		Estimated capacity (sqm):	1,482

Capacity Notes:
Site involves the redevelopment of an existing employment use and delivery may not result in a 'net gain' of economic floorspace.
Capacity calculation applies average density for Office/Industrial/Non-strategic B8.

Market Harborough, 21/8193, Land at Airfield Business Park

Site Details

Site ref: 21/8193
Site name: Land at Airfield Business Park
Parish: Lubenham
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 3.28
Brownfield / Greenfield: Greenfield
Overall development concept: Employment
Proposed use(s): Economic (Mixed: Office/Industrial/Non-strategic B8)
Current use: Serviced development site (part of Airfield Business Park)
Adjacent land uses: Business Park, Gypsy Traveller & Travelling Showpeople site, B6047 with agriculture beyond.

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed: Site is allocated for employment use in the Local Plan (Policy MH5 Airfield Business Park). Therefore, the site has not been assessed.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

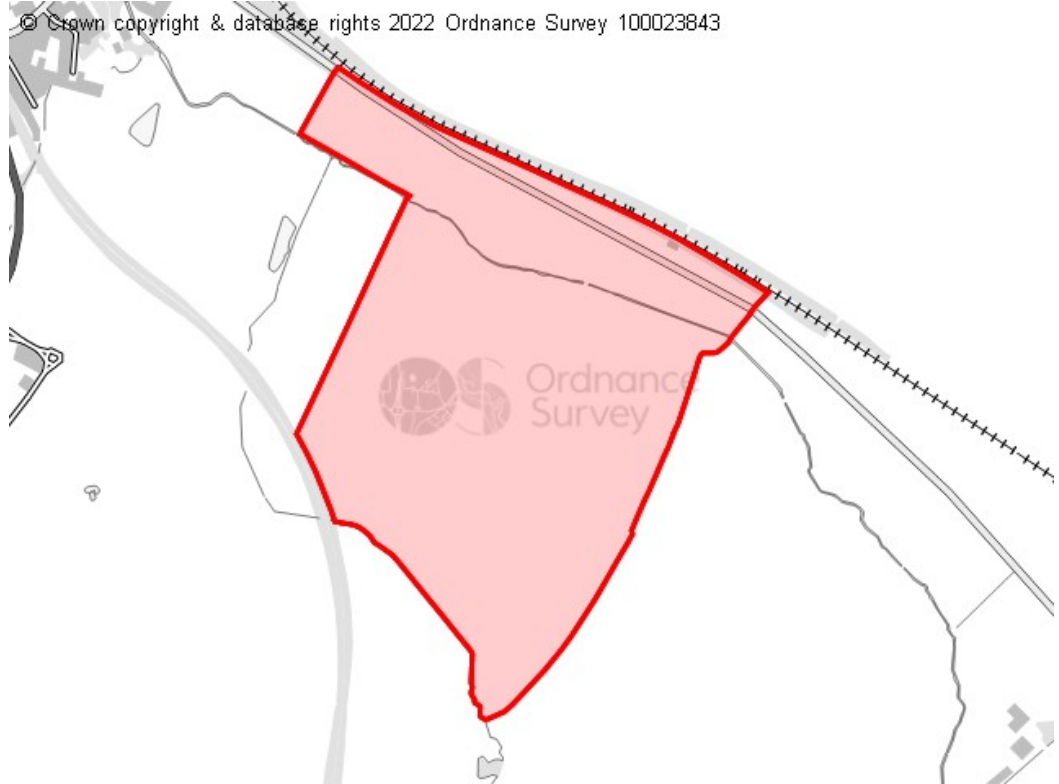
Economic capacity

Density applied:
Estimated capacity (sqm):

Market Harborough, 21/8207, Land south of Braybrooke Road

Site Details

Site ref: 21/8207
Site name: Land south of Braybrooke Road
Parish: Market Harborough
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 48.05
Brownfield / Greenfield: Greenfield
Overall development concept: Mixed use development
Proposed use(s): Housing, primary school and/or community facilities, open space
Current use: Agriculture
Adjacent land uses: Railway line, agriculture and two Local Plan housing allocations that are currently delivering.

Site Assessment Summary

Red constraints: Flood zone 3b

Reason not assessed:

Suitability:

Not currently suitable

The site is close to the sustainable settlement of Market Harborough, but it is currently separated from the built-up area by SHELAA sites 21/8157 and 21/8257. While the site has frontage onto Braybrooke Road, site access via Braybrooke Road is unlikely to be acceptable to the Highway Authority for this scale of development. The impact of extra traffic on local roads, particularly through Little Bowden, would need further investigation. A narrow stretch of flood zone 3b (red constraint) affects 0.7ha of the site. Further land within flood zones 3a and 2 runs across the site and along the southern edge. However, it is likely this could be accommodated within any development. The railway line along the northern edge and the former railway line along the southern edge are potentially contaminating land uses which would need to be investigated. The site is therefore considered not currently suitable.

Availability:

Available

No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Not currently achievable

The site is currently separated from the built-up area and adjoining sites would need to come forward for this to change. Access from Braybrooke Road is unlikely to be suitable for the scale of development proposed, and there is potential for increased traffic through Little Bowden and on the surrounding local highway network. This would require further investigation with the Highway Authority. Mitigation would also be required for flood risk across the site. Therefore, the site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently

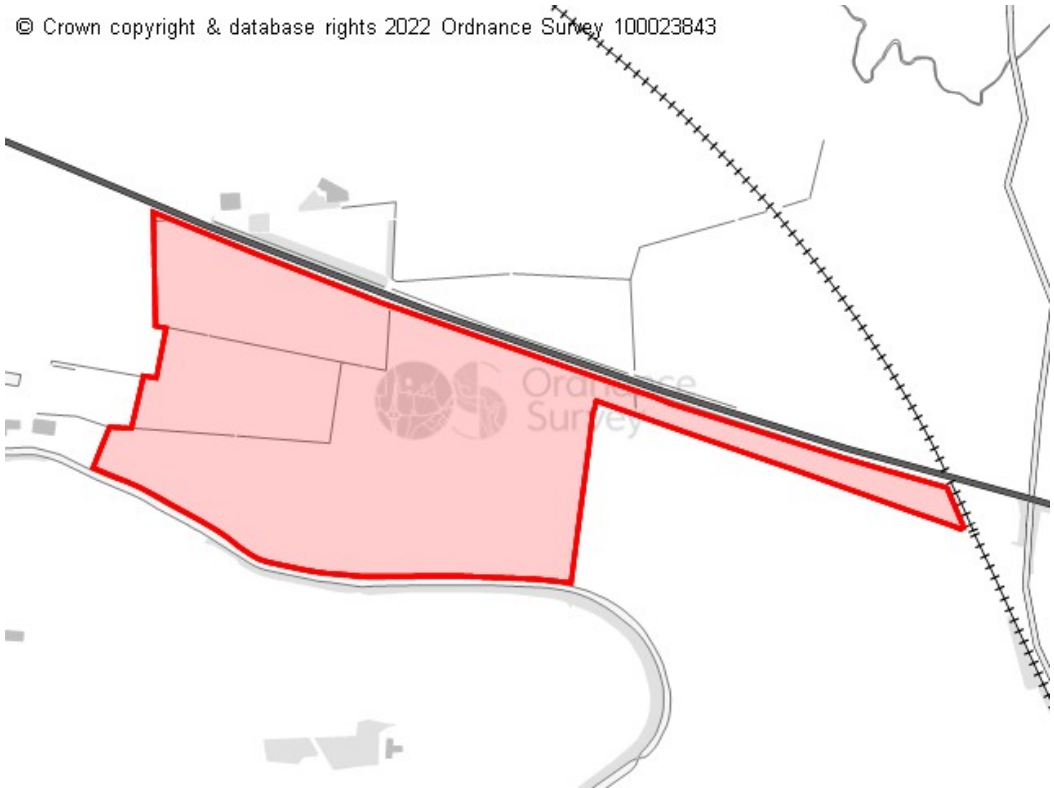
developable:
Timeframe for development: Developable in 11-15 years, Developable in 16+ years
Net developable site area 47.35
(ha):

Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	
Development ratio:			
Estimated capacity (dwgs): 450		Estimated capacity (sqm):	
Capacity Notes:			
Capacity shown is based on the site promoter's submission and takes account work in relation to site constraints and accompanying community use/open space. Capacity based on the standard calculation would be 710 dwellings.			

Market Harborough, 21/8209, Land south of A6, north of the canal

Site Details

Site ref:	21/8209
Site name:	Land south of A6, north of the canal
Parish:	Great Bowden
Nearest Settlement:	Market Harborough
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	47.30
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing, retail, leisure and tourism
Current use:	Agricultural
Adjacent land uses:	Industrial use to west of the site. A6 highway to the north and canal to the south.

Site Assessment Summary

Red constraints:	Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:	
Suitability:	The site is currently in open countryside. The nearest settlement of Market Harborough cannot be accessed by sustainable transport methods and the site is separated from it by the Grand Union canal. As a standalone site, the site is not appropriate in scale and access from the A6 would not be supported by the Highway Authority. An area to the east of the site is within a buffer zone designated by the HSE due to the presence of a high-pressure gas pipeline. The site contains a site of environmental significance. A Local Wildlife Site follows the route of the canal which is also a conservation area. Any impacts on these environmental and heritage assets would require appropriate mitigation. Immediately to the west of the site is an industrial use. Further investigation would be required to assess impacts of smell, air quality and noise on would be occupiers. As a result of all these factors, the site in isolation is considered not suitable.
Availability:	There are more than 10 landowners of the site and discussions have not yet been held to get agreement. No developer involvement has taken place. Therefore the site is considered to be potentially available.
Achievability:	The site is not appropriate in scale to be a standalone site and access from the A6 would not be acceptable to the Highway Authority. Furthermore, in addition to the site's isolated location, there are several factors that have potential to affect viability and delivery of the site including the presence of a high-pressure gas main buffer zone on part of the site, multiple environmental and heritage constraints within the site, and further investigation of the neighbouring industrial use and assessment of impacts of smell, air quality and noise on would be occupiers. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 16+ years

Net developable site area (ha): 36.80

Housing capacity

Density applied (dph): 30

Development ratio: > 35 Ha = 50%

Estimated capacity (dwgs): 552

Capacity Notes:

Economic capacity

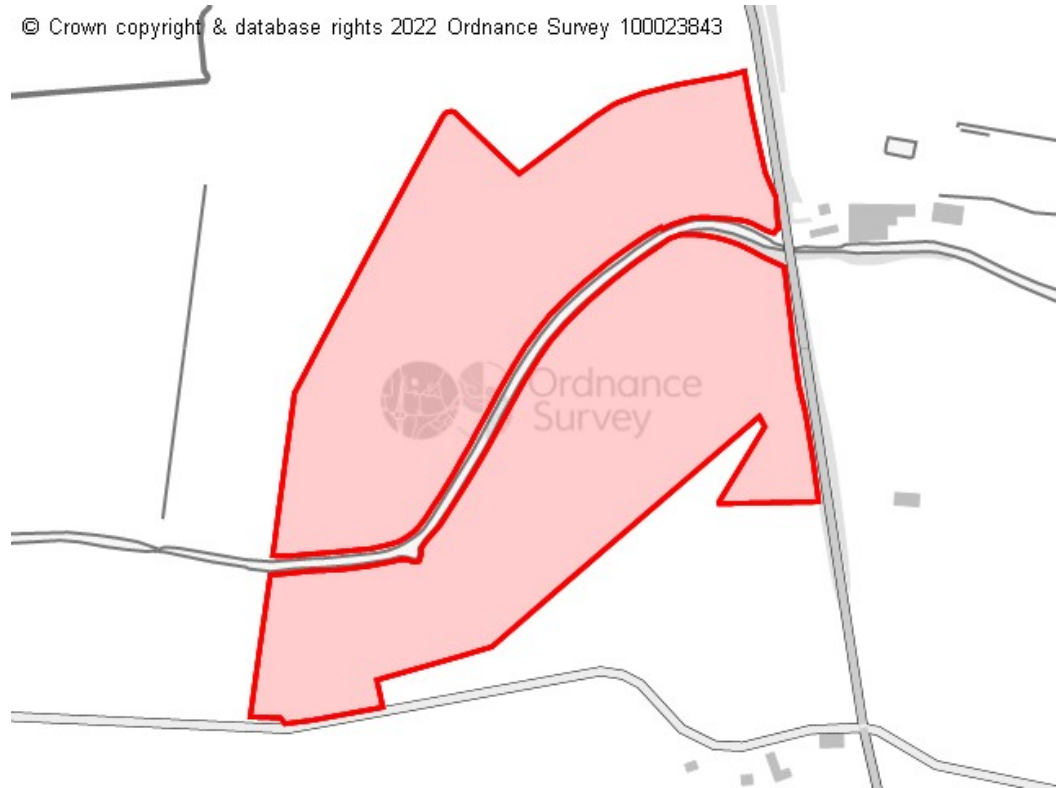
Density applied:

Estimated capacity (sqm):

Market Harborough, 21/8222, Land north of Gallow Field Road

Site Details

Site ref: 21/8222
Site name: Land north of Gallow Field Road
Parish: Foxton
Nearest Settlement: Market Harborough
Site map: © Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha): 41.58
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, Market Harborough Showground (south), JG Pears animal by-product and food waste (east).

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not currently suitable

The site is located close, but not adjacent, to Market Harborough, a sustainable settlement. However, it is not well related to the built-up area and is bisected by the Grand Union Canal. Both sections of the site have frontage onto Harborough Road (B6047) with additional frontage on to Gallowfield Road for the southern section. Internal severance and external connectivity issues would need to be addressed. Appropriate access would need to be demonstrated to the satisfaction of the Highway Authority. The Grand Union Canal is a conservation area and a Local Wildlife Site, appropriate mitigation of harm to these heritage and natural assets would need to be demonstrated. JG Pears animal by-product and food waste (a potentially contaminating land use) is located to the east of the site. Further investigation into noise and smell would be required to determine any impact on future residential amenity. The south-western tip of the site includes an area of potentially contaminated land (relating to former airfield use) requiring further investigation. A public right of way crosses the northern half of the site. The site, therefore, is considered not currently suitable for housing.

Availability:

Available

No other legal or ownership issues have been identified to prevent delivery. Therefore, the site is considered available.

Achievability: Not currently achievable	The site, particularly the northern half, is currently poorly related to the built form of Market Harborough and would need other sites to come forward to improve this relationship. Internal severance of the site by the canal would require substantial mitigation and could impact on viability. Similarly, overcoming the lack of connectivity with the town and achieving appropriate and safe access are likely to require significant mitigation, the extent of which could impact on viability. Neighbouring potentially contaminating land uses may impact on the capacity and viability of the site. Potential adverse impacts on the setting of the Grand Union Canal conservation area would need to be considered and could potentially impact on capacity. The southern part of the site lies within an Area of Separation designated in the Foxton Neighbourhood Plan and the protection afforded to this area could impact on the deliverability of the site. A change to policy would be needed for the site to be achievable. The site is considered not currently achievable.
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Conclusions

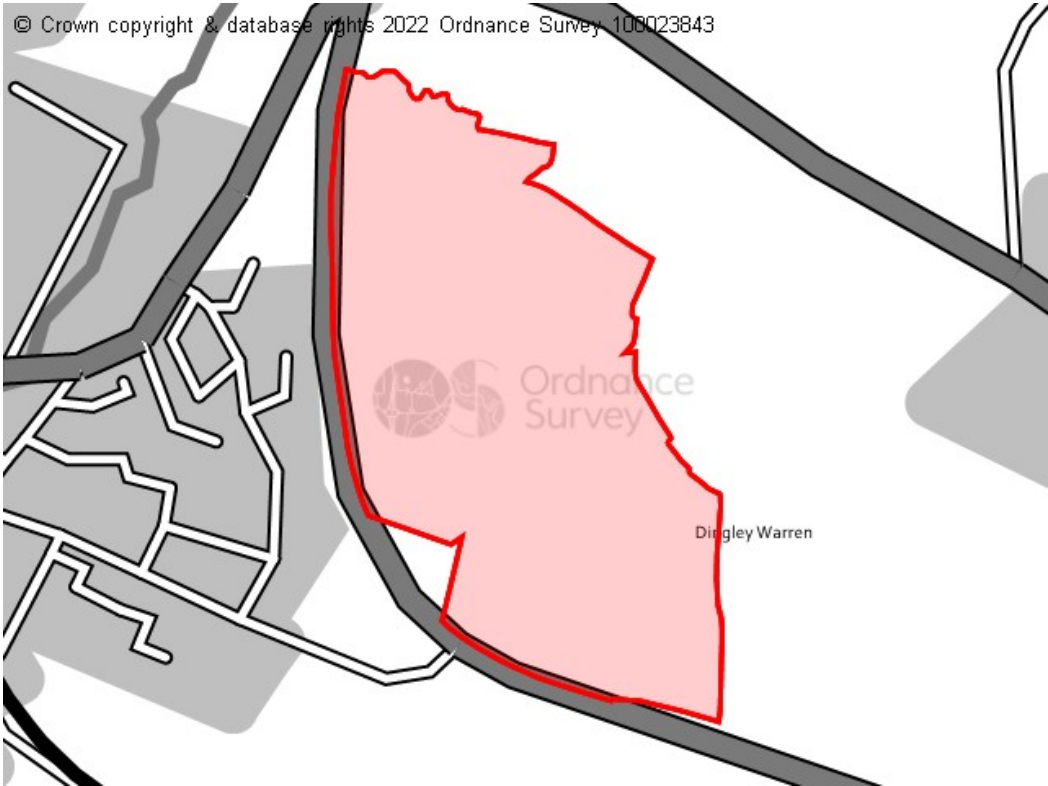
Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 11-15 years, Developable in 16+ years
Net developable site area (ha):	41.58

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	624	Estimated capacity (sqm):	
Capacity Notes:			

Market Harborough, 21/8233, Land east of A6

Site Details

Site ref: 21/8233
Site name: Land east of A6
Parish: Market Harborough
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 94.08
Brownfield / Greenfield: Greenfield
Overall development concept: Strategic development area / urban extension
Proposed use(s): SDA: Housing, employment, education
Current use: Agriculture
Adjacent land uses: Agriculture (north and east) and A6 (south and west).

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is close to the sustainable settlement of Market Harborough. However, it is separated from the eastern edge of the existing built-up area by the A6 which forms a substantial physical barrier. The proximity of the A6 would require further consideration of noise and air quality for would be residents. Cycling and pedestrian movement between the site and the town would also need to be considered. Provision of a new junction(s) on the A6 to access the site is unlikely to be considered appropriate or desirable by the Highway Authority. A small parcel of land at the north of the site and another section of the south of the site lie within historic landfill consultation areas and would require further investigation. The site also slopes steeply at the eastern and southern edges and development would have landscape impacts requiring mitigation to be considered. The site is therefore considered not currently suitable.
Availability: The site is in single ownership and discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent the site being delivered. Therefore, the site is considered available.
Achievability: Substantial mitigation for potential adverse impacts on the landscape are likely to be required and could affect capacity and viability. Severance from the built-up area caused by the A6 would also require mitigation to enable movement by sustainable transport modes. Access via a new junction(s) on the A6 is unlikely to be considered appropriate and could impact on the deliverability and viability of the site. Due to access and connectivity issues, the site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

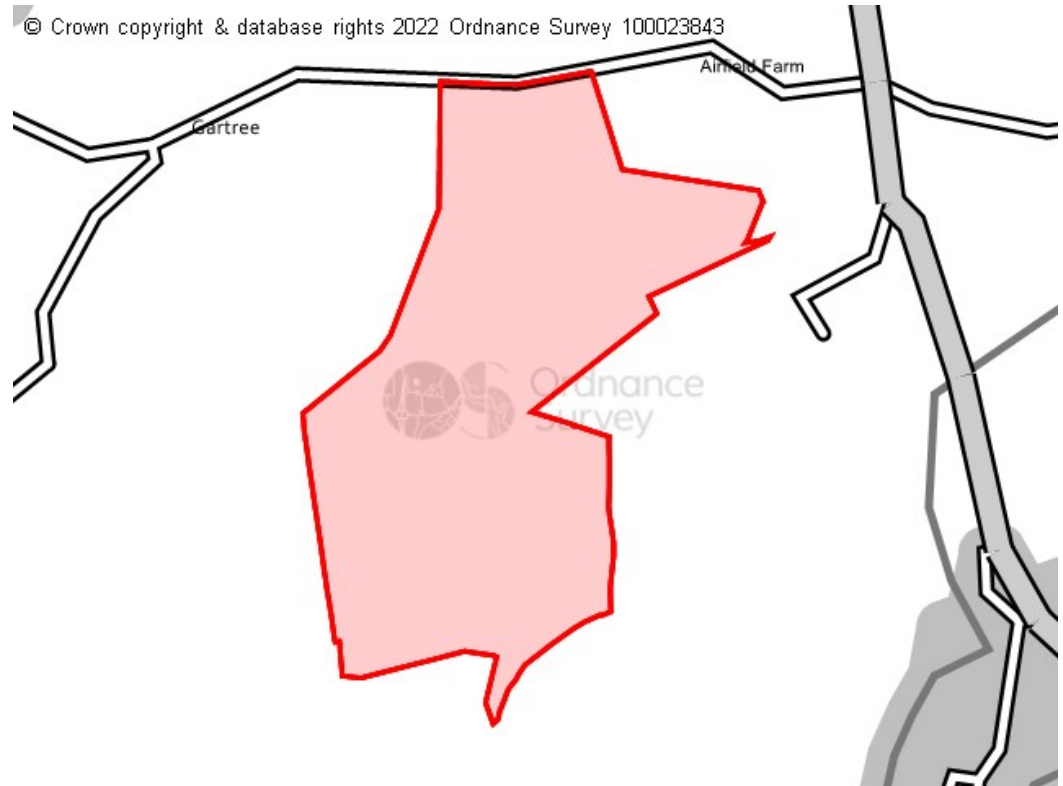
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years, Developable in 16+ years
Net developable site area (ha): 94.08

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	1411	Estimated capacity (sqm):	
Capacity Notes:			

Market Harborough, 21/8234, Land south of Gallow Field Road

Site Details

Site ref: 21/8234
Site name: Land south of Gallow Field Road
Parish: Lubenham
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 76.08
Brownfield / Greenfield: Greenfield
Overall development concept: Strategic development area / urban extension
Proposed use(s): Housing, retail, new leisure centre, primary school and community facilities.
Current use: Agriculture and agricultural showground
Adjacent land uses: Business park, agriculture, prison and residential development currently under construction

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)

Reason not assessed:

Suitability:

Potentially suitable

The site is on the edge of the built-up area of Market Harborough, a sustainable settlement, lying to the west of the North West Market Harborough Strategic Development Area which is currently being delivered. A high pressure gas main bisects the site from west to east and HSE require a buffer zone around this that cannot be developed. A smaller site area of 58ha to accommodate this buffer zone is considered appropriate. There is potentially contaminated land across the entire site which would require further investigation. Careful master planning would need to ensure the neighbouring business use is not compromised by new residential development. The suitability of this site for a leisure centre and need for such a facility would need to be demonstrated. The site is considered potentially suitable.

Availability:

Available

Site is owned by a housebuilder jointly with a land promoter who intend to develop the site. No other legal or ownership issues have been identified to prevent delivery. The showground site is in the ownership of the housebuilder and site promoter and the lease will not affect availability. The site is considered available.

Achievability:

Potentially achievable

The presence of a high-pressure gas main through the centre of the site and potentially contaminating land uses on the site are likely to be mitigatable. The southern half of the site lies within the Area of Separation designated in the Lubenham Neighbourhood Plan and the protection afforded to this area could impact on the deliverability of the site. Given the substantial level of projected housing delivery at the adjoining North West Market Harborough SDA over the next 5 years, market factors would indicate delivery of this site is achievable from 6-10 years onwards. Similarly, the submitted site is reliant on substantive delivery of the adjoining SDA over the next 5 years for a connection to the built form and to achieve integration between the two sites. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years, Developable in 11-15 years

Net developable site area (ha): 58.08

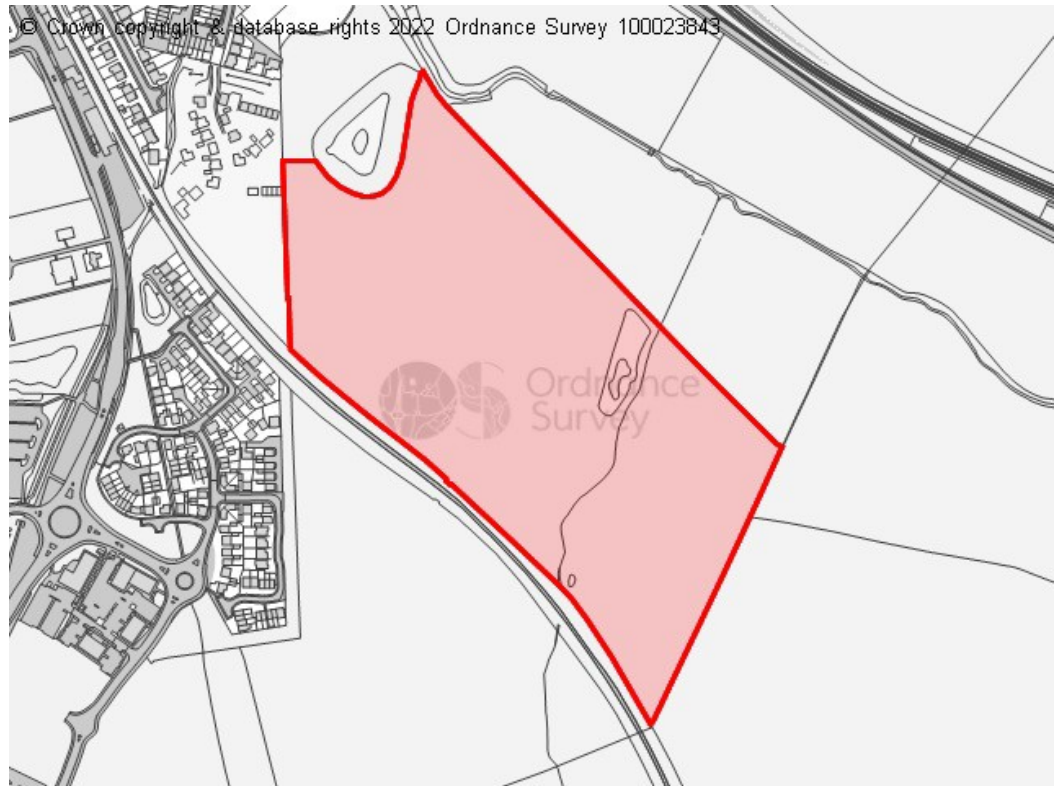
Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	871	Estimated capacity (sqm):	

Capacity Notes:
Developer has carried out work to demonstrate that a reduced gas buffer zone for the gas pipeline is appropriate and can be accommodated within the masterplan. The submission indicates that circa 1,000 dwellings can be delivered on the site.

Market Harborough, 21/8257, Land at Little Bowden

Site Details

Site ref: 21/8257
Site name: Land at Little Bowden
Parish: Market Harborough
Nearest Settlement: Market Harborough
Site map:



Site area (ha): 12.14
Brownfield / Greenfield: Greenfield
Overall development concept: Mixed use development
Proposed use(s): Housing assumed as no proposed uses detail provided.
Current use: Agriculture
Adjacent land uses: Agriculture/residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to the sustainable settlement of Market Harborough. The site currently has no highway access and third party land would need to be acquired to achieve this. Part of the site lies within flood zones 2 and 3a, the implications of which would require further investigation. The south-west boundary is formed by the dismantled railway line (a potentially contaminating land use). The site is considered not currently suitable.
 Not currently suitable
Availability: The submission acknowledges that land in third party ownership would be needed for access and no further details are available as to whether this issue is being addressed. Securing appropriate access would be required for development to be available for development. Therefore, the site is considered potentially available.
 Potentially available
Achievability: There is currently no highway access to the site and the site cannot be delivered without this. Planning permission for a surface water retention basin was permitted in 2006, this use would need to be accommodated within the site or an alternative provided and could impact the viability and deliverability of the site. The site is therefore considered not currently achievable.
 Not currently achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 12.14

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 228
Capacity Notes:

Density applied:

Estimated capacity (sqm):

Medbourne, 21/8130, Land at Hallaton Road

Site Details

Site ref:	21/8130
Site name:	Land at Hallaton Road
Parish:	Medbourne
Nearest Settlement:	Medbourne
Site map:	



Site area (ha):	4.05
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture, sportsground

Site Assessment Summary

Red constraints:	Flood zone 3b
Reason not assessed:	
Suitability:	The site is to the north of Medbourne, a sustainable rural village, and separated from the built form of the village by the sportsground. As such, it is not well related to existing residential development along Hallaton Road or the rest of the village. Access to the site would be from Hallaton Road. The site slopes eastwards towards Medbourne Brook and part of the site is identified as a Wildlife Corridor in the Neighbourhood Plan. Land along the site's eastern boundary is located within Flood Zones 2 and 3 and the area within Flood Zone 3b (red constraint) has been excluded from the site area. The site is adjacent to the Conservation Area. The scale of the site as submitted would be excessive for the village. The submission accepts this and is promoting the site for up to 20 dwellings. Given the above constraints, the site is considered not currently suitable.
Availability:	The site is in single ownership. No legal or ownership issues have been identified to prevent the development being delivered. The site is considered available.
Achievability:	While the submission is promoting development of up to 20 dwellings on the southern part only, the site is separated from the main village with the potential to impact on open countryside for which mitigation would be required. Flood risk across the site has the potential to impact on its capacity. In view of these issues, the site considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 11-15 years

Net developable site area 3.89
(ha):

Housing capacity

Economic capacity

Density applied (dph):

Density applied:

Development ratio:

Estimated capacity (dwgs): 20

Estimated capacity (sqm):

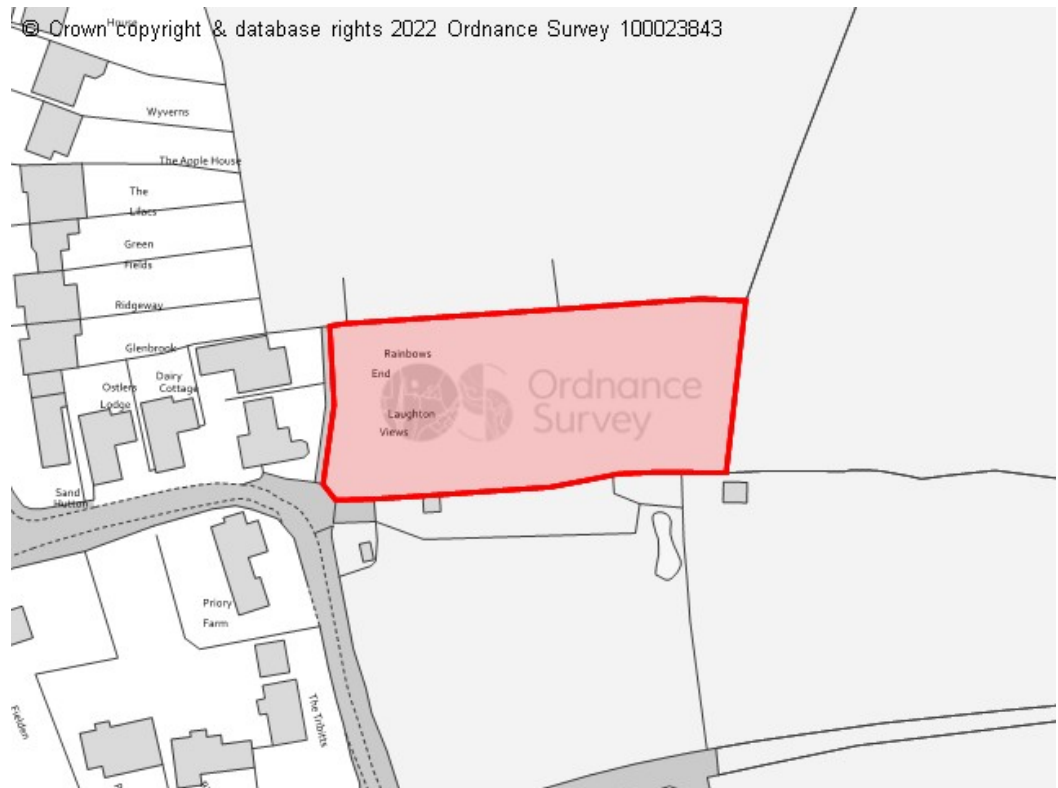
Capacity Notes:

Given constraints identified on site, it is more appropriate to apply site promoter's reduced capacity of c.20 dwellings, rather than the standard capacity calculation (73 dwellings).

Mowsley, 21/8185, Land at Dag Lane

Site Details

Site ref: 21/8185
Site name: Land at Dag Lane
Parish: Mowsley
Nearest Settlement: Mowsley
Site map:



Site area (ha): 0.29
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, playing fields and residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is located adjacent to the settlement of Mowsley which is not currently identified as a sustainable settlement for housing development. Access would be via Dag Lane. However, the site is located on a bend in the road so the safety of access in this location would need to be demonstrated. No other physical constraints have been identified. The site is considered potentially suitable.
 Potentially suitable
Availability: No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
 Available
Achievability: Provision of safe access would need to be demonstrated for the site to be deliverable. The site is considered potentially achievable.
 Potentially achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.29

Housing capacity

Economic capacity

Density applied (dph): 30

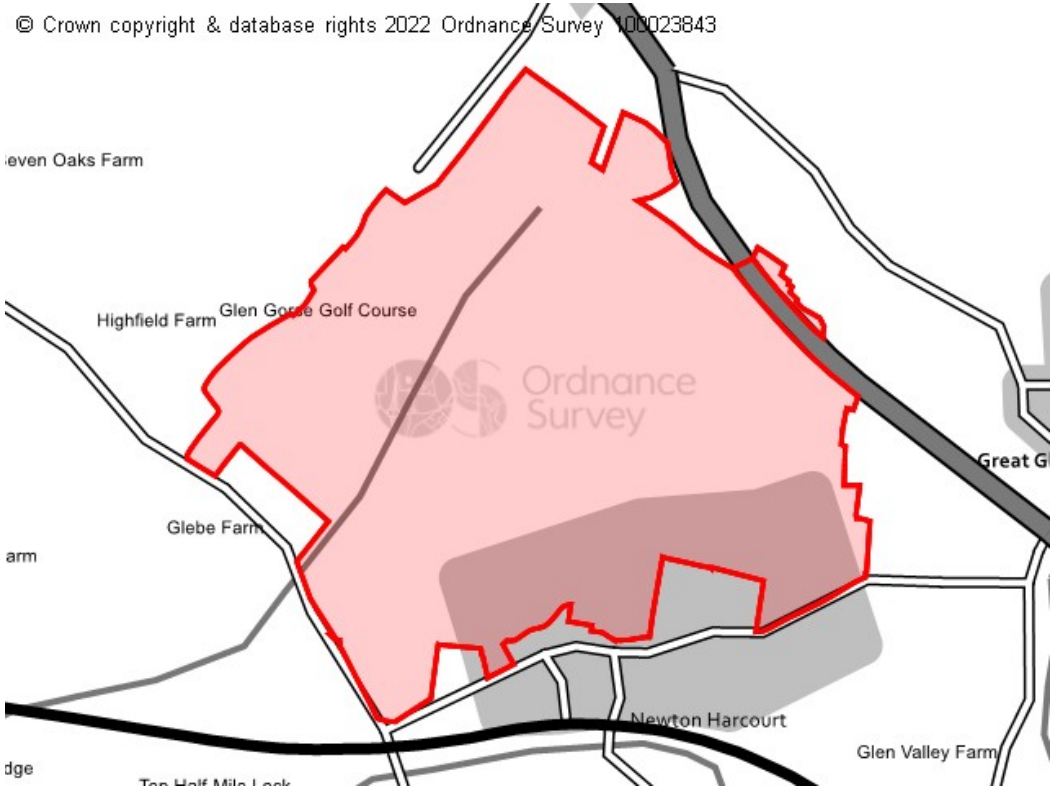
Density applied:

Development ratio: <0.4 Ha = 100%
Estimated capacity (dwgs): 9 Estimated capacity (sqm):
Capacity Notes:

Newton Harcourt, 21/8178, Land at Newton Harcourt (Newton Croft)

Site Details

Site ref:	21/8178
Site name:	Land at Newton Harcourt (Newton Croft)
Parish:	Wistow and Newton Harcourt
Nearest Settlement:	Newton Harcourt
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	211.58
Brownfield / Greenfield:	Greenfield
Overall development concept:	New settlement / garden village
Proposed use(s):	Housing, neighbourhood hub, education facilities, green infrastructure
Current use:	Agriculture
Adjacent land uses:	Agriculture, residential (Newton Harcourt), golf course, A6, fishing lake

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site lies north of Newton Harcourt and south of Glen Gorse Golf Club. It is well related to the Leicester Principal Urban Area with the built form of Oadby and Wigston lying the north and west respectively and is a sustainable location for development. In terms of highway access, significant constraints relating to site access and connectivity would be challenging to overcome (i.e. new site access onto A6 dual carriageway unlikely to be appropriate, safety of local rural roads, preventing impacts on Newton Harcourt, provision of sustainable transport links). Potential cumulative and cross boundary transport impacts would also need to be considered if the site and adjoining sites were to come forward together. A comprehensively masterplanned approach would be required to overcome potential impacts, as well as maximise opportunities for transport enhancements. Several Rights of Way cross the site and the south-western edge is within a Mineral Consultation Area. From a high point adjacent to A6, the site comprises the valley slopes of a watercourse crossing the site from the north-east to south-west, before rising towards Mere Lane/ Old Mere on the north-western boundary. Potential impacts and proposed mitigations would need to be addressed through the masterplanning process. At this stage, the site is considered not currently suitable.
Availability:	The site is in single ownership. The site being actively promoted. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:	Given that the submission is promoting a site capacity which is 30% greater than the standard capacity calculation (4,545 dwellings as opposed to 3,174 dwellings), the extent and nature of the transport and other infrastructure needed to support this development needs to be demonstrated. Significant constraints exist regarding site access and connectivity which could impact on its capacity, deliverability, timing, and overall viability. Similarly, strategic landscape mitigation, particularly in relation to maintaining separation for the village of Newton Harcourt, needs to be factored into the overall capacity of the site. Pending further clarity, the site is considered not currently achievable.
Not currently achievable	

Conclusions

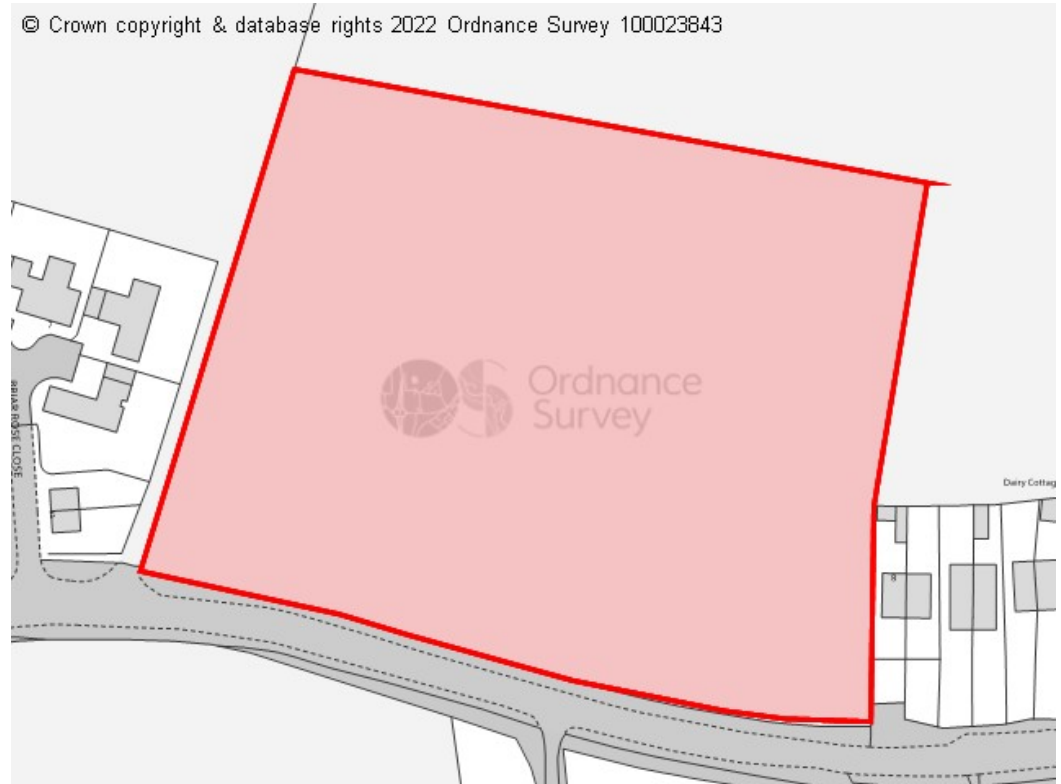
Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 16+ years, Developable in 11-15 years
Net developable site area (ha):	211.58

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	3,174	Estimated capacity (sqm):	
Capacity Notes:			
Site submitter estimates higher capacity of 4,545 dwellings.			

North Kilworth, 21/8063, Land north of Station Road

Site Details

Site ref: 21/8063
Site name: Land north of Station Road
Parish: North Kilworth
Nearest Settlement: North Kilworth
Site map:



Site area (ha): 1.78
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential and agriculture

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed:
Suitability: The site is located on the edge of North Kilworth, identified as a sustainable rural settlement. The northern half of the site is within the HSE buffer zone for a high pressure gas main that runs north of the site and this could affect the developable area of the site. The site area has been reduced by 0.87ha accordingly. The site is therefore considered potentially suitable.
 Potentially suitable
Availability: No legal or ownership issues have been identified to prevent delivery of the site. The site is available.
 Available
Achievability: The northern part of site is within the HSE buffer zone for the high pressure gas main pipe which requires further investigation and could impact on the developable area of the site. There are no other market, cost or delivery factors that would make development economically unviable. The site is considered potentially achievable.
 Potentially achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.91

Housing capacity

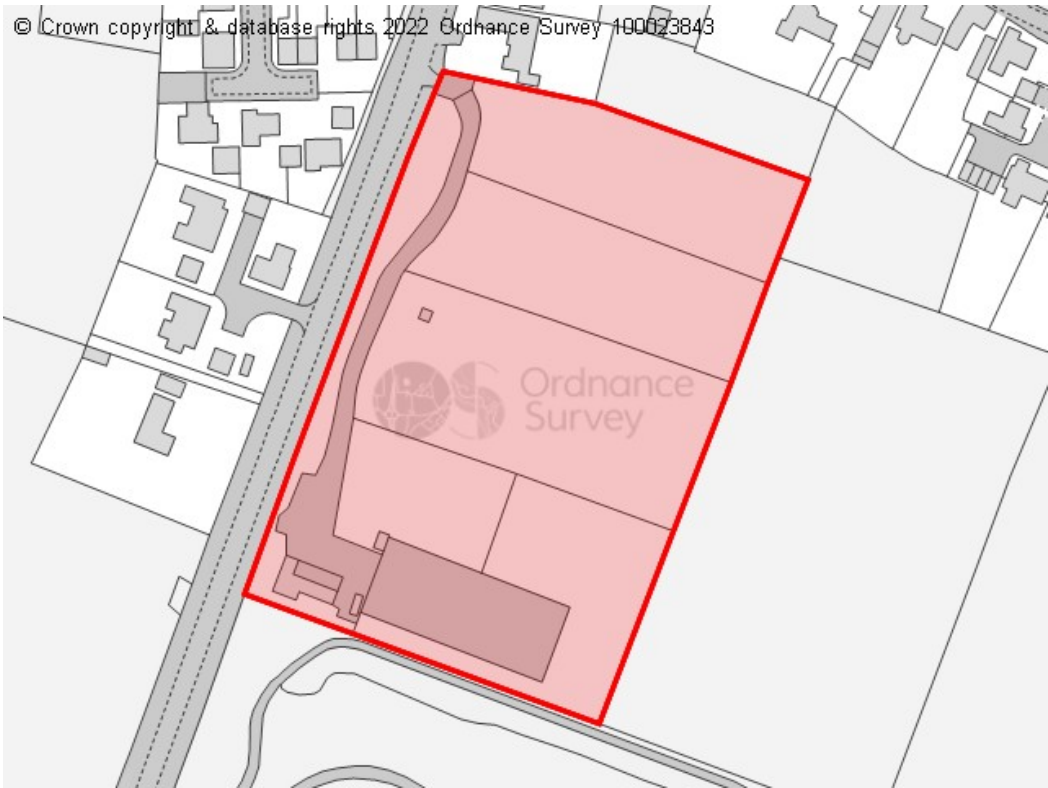
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	23	Estimated capacity (sqm):	
Capacity Notes:			

North Kilworth, 21/8081, Greenfields, Land east of South Kilworth Road

Site Details

Site ref:	21/8081
Site name:	Greenfields, Land east of South Kilworth Road
Parish:	North Kilworth
Nearest Settlement:	North Kilworth
Site map:	



Site area (ha):	2.04
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Stables, paddocks
Adjacent land uses:	Golf course, residential, agricultural

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is located on the southern edge of North Kilworth, a sustainable rural settlement. The site has current access and substantial frontage onto South Kilworth Road. It is close to the Conservation Area boundary and mitigation for potential impacts on its setting may be required. However, there are no physical constraints that would prevent development of the proposed use. The site is considered suitable.
Availability:	Limited information provided regarding availability. There are two landowners and it is not known if both are agreeable to development of the site. The site is considered potentially available.
Achievability:	Mitigation for potential impacts on the nearby Conservation Area may be required and could impact on the capacity of the site. However, no market, cost or delivery factors have been identified that would make development economically unviable. The site is considered achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area (ha):	2.04

Housing capacity

Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	38	Estimated capacity (sqm):	
Capacity Notes:			

North Kilworth, 21/8084, Land south of A4304 Station Road

Site Details

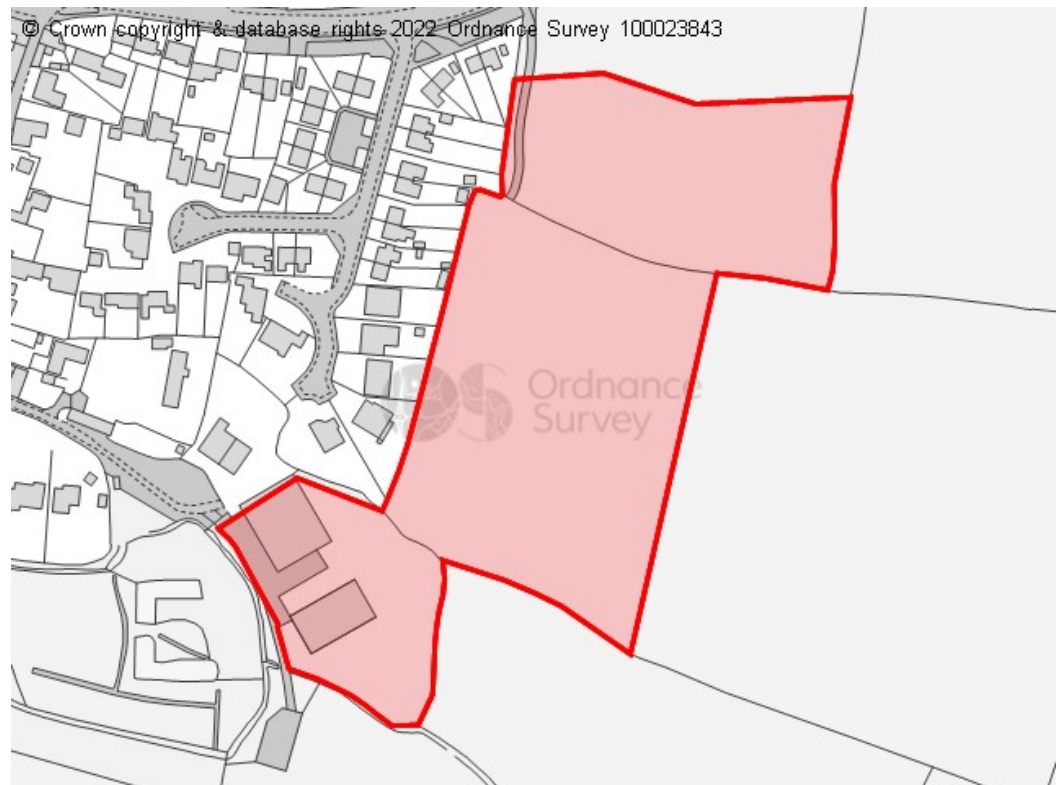
Site ref: 21/8084

Site name: Land south of A4304 Station Road

Parish: North Kilworth

Nearest Settlement: North Kilworth

Site map:



Site area (ha): 3.35

Brownfield / Greenfield: Greenfield

Overall development concept: Housing

Proposed use(s): Housing

Current use: Agricultural

Adjacent land uses: Residential to the west. Residential currently under construction to the north. Remainder agricultural.

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Suitable

Site is located on the eastern edge of North Kilworth, a sustainable rural settlement. The southern part of the site is within the North Kilworth conservation area and any development would need to ensure potential impacts on the conservation area and its setting are considered. The site is considered suitable.

Availability:

Available

No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Achievable

The site (excluding the southern part within the conservation area and adjacent to the Bogs) is part of a reserve housing allocation in the North Kilworth Neighbourhood Plan and the policy sets out the conditions for the site to come forward. Access would be via the site to the north which already has planning permission. There are no market, cost or delivery factors that would make development economically unviable. The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable

Reason if not currently developable:

Timeframe for development: Deliverable within 5 years

Net developable site area (ha): 3.35

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 63
Capacity Notes:

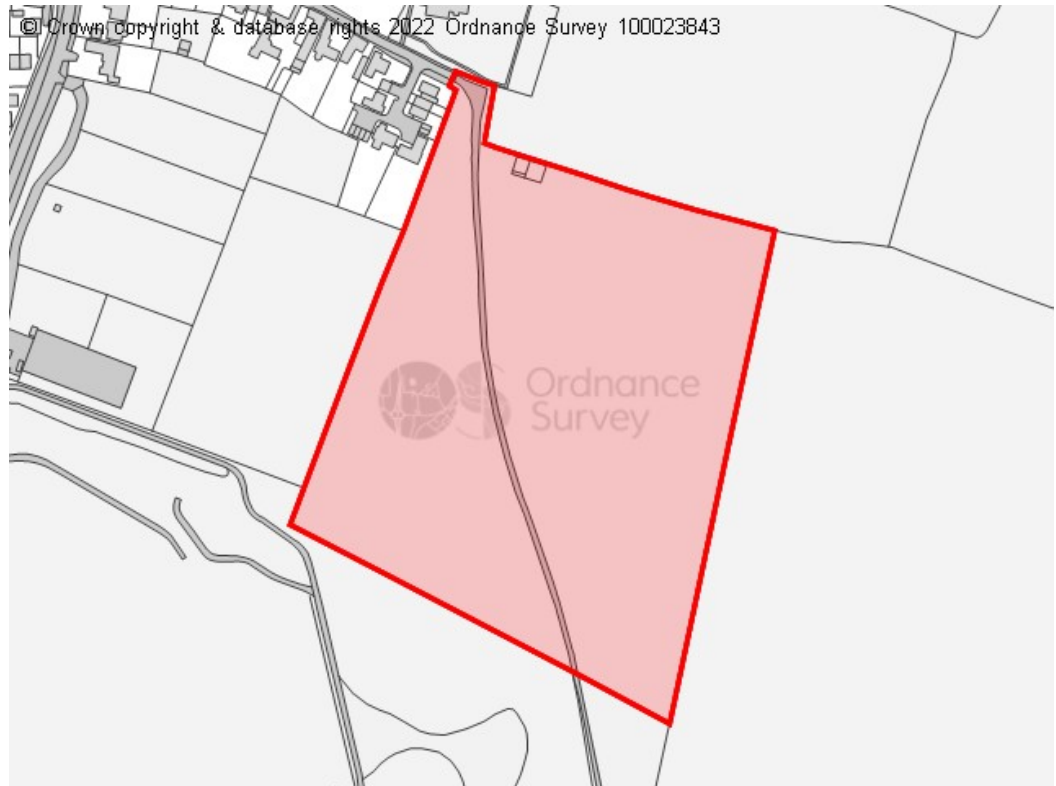
Density applied:

Estimated capacity (sqm):

North Kilworth, 21/8261, Land at Dag Lane

Site Details

Site ref: 21/8261
Site name: Land at Dag Lane
Parish: North Kilworth
Nearest Settlement: North Kilworth
Site map:



Site area (ha): 5.58
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Predominantly agriculture, golf course, some residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not currently suitable

The site is adjacent to North Kilworth, a sustainable settlement. Existing highway access from Dag Lane is inappropriate to accommodate additional traffic and the provision of alternative highway access to an appropriate standard would need to be demonstrated. The site is not well related to the existing built form and its current scale is unlikely to be appropriate for the size of the village. Appropriate mitigation for any adverse impact on the Conservation Area and the setting of St Andrew's Church would need to be considered and the Public Right of Way retained. Potential adverse impacts on the landscape would also need to be addressed. The site is considered not currently suitable.

Availability:

Available

The site is in single ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed, and is not under option. No availability issues have been identified. The site is considered available.

Achievability:

Not currently achievable

Provision of an alternative access would be required for this site to be achievable. Mitigation relating to impact on heritage assets and landscape could impact on the capacity of the site. In addition, the site is designated as Local Green Space in the North Kilworth Neighbourhood Plan and is therefore subject to significant protection. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 11-15 years

Net developable site area 5.58
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 105
Capacity Notes:

Economic capacity

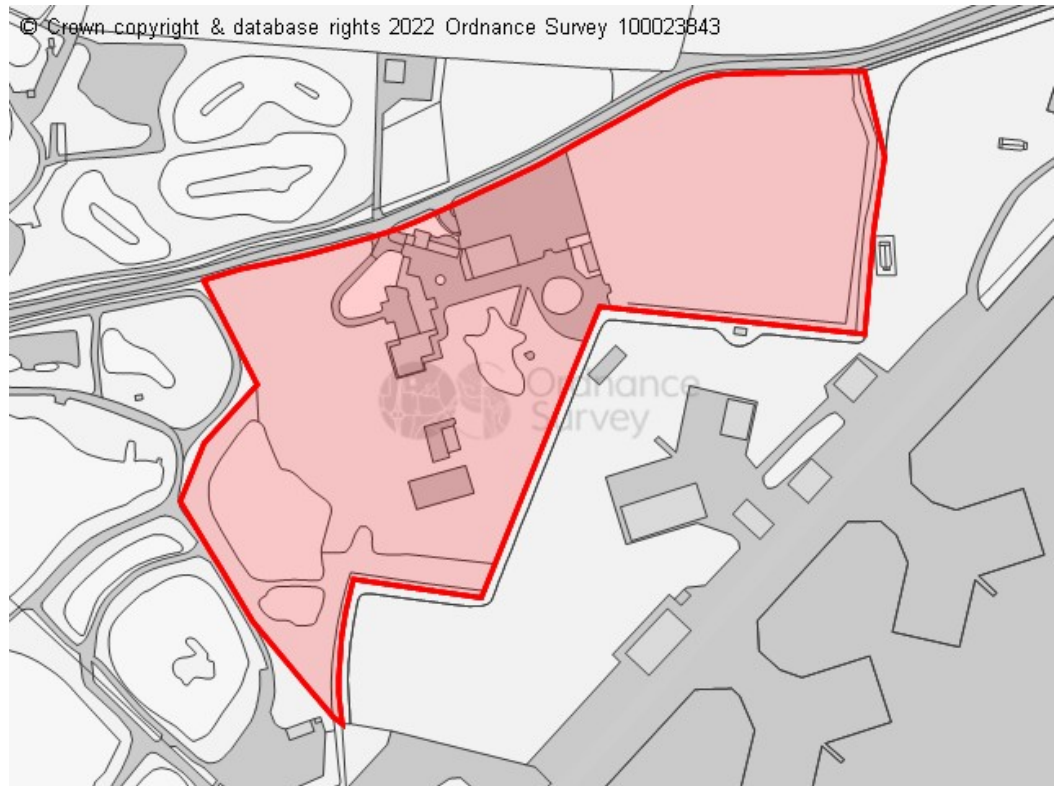
Density applied:

Estimated capacity (sqm):

Peatling Parva , 21/8022, Peatling Lodge Farm

Site Details

Site ref: 21/8022
Site name: Peatling Lodge Farm
Parish: Peatling Parva
Nearest Settlement: Peatling Parva
Site map:



Site area (ha): 6.47
Brownfield / Greenfield: Mixed
Overall development concept: Housing
Proposed use(s): Housing
Current use: Dwelling/grounds, function centre, grazing land
Adjacent land uses: Fishing lakes, Bruntingthorpe Proving Ground, agriculture

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not suitable

The site is in open countryside between Peatling Parva and Bruntingthorpe. Both villages have only a limited range of services and facilities and are not currently identified as sustainable rural settlements. The site is therefore not a sustainable location for housing development. Furthermore, given the location, size, capacity, and uses proposed, the site's promotion as a new village is not appropriate. Although the site has a current access, its appropriateness, given the potential adverse impacts on the rural highway network, would need to be demonstrated. The adjoining Proving Ground is a potentially contaminating land use which would need investigation. The site is considered not suitable.

Availability:

Available

The site has two owners who agree regarding the promotion of the site. There are several buildings that would need to be demolished. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Not currently achievable

As rural housing site, the current scale of the site is inappropriate. Its potential adverse impacts on the local rural highway network and local community infrastructure would require substantial mitigation and could impact on the viability of the site. The adjoining potentially contaminated land would require further investigation. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 16+ years

Net developable site area 6.47
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 121
Capacity Notes:

Economic capacity

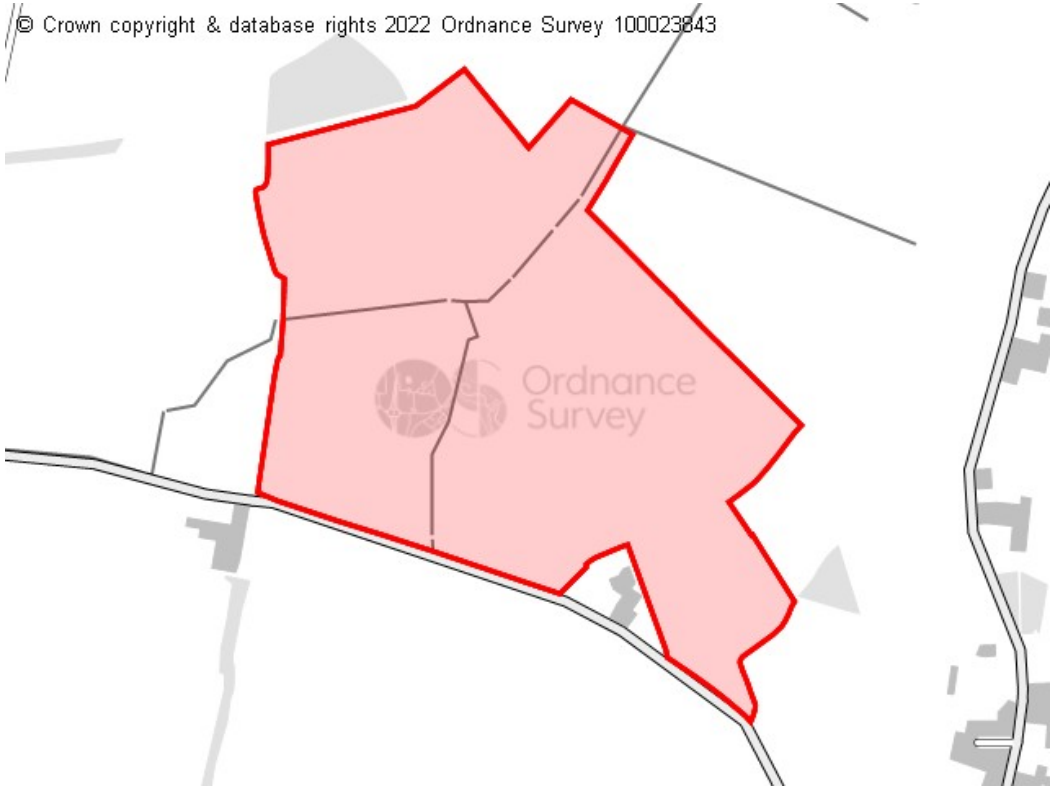
Density applied:

Estimated capacity (sqm):

Peatling Parva , 21/8038, Prestlands, Ashby Road

Site Details

Site ref:	21/8038
Site name:	Prestlands, Ashby Road
Parish:	Peatling Parva
Nearest Settlement:	Peatling Parva
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	29.34
Brownfield / Greenfield:	Greenfield
Overall development concept:	Mixed use development
Proposed use(s):	Housing, minor retail
Current use:	Agriculture, agricultural/equine buildings, manege, dwelling
Adjacent land uses:	Agriculture, isolated dwellings

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is in open countryside and therefore not a sustainable location for development. It does not relate well to the closest settlement, Peatling Parva, and is separated from the edge of the village by site 21/8264. Furthermore, Peatling Parva itself is not currently identified as a sustainable settlement. The scale of development is not appropriate given it is not an accessible or sustainable location. Although the site has current access onto Ashby Road, the rural nature of the local highway network would not support development in this location. The local landscape and the setting of Peatling Parva Conservation Area would be adversely impacted. The site is considered not suitable.
Availability:	The site is in single ownership. There has been no potential developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	As well as not being a sustainable location for development, the scale of the supporting infrastructure (i.e. community, utility, and highway) required to accompany development has not been considered by the submitter. The site is not of a scale to be considered a new village. As a result, based on current information, viability and deliverability concerns mean that the site is considered not achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 16+ years

Net developable site area 29.34
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 550
Capacity Notes:

Economic capacity

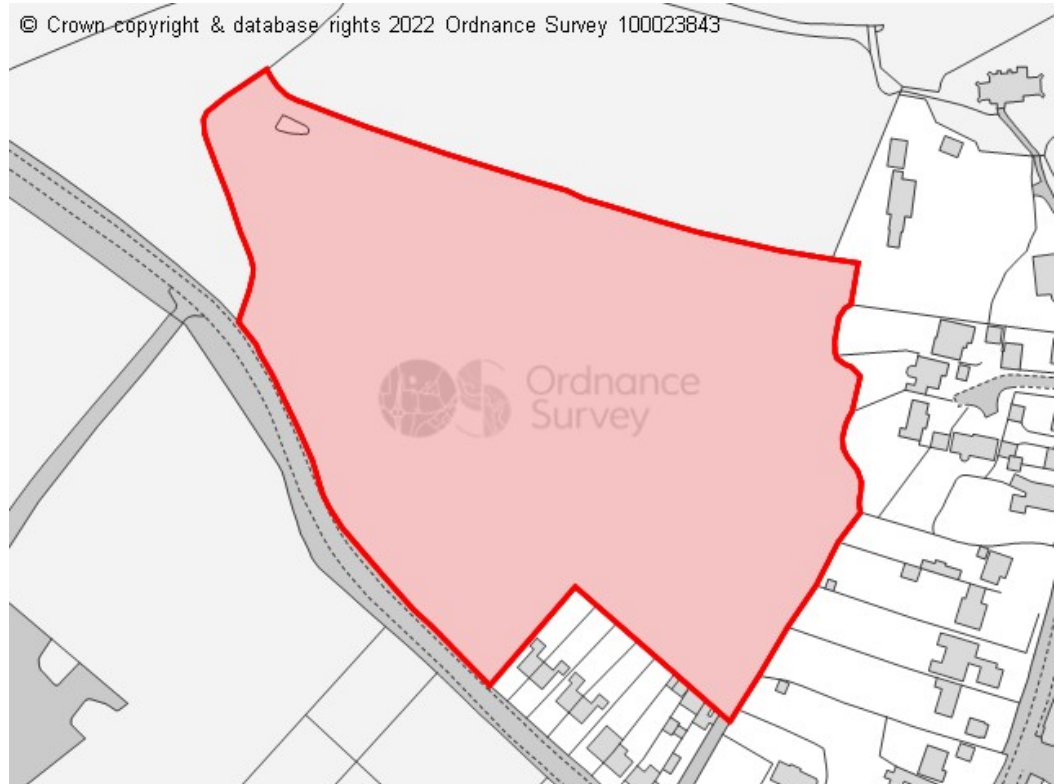
Density applied:

Estimated capacity (sqm):

Peatling Parva , 21/8264, Land north of Ashby Road

Site Details

Site ref: 21/8264
Site name: Land north of Ashby Road
Parish: Peatling Parva
Nearest Settlement: Peatling Parva
Site map:



Site area (ha): 3.48
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not currently suitable

The site is adjacent to Peatling Parva which is not currently identified as a sustainable location for housing development. It is a large site which extends well into open countryside. The current scale of the site would not be appropriate for the size of the settlement. Access is proposed via Ashby Road onto which the site has frontage, however, the suitability of such an access and the capacity of the rural highway network would need to be demonstrated. The eastern edge of the site adjoins the Conservation Area and any development as the potential to adversely impact its setting and that of nearby listed buildings. A Public Right of Way follows the eastern boundary, and views would be adversely impacted. Given scale of the site as submitted, the site is considered not currently suitable.

Availability:

Available

The site is in single ownership. No discussions with developers are indicated. No legal or ownership issues have been identified to prevent development being delivered.

Achievability:

Not currently achievable

The scale of the site is inappropriate for Peatling Parva and the surrounding highway network, therefore it is not deliverable as submitted. Potential adverse impacts on the setting of heritage assets, the surrounding landscape, and the highway network would require a significant reduction in the size and capacity of the site. The site as submitted, therefore, is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 11-15 years

Net developable site area 3.48
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 65
Capacity Notes:

Economic capacity

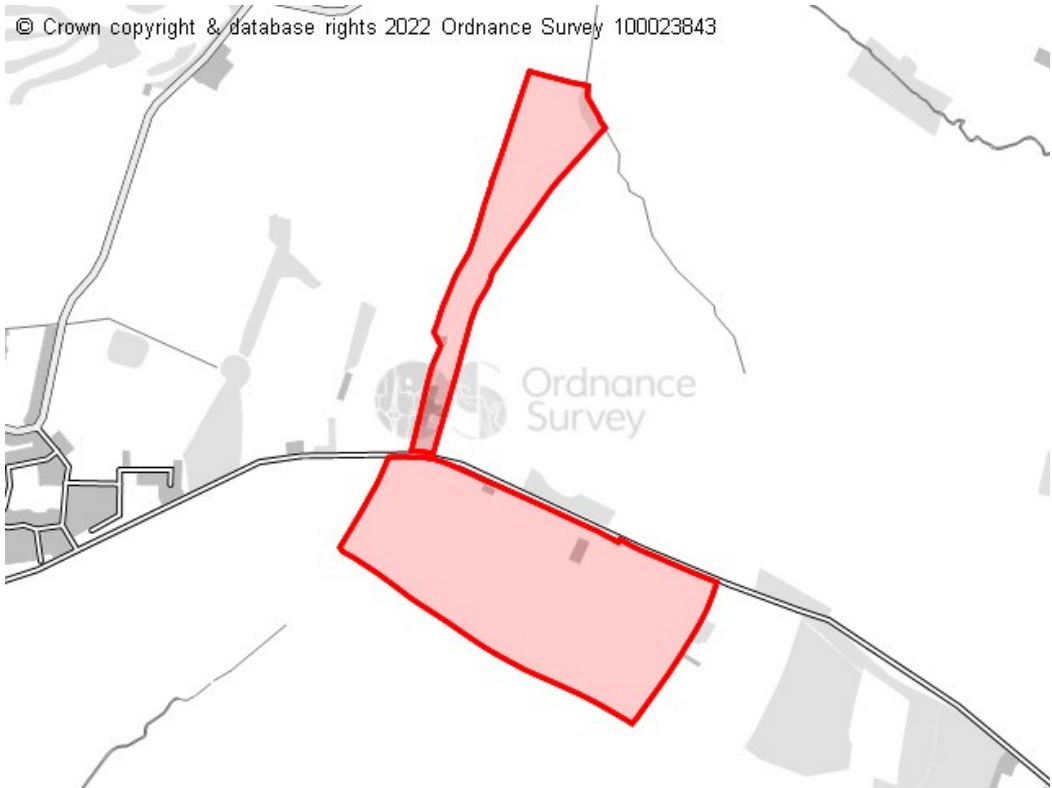
Density applied:

Estimated capacity (sqm):

Scraptoft, 21/8089, Land north and south of Covert Lane

Site Details

Site ref:	21/8089
Site name:	Land north and south of Covert Lane
Parish:	Scraptoft
Nearest Settlement:	Scraptoft
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	21.54
Brownfield / Greenfield:	Mixed
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Residential, equestrian, amenity, garden, covered reservoir
Adjacent land uses:	Predominantly agriculture, sports pitches, equestrian, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	Other than adjoining the playing fields at Covert Lane, the site does not adjoin Scraptoft's built-up area. The site in isolation would extend development a long way to the east (south of Covert Lane) and to the north into open countryside, impacting on the wider landscape and resulting in development poorly related to the existing built form. The capacity of Covert Lane (including its junction with Station Lane) and the local highway network to accommodate further development would need further investigation. Wider cumulative highway impacts would need to be considered if other sites were also to come forward in the vicinity. Most of the northern part of the site is within a Mineral Consultation Area. As a standalone site, it is considered not currently suitable.
Not currently suitable	
Availability:	The site is in single ownership and there have been discussions with developers. Current uses on the site would need to relocate and the buildings would need demolishing before development. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	Taken in isolation, the site is not well related to the existing built-up area of Scraptoft, and would extend development east and north resulting in isolated development poorly connected to the existing settlement. Impacts on the landscape would need mitigation both north and south of Covert Lane. As regards access, it is likely that Covert Lane and its junction with Station Lane would require substantial improvement. Wider highway impacts would also need to be considered. These issues could delay the site coming forward and impact on its viability. Clarity around the covered reservoir on the site is also needed. The site is considered not currently achievable.
Not currently achievable	

Conclusions

Deliverable or developable:	Developable
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Reason if not currently developable:
Timeframe for development: Developable in 11-15 years, Developable in 16+ years
Net developable site area (ha): 21.54

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	404	Estimated capacity (sqm):	
Capacity Notes:			

Scraptoft, 21/8090, Land to the east of Beeby Road

Site Details

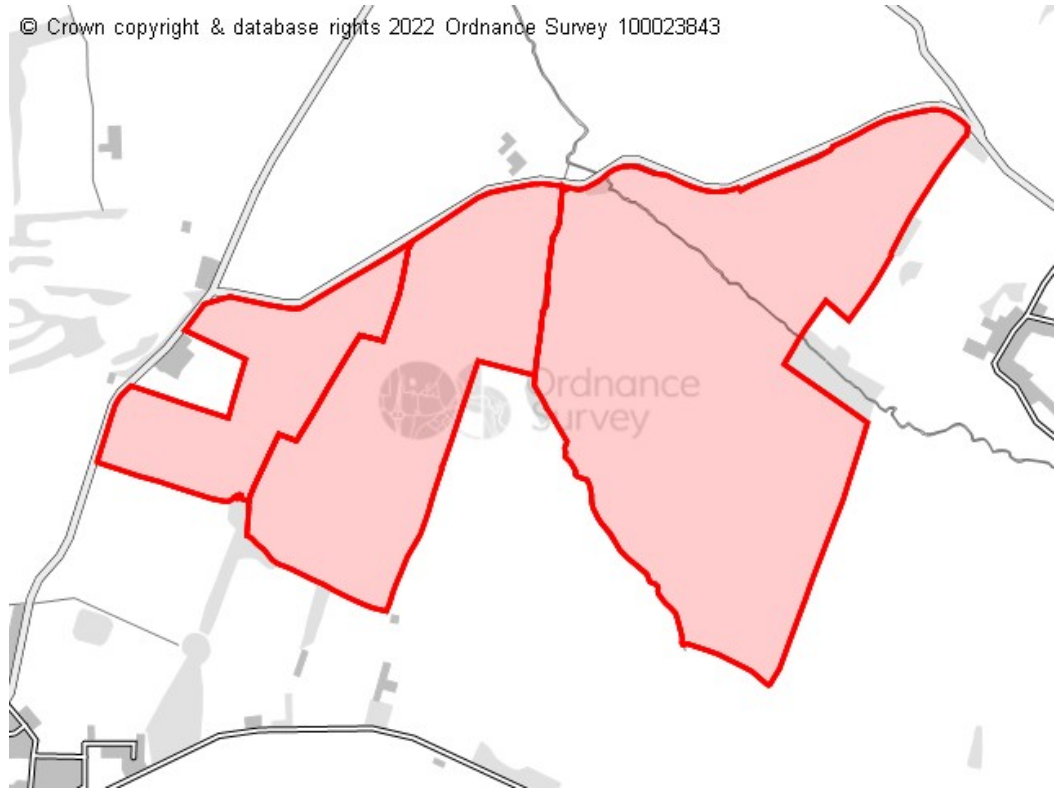
Site ref: 21/8090

Site name: Land to the east of Beeby Road

Parish: Scraptoft

Nearest Settlement: Scraptoft

Site map: © Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha): 76.43

Brownfield / Greenfield: Greenfield

Overall development concept: Strategic development area / urban extension

Proposed use(s): Housing, leisure, recreation and community facilities

Current use: Predominantly agricultural, natural burial ground, site compound

Adjacent land uses: Predominantly agricultural land with residential and sports pitches

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability: Not suitable
Whilst the western part of the site has a relationship with Scraptoft's existing built up area and allocated development, the full extent of the site relates poorly to the existing Principal Urban Area. It would extend development up to 1.4km from the edge of Scraptoft into open countryside towards Keyham, potentially impacting on the setting of the Conservation Area, and would be isolated from the current built up area with consequential impacts on the landscape and open views. The site would require strategic infrastructure, including major transport and highway solutions and mitigation. It is unlikely these could be provided as a standalone site. Over half the site lies within a Mineral Consultation Area, part of the site is within Flood Zones 2 and 3a, and a Public Right of Way crosses the north-eastern part of the site. The site is considered not suitable.

Availability: Available
The site has not been actively marketed. However, there have been discussions with developers but is not under option. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Not achievable
Provision of substantial strategic infrastructure, including highways and transportation, would be required for this site to be achievable. The full extent of the site is unlikely to be achievable in isolation given its current extent and poor relationship with the existing built form. Therefore, the site is considered not achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 16+ years

Net developable site area 76.43
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: > 35 Ha = 50%
Estimated capacity (dwgs): 1,146
Capacity Notes:

Economic capacity

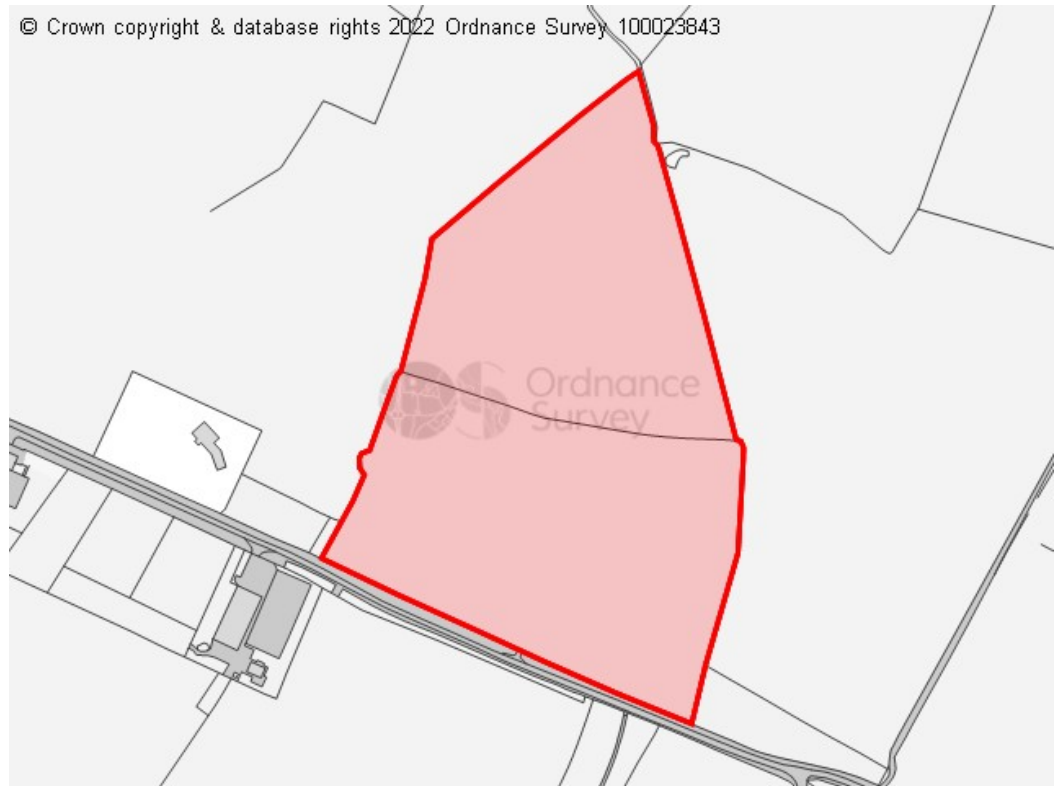
Density applied:

Estimated capacity (sqm):

Scraptoft, 21/8137, Land north of Covert Lane

Site Details

Site ref: 21/8137
Site name: Land north of Covert Lane
Parish: Scraptoft
Nearest Settlement: Scraptoft
Site map:



Site area (ha): 7.75
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is not adjacent to Scraptoft's existing built-up area. It extends into open countryside to the north of Covert Lane and therefore, in isolation, it is not currently a sustainable location for housing development. Access arrangements remain unclear. Access via Covert Lane is likely to require substantial improvements to its junction with Station Lane. Impacts on the wider highway network would also need to be considered. Given its current isolation, its dislocation from built up area and the lack of clarity around suitable access, the site considered not currently suitable.
Availability: The site is in single ownership but there has been no discussion with developers or marketing of the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The provision of suitable access arrangements may require substantial new road infrastructure or highway mitigation measures, impacting on the timescale for delivery of the site in isolation and its viability. Whilst the site adjoins other submitted sites, land to the west has not been submitted for assessment. In isolation, the site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 7.75

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 145
Capacity Notes:

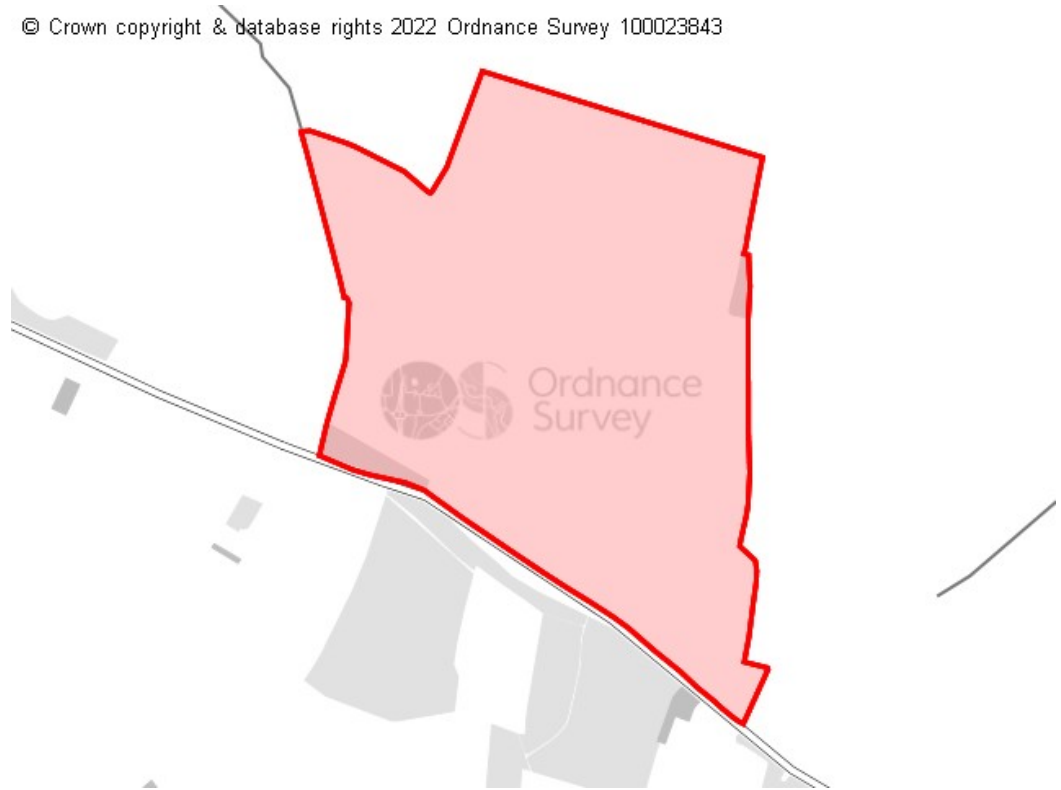
Density applied:

Estimated capacity (sqm):

Scraptoft, 21/8147, Land north of Covert Lane (east)

Site Details

Site ref: 21/8147
Site name: Land north of Covert Lane (east)
Parish: Scraptoft
Nearest Settlement: Scraptoft
Site map: © Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha): 28.56
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is in open countryside some distance from the existing built form of Scraptoft, making it currently an unsustainable location for housing development. The site is over 2km from the centre of Scraptoft and would have adverse impacts on the landscape. There is currently no suitable access linking the site to the highway network and this may require a strategic solution. The south-east corner of the site is affected by an historic landfill area which would need investigating further. In isolation, the site is considered not currently suitable.
Availability: The site is in single ownership. There has been no discussion with developers and the site has not been marketed. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Being in open countryside, the site is dependent on other sites coming forward for a connection with Scraptoft. Provision of suitable access arrangements would require substantial new road infrastructure or highway mitigation measures, impacting on the timescale for delivery of the site in isolation. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 16+ years, Developable in 11-15 years
Net developable site area (ha): 28.56

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 536
Capacity Notes:

Density applied:

Estimated capacity (sqm):

Scraptoft, 21/8196, North of Covert Lane (west)

Site Details

Site ref: 21/8196
Site name: North of Covert Lane (west)
Parish: Scraptoft
Nearest Settlement: Scraptoft
Site map:



Site area (ha): 5.24
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing, new community sports centre/hall
Current use: Derelict, former sports pitches
Adjacent land uses: Residential, listed building/tree belt, sports ground, agriculture

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is located adjacent to the eastern edge of Scraptoft, part of the Leicester PUA and a sustainable settlement. There is current access onto Covert Lane which would need upgrading. Wider highway mitigation is also likely to be required, including the improvements to Covert Lane junction with Station Lane. It is within a Mineral Consultation Area and is crossed by public right of way. Other constraints affecting the site include the Grade II Listed Building (Shell Grotto, Scraptoft Hall), set within the group TPO, adjacent to the west. The site's suitability as a location for a sports centre/hall is not proven. The site is considered potentially suitable for housing.

Availability:

Available

Site is owned by land promoter and there are no third party owners or other obligations that affect delivery of the site. However, further clarity around the reuse, or mitigation for the loss, of the playing pitches is needed as this could affect how much of the site is available for development.

Achievability:

Potentially achievable

As a designated Open Space, Sport and Recreation site in the Local Plan, further clarity around the mitigation required for the potential loss of the rugby pitches would be required. This could impact on the capacity of the site. The potential to provide a sports centre/hall is noted but the need for such provision in this location needs to be demonstrated. Potential improvements to Covert Lane, including its junction with Station Lane, and any mitigation for wider impacts on the local road network to accommodate further development could impact on viability. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area 5.24
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 98
Capacity Notes:

Economic capacity

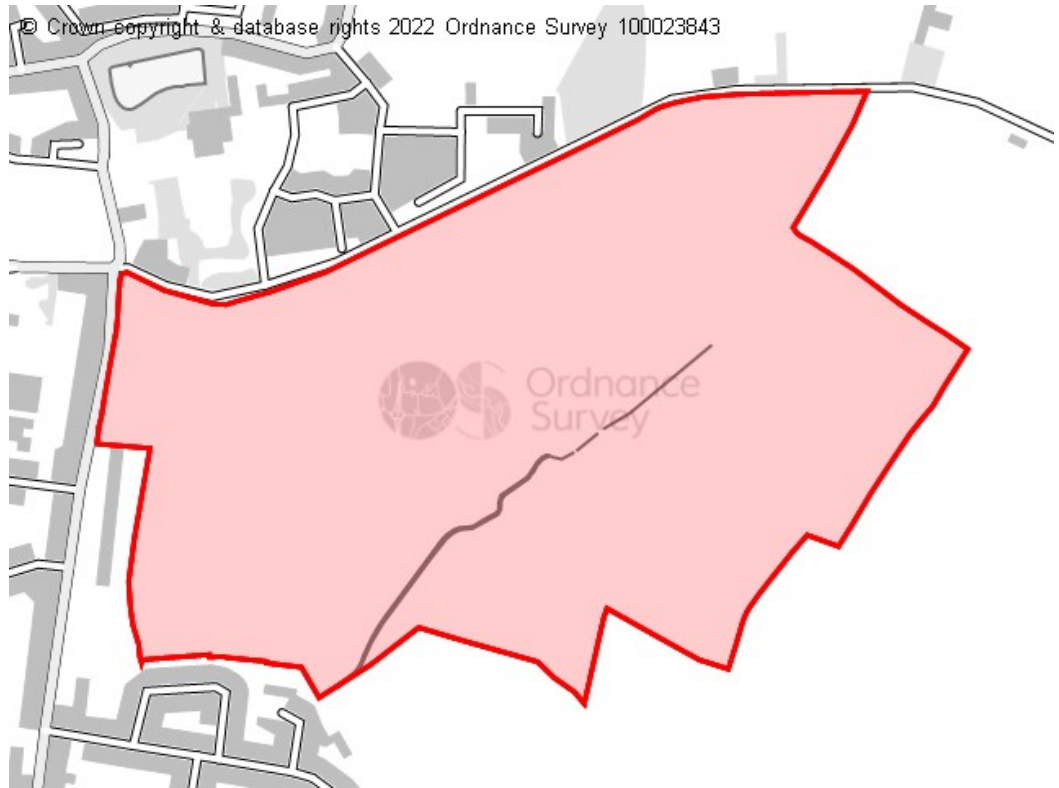
Density applied:

Estimated capacity (sqm):

Scraptoft, 21/8227, Land between Scraptoft and Bushby

Site Details

Site ref: 21/8227
Site name: Land between Scraptoft and Bushby
Parish: Scraptoft
Nearest Settlement: Scraptoft
Site map:



Site area (ha): 46.56
Brownfield / Greenfield: Greenfield
Overall development concept: Strategic development area / urban extension
Proposed use(s): Urban extension (housing, new local centre)
Current use: Agriculture
Adjacent land uses: Agriculture, residential.

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

Site is located adjacent to the existing built-up area of Scraptoft and Bushby (Scraptoft Parish), part of the PUA and both sustainable settlements. The site comprises the slopes of the Thurnby Brook and development would potentially impact on the valley landscape and on the setting of the adjoining Scraptoft Conservation Area. Much of the site is designated Green Wedge or Area of Separation. While the site has two points of access, a comprehensive highway solution would need to be considered with Covert Lane and its junction with Station Lane requiring substantial improvements. Any cumulative impacts would need to be considered as part of any highway solution. A Mineral Consultation Area covers most of the site. The site is considered potentially suitable.

Availability:

Available

The site is in the control of two regional housebuilders (part owned and part under option). No legal or ownership issues have been identified to prevent delivery of development. The site is considered available.

Achievability:

Potentially achievable

A comprehensive highway and access infrastructure solution with appropriate mitigation would be required for the site to be achievable. Given its topography, significant landscape mitigation would also be needed potentially reducing the capacity of the site. Maintaining separation between settlements could also reduce capacity. As much of the site is currently designated Green Wedge (Local Plan) and/or Area of Separation (Neighbourhood Plan), a change to policy would be required for the site to be achievable. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently

developable:
Timeframe for development: Developable in 11-15 years, Developable in 6-10 years
Net developable site area (ha): 46.56

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	698	Estimated capacity (sqm):	
Capacity Notes:			

Shawell, 21/8073, Land off Watling Street (A5)

Site Details

Site ref:

21/8073

Site name:

Land off Watling Street (A5)

Parish:

Shawell

Nearest Settlement:

Shawell

Site map:

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Site area (ha):

10.79

Brownfield / Greenfield:

Greenfield

Overall development concept:

Employment

Proposed use(s):

Economic (Industrial / Non strategic warehousing)

Current use:

Agriculture

Adjacent land uses:

Agriculture and open storage (to south). Warehousing uses located to the west of the A5 in Rugby Borough.

Site Assessment Summary

Red constraints:

None applicable

Reason not assessed:

Suitability:

The site is in open countryside, isolated and not well related to the district's economic or population centres. It is not accessible by sustainable modes of transport, despite being near to the strategic road network. Development would have nonconsequential impacts on the character of the landscape, capable of mitigation. The site has no access to the public highway and, whilst it has frontage to the A5 (within the 1.2ha of the site in the adjoining administrative area of Rugby Borough Council), it has not been demonstrated that appropriate access is deliverable and further investigation with Highways England and both Highway Authorities (i.e. Leicestershire and Warwickshire) is required. The site is therefore considered not suitable for economic uses.

Availability:

Site is in joint ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed and is not under option. No availability issues have been identified. The site is considered available.

Achievability:

The site has good proximity to the Strategic Road Network (SRN), although it is isolated and inaccessible which reduces its market attractiveness for economic use. Delivery of appropriate access from the A5 could significantly impact viability. The site is therefore considered not currently achievable.

Conclusions

Deliverable or developable:

Developable

Reason if not currently developable:

Timeframe for development:

Developable in 16+ years

Net developable site area 10.79
(ha):

Housing capacity

Economic capacity

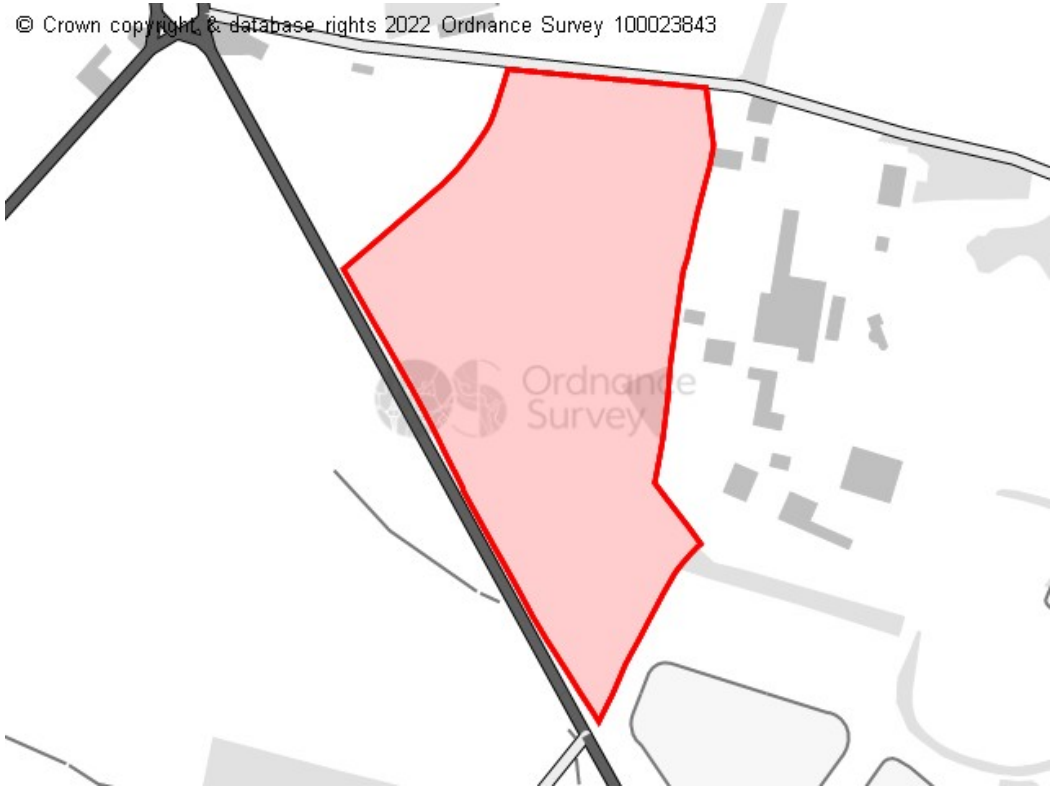
Density applied (dph):	Density applied:	4,100sqm/ha
Development ratio:		
Estimated capacity (dwgs):	Estimated capacity (sqm):	44,239

Capacity Notes:
Capacity calculation applies average density for industrial and non-strategic B8 uses.

Shawell, 21/8074, Land south of Gibbet Lane

Site Details

Site ref:	21/8074
Site name:	Land south of Gibbet Lane
Parish:	Shawell
Nearest Settlement:	Shawell
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	16.52
Brownfield / Greenfield:	Greenfield
Overall development concept:	Employment
Proposed use(s):	Economic (Non-strategic warehousing)
Current use:	Quarry
Adjacent land uses:	Quarry, agriculture, tile manufacturing works

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is in open countryside and is not well related or accessible to the district's economic or population centres despite being near to the strategic road network. Development would have consequential impacts on the character of the landscape. Access to the site would seem possible but would need to be demonstrated and would require Highway Authority input regarding appropriate highway infrastructure and transport mitigation. While the site is in a Mineral Consultation Area, the submission indicates that the mineral on the site is expected to be exhausted within the next 18 months (after which restoration and aftercare conditions are applicable). The southern part of the site lies within a historic landfill consultation buffer area. This would require further investigation but is likely to be mitigable. The site is considered potentially suitable for economic uses.
Availability:	The site is in single ownership and is identified as being available for development within the next 5 years upon completion of mineral extraction (potentially 2024). It has not been marketed and is not under option but has been subject to developer interest. The submission indicates the intention to bring the site forward in conjunction with adjoining site ID: 21/8169. Restoration conditions and aftercare obligations may impact on availability timescales. The site is therefore considered potentially available.
Potentially suitable	
Potentially available	

Achievability: Not currently achievable	The site has good proximity to the Strategic Road Network (SRN), although its accessibility by sustainable modes of transport would need to be demonstrated to assure its market attractiveness for economic use. It has potential to meet some of the specific locational requirements of the strategic warehouse sector. Market supply in the immediate and surrounding area could impact achievability for large warehousing in the current plan period. Highway capacity issues, access arrangements and the extent of potential transport mitigations may impact viability. Current mineral extraction, restoration conditions and aftercare obligations could affect the delivery timeframes and proposed alternative land uses. While latest information indicates the intention to bring the site forward in conjunction with the adjoining SHELAA Site ID 21/8169, it has been assessed a standalone site and is considered not currently achievable.
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Conclusions

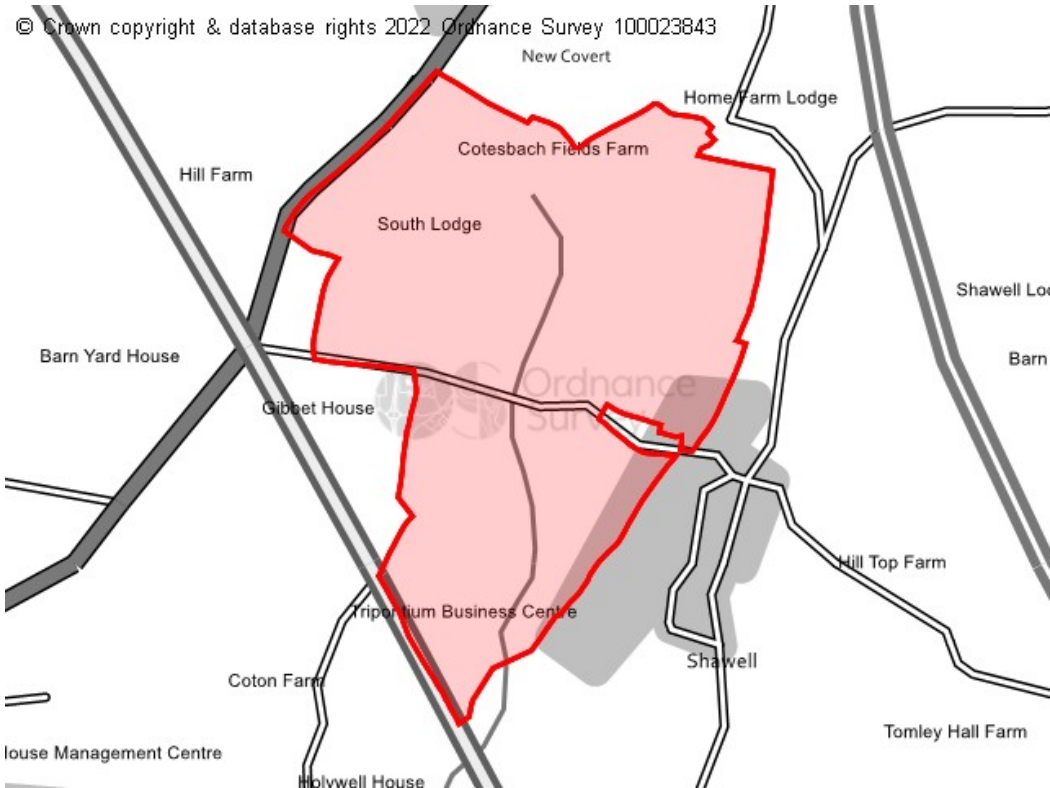
Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 11-15 years
Net developable site area (ha):	16.52

Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	4,000sqm/ha
Development ratio:			
Estimated capacity (dwgs):		Estimated capacity (sqm):	66,080
Capacity Notes:			
Capacity calculation applies standard density for non-strategic warehousing.			

Shawell, 21/8169, Land off A426 south of Cotesbach

Site Details

Site ref: 21/8169
Site name: Land off A426 south of Cotesbach
Parish: Cotesbach, Shawell
Nearest Settlement: Shawell
Site map:



Site area (ha): 214.20
Brownfield / Greenfield: Greenfield
Overall development concept: Employment
Proposed use(s): Economic (mixed - office/industrial/warehousing)
Current use: Sand and gravel quarry including tile manufacturing works, agriculture, landfill site
Adjacent land uses: Agriculture, disused railway line, highways (A426/A5)

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)

Reason not assessed:

Suitability: Not currently suitable

The site is in open countryside and not well related or accessible to the district's economic or population centres despite being near to the strategic road network. Development would have consequential impacts on the character of the landscape. Access to the site would seem possible but would require further investigation and Highway Authority input regarding appropriate highway infrastructure and transport mitigation. Although most of the site is within a Mineral Consultation Area, the minerals are largely worked out (although restoration conditions and aftercare obligations apply). Several areas of (historic) landfill and potentially contaminating land uses across the site would require further investigation and potential mitigation. A high-pressure gas pipeline (red constraint) bisects the site from west to east and HSE requires a buffer zone that would need to be agreed. The site also contains 2 Waste Safeguarding Sites, 2 Local Wildlife Sites, 5 Public Rights of Way which would need to be retained and a small area of Flood Zones 2 and 3. A SSSI and 2 Scheduled Monuments lie close to the site boundary which also adjoins Shawell Conservation Area to the east. Given the scale of the site, these constraints are likely to be mitigatable. However, given its location, access issues and combination of constraints, the site is considered not currently suitable for economic uses.

Availability: Not currently available

The site is in dual ownership and has been actively marketed but is not under option. The site is subject to development interest for the proposed employment use, particularly large warehousing. The submitter indicates that the site would be available in 6-10 years although it has planning consent in distinct areas for mineral and waste uses and the associated manufacture of tiles that extend beyond this timeframe, following which restoration conditions and aftercare obligations would apply. Given the uncertainty, the site is therefore considered not currently available.

Achievability: Not achievable	The site has good proximity to the Strategic Road Network (SRN), although its accessibility by sustainable modes of transport would need to be demonstrated to assure its market attractiveness for economic use. It has potential to meet some of the specific locational requirements of the strategic warehouse sector. Market supply in the immediate and surrounding area could impact achievability for large warehousing in the current plan period. Highway capacity issues, access arrangements and the extent of potential transport mitigations may impact viability. Current mineral extraction at Shawell Quarry and the potential extension of operations may impact on delivery timeframes. Any restoration conditions and aftercare obligations relating to mineral and waste uses may affect alternative land uses and delivery timescales. Latest information indicates the intention to bring the site forward in conjunction with the adjoining SHELAA Site ID 21/8074. However, given the complexities and issues identified, at this stage the site is considered not achievable.
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Conclusions

Deliverable or developable:	Not currently developable
Reason if not currently developable:	Location, multiple constraints, current land use and associated restoration/aftercare conditions result in the site being not currently developable.

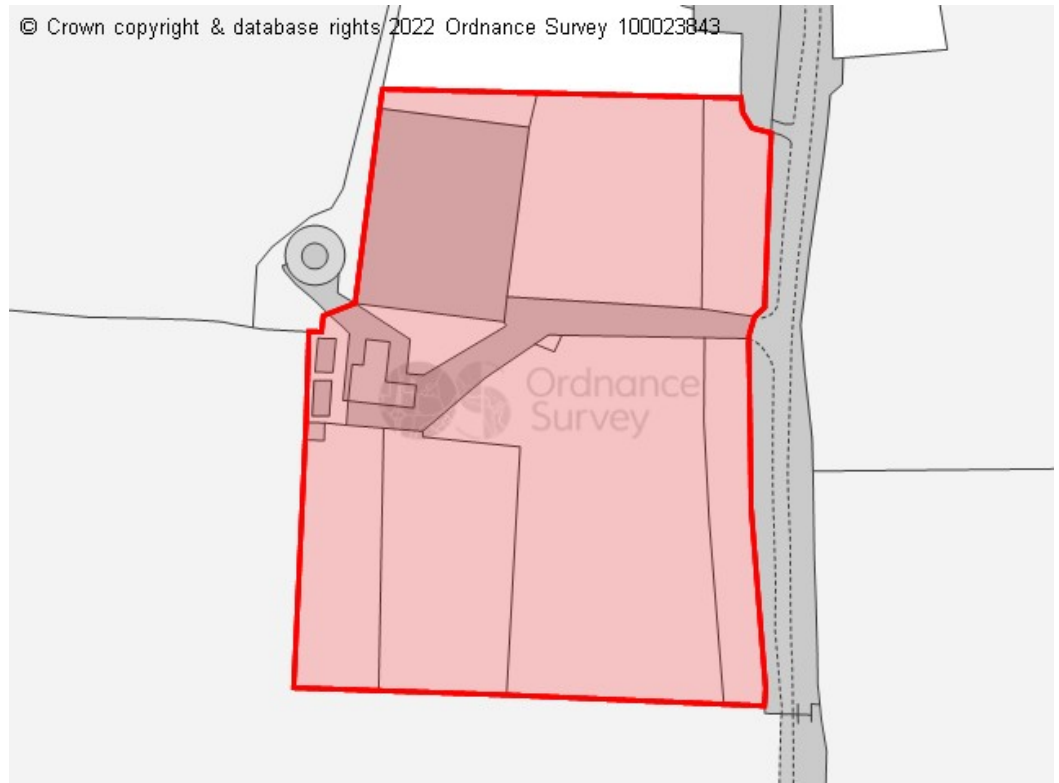
Timeframe for development:
Net developable site area (ha):

Housing capacity	Economic capacity
Density applied (dph): Development ratio: Estimated capacity (dwgs): Capacity Notes:	Density applied: Estimated capacity (sqm):

Skeffington, 21/8043, The Grange, Rolleston Road

Site Details

Site ref: 21/8043
Site name: The Grange, Rolleston Road
Parish: Skeffington
Nearest Settlement: Skeffington
Site map:



Site area (ha): 1.07
Brownfield / Greenfield: Mixed
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture/paddocks, stables, manege
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Skeffington which is not currently identified as a sustainable rural settlement. The northern part of the site is within the Conservation Area. Development on the full extent of the site has the potential to impact on the landscape setting of the village and the Conservation Area. The site lies within a Mineral Consultation Area. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. The existing stables would relocate to adjoining land in same ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 Mitigation for potential adverse impacts on the Conservation Area and the landscape setting of the village could impact on site capacity. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 1.07

Housing capacity

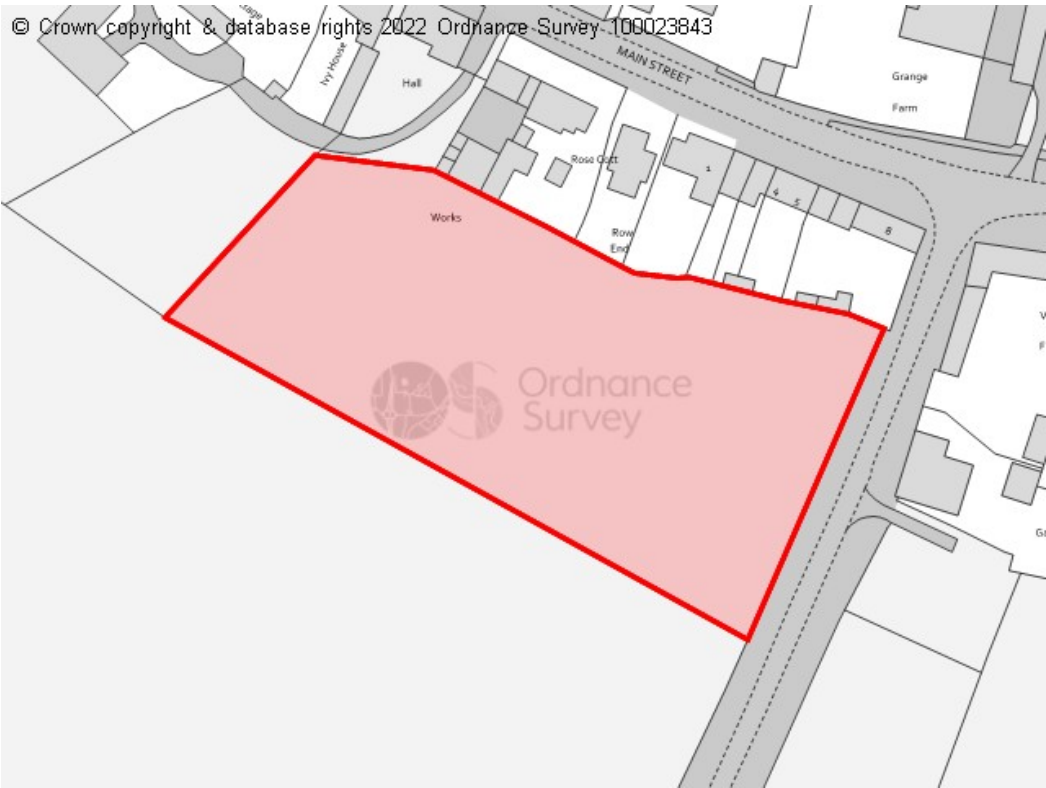
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	26	Estimated capacity (sqm):	
Capacity Notes:			

Slawston, 21/8129, Land off Welham Lane

Site Details

Site ref: 21/8129
Site name: Land off Welham Lane
Parish: Slawston
Nearest Settlement: Slawston
Site map:



Site area (ha): 0.70
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to Slawston which is not currently identified as a sustainable settlement. The site has access on to Welham Lane. Most of the site is within the Conservation Area and there are several Listed Buildings in the vicinity along Main Street, and both factors would require mitigation. The site is considered potentially suitable.
 Potentially suitable
Availability: The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
 Available
Achievability: Slawston is not currently a sustainable location for housing and mitigation relating to the Conservation Area, listed buildings, and character of the village could impact on the capacity of the site. The site is considered potentially achievable.
 Potentially achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.70

Housing capacity

Economic capacity

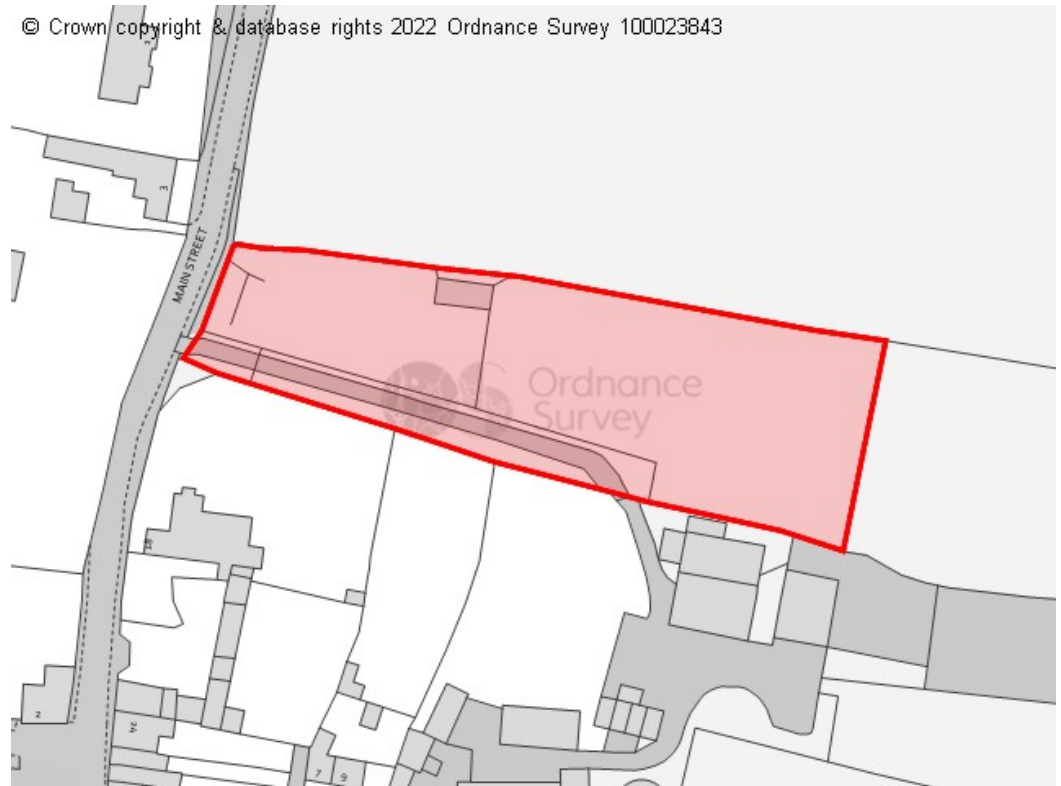
Density applied (dph): 30
 Density applied:

Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 17 Estimated capacity (sqm):
Capacity Notes:

Smeeton Westerby, 21/8041, Land east of Main Street

Site Details

Site ref: 21/8041
Site name: Land east of Main Street
Parish: Smeeton Westerby
Nearest Settlement: Smeeton Westerby
Site map:



Site area (ha): 0.49
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture, paddock
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Smeeton Westerby which is not currently identified as a sustainable rural settlement. It borders the Conservation Area to the south and west, and Smeeton House (listed building) is located opposite. The site has access onto Main Street but the provision of an appropriate access for housing development would need to be demonstrated, particularly in view of the potential impacts an access could have on the Conservation Area. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 The provision of an appropriate access and mitigation for adverse impacts on adjoining heritage assets could affect the site's capacity and deliverability. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.49

Housing capacity

Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	12	Estimated capacity (sqm):	
Capacity Notes:			

South Kilworth, 21/8120, Land at north of Walcote Road

Site Details

Site ref: 21/8120
Site name: Land at north of Walcote Road
Parish: South Kilworth
Nearest Settlement: South Kilworth
Site map:



Site area (ha): 0.31
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Agricultural building/storage
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: Major hazardous facilities (as defined by Health & Safety Executive)
Reason not assessed: The north-western half of the site is within the HSE buffer zone for the high pressure gas main pipeline (red constraint). The net site area is below the minimum size threshold for assessment.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Economic capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

Density applied:
Estimated capacity (sqm):

Stoughton, 21/8229, Farmcare Estate

Site Details

Site ref:	21/8229
Site name:	Farmcare Estate
Parish:	Burton Overy, Gaulby, Great Glen, Houghton on the Hill, Kings Norton, Little Stretton, Stoughton, Thurnby & Bushby, Parish in neighbouring district/borough
Nearest Settlement:	Stoughton
Site map:	

Site area (ha):	1696
Brownfield / Greenfield:	Mixed
Overall development concept:	New settlement / garden village
Proposed use(s):	New settlement, garden village or strategic development area to include housing, employment, retail, schools, social and community infrastructure
Current use:	Agriculture, open land, woodland, Leicester Airport
Adjacent land uses:	Residential, commercial, agriculture, open space, infrastructure

Site Assessment Summary

Red constraints:	Scheduled Monuments, Major hazardous facilities (as defined by Health & Safety Executive)
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Reason not assessed:

Suitability:

Not currently suitable

This extensive site is adjacent to the eastern edge of the Leicester Principal Urban Area, a sustainable location for growth. The site extends to Thurnby and Houghton on the Hill to the north, to Great Glen to the south and into open countryside to the east close to Kings Norton, encompassing Leicester Airport. While there is potential for new access points to the north (A47) via land entirely owned by Farmcare Ltd and to the south (A6) in land owned by, or under option to, Homes England (site 21/8093), strategic highway infrastructure may be required to deliver development of the scale proposed. If this and adjoining sites were to come forward together, it could have major cumulative, and potentially cross boundary, transport impacts. A comprehensive masterplanned approach would be required to overcome potential impacts, as well as to maximise opportunities for transport enhancements. The presence of the airport within the site is not addressed and would require further consideration. Potentially contaminating land use (airfield and environs), minerals consultation area and flood zones 2 and 3 (associated with Bushby Brook and River Sence) within the site would need further investigation. Heritage assets within and surrounding the site include two scheduled monuments, several Conservation Areas (Stoughton, Thurnby & Bushby, Houghton on the Hill, King's Norton) and numerous listed buildings. In terms of landscape, whilst the centre of site is relatively flat, there is significant falling away to local watercourses (River Sence, Evington Brook, Bushby Brook) giving significant local valley slopes and interest. These watercourses are also important natural features within the site along with several significant areas of woodland. At this stage, in light of the above constraints, the site is considered not currently suitable. However, it is recognised that the scale of the site is likely to present opportunities for mitigation. These opportunities could be informed by future evidence undertaken as part of the masterplanning process.

Available

The site is in single landownership. It is within the control of a Master Developer. The submission indicates that leases and agricultural tenancies are structured to allow for the phased release of land for development. The site is considered available.

Achievability:

Not currently achievable

The development of 10,000 homes and associated development is being proposed within the site boundary. The merits and potential opportunities of delivering strategic development at this scale are acknowledged. However, at this stage, neither the proposed location of development nor the form it will take within the extensive site is known. Given the lack of detail, only broad conclusions can be drawn in assessing the achievability of the site. The provision of new strategic highway infrastructure to deliver the site, consideration of any potential major cumulative and possible cross-boundary transport impacts, and opportunities for transport enhancements would need to be addressed through careful masterplanning. The resulting highway requirements and mitigation work could impact on the viability and deliverability of the site as could the provision of other supporting infrastructure (e.g. utilities, community, educational). The Local Plan designates part of the western edge of the site as Green Wedge and the submission acknowledges this. The location of development within the site will need to consider, and potentially mitigate any adverse impacts on, heritage assets, landscape and other natural environmental features, gas pipelines crossing the site and potentially contaminating land uses. Based on current information, it is anticipated that the site is achievable from 11-15 years and therefore it is considered not currently suitable. However, there is some uncertainty around the period for the start of delivery on site. As further evidence and discussions with key stakeholders inform the masterplanning process, there could be some acceleration in the delivery timetable with potential for the site to commence earlier than anticipated (i.e. 6 -10 years).

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 16+ years, Developable in 11-15 years

Net developable site area (ha): 1696

Housing capacity

Economic capacity

Density applied (dph):

Development ratio:

Estimated capacity (dwgs): 10,000

Density applied:

Estimated capacity (sqm): 25,000sqm office/industrial and
25,000sqm retail

Capacity Notes:

The capacity above reflects that put forward in the submission. Given the size of the site and the range of potential constraints identified and the indicative status of the proposals, applying the standard density and development ratio would result in an in misleading capacity figure. Although separate from the main landholding, the land to the south of Great Glen straddling the A6, is included in the overall capacity figure of 10,000 dwellings. As a standalone site, the site promoter indicates a developable site area of approximately 54ha. Applying the standard capacity calculation, the site has a potential capacity of 810 dwellings.

Sutton in the Elms, 21/8184, Land at Sutton Lane

Site Details

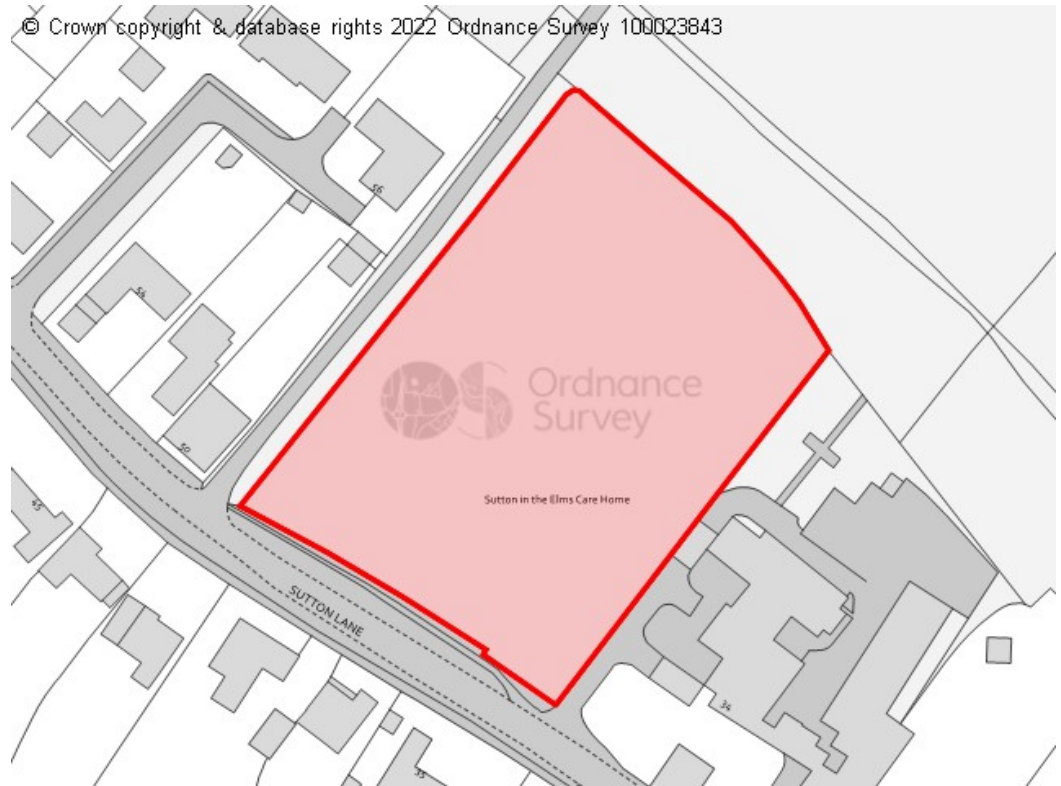
Site ref: 21/8184

Site name: Land at Sutton Lane

Parish: Broughton Astley

Nearest Settlement: Sutton in the Elms

Site map: © Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha): 0.75

Brownfield / Greenfield: Greenfield

Overall development concept: Housing

Proposed use(s): Housing

Current use: Agriculture

Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is within Sutton in the Elms which is not currently identified as a sustainable settlement. Access would be taken from Sutton Lane onto which the site has frontage. No physical constraints have been identified. The site is considered potentially suitable.

Availability:

Available

The site is single ownership. The site would be marketed on receipt of planning permission. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Achievable

No viability or deliverability issues have been identified to prevent development taking place. The site is considered achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 0.75

Housing capacity

Economic capacity

Density applied (dph): 30

Density applied:

Development ratio: 0.4 to 2.0 Ha = 82.5%

Estimated capacity (dwgs): 19

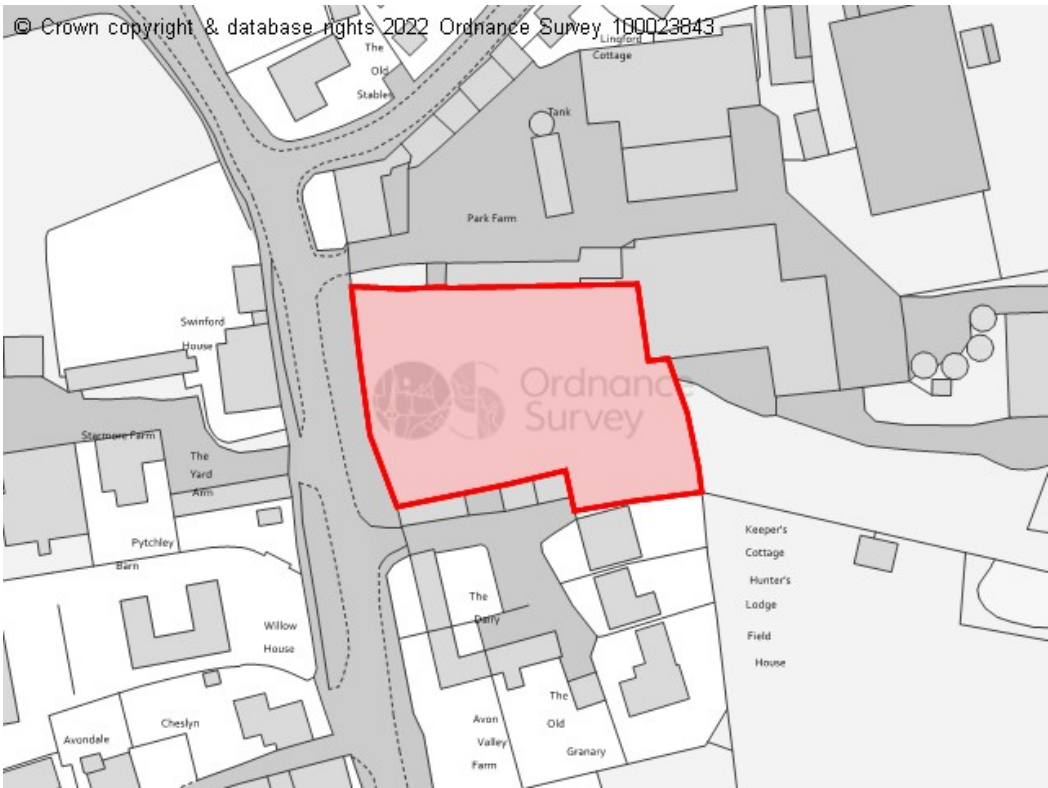
Estimated capacity (sqm):

Capacity Notes:

Swinford, 21/8098, Avon Valley Farm, Stanford Road

Site Details

Site ref: 21/8098
Site name: Avon Valley Farm, Stanford Road
Parish: Swinford
Nearest Settlement: Swinford
Site map:



Site area (ha): 0.26
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture/paddock
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is within Swinford, a sustainable rural settlement. It is within the built form of the village and access would be via Stanford Road onto which there is a current field access. The site is in the Conservation Area and there are several listed buildings and local heritage assets (as identified in the Neighbourhood Plan) that could be adversely impacted by development. A public Right of Way crosses the site before entering Stanford Hall Park (a registered Park and Garden) which adjoins the site's eastern boundary. The site is a designated Local Green Space. Given the sensitivity of the historic environment in this location, the site is considered potentially suitable.
Availability: Available
 The site has two landowners who agree on its promotion for development. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Not currently achievable
 The range and the sensitivity of heritage assets close to the site mean that substantial mitigation would be required, impacting on the capacity and, potentially, the viability of the site. Furthermore, the site is currently a designated Local Green Space and is therefore subject to significant protection, making development unlikely. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area 0.26

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: <0.4 Ha = 100%
Estimated capacity (dwgs): 8
Capacity Notes:

Economic capacity

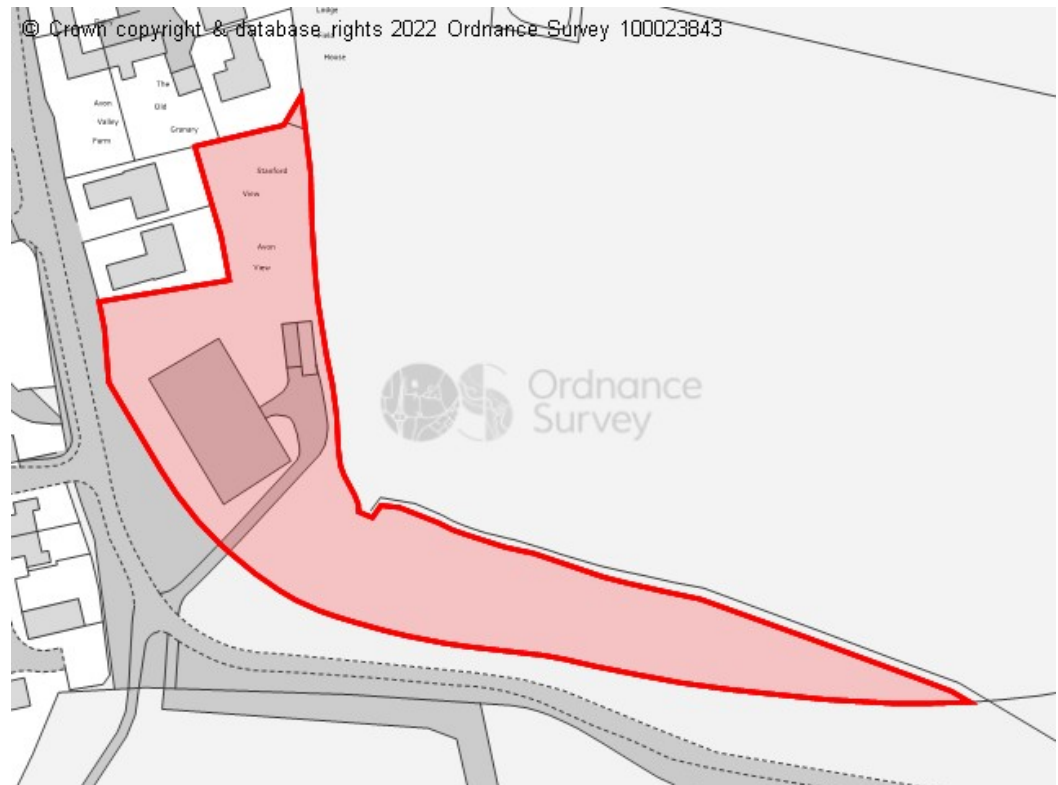
Density applied:

Estimated capacity (sqm):

Swinford, 21/8099, Avon Valley Farm (west), Land off Stanford Road

Site Details

Site ref: 21/8099
Site name: Avon Valley Farm (west), Land off Stanford Road
Parish: Swinford
Nearest Settlement: Swinford
Site map:



Site area (ha): 0.75
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture, manege, stables
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Swinford, a sustainable rural settlement. It adjoins the south-eastern edge of the village extending into open countryside. Access would be via Stanford Road onto which the site has extensive frontage (current access is on a bend in the road and may not be appropriate). The north-western edge of the site adjoins the Conservation Area, the setting of which would need to be considered. The full extent of this elongated site is unlikely to be appropriate, with only the western half of the site having a good relationship to the existing village form. Therefore, the site is considered potentially suitable.

Availability: Available
 The site has two landowners who agree on its promotion for development. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Potentially achievable
 Given that the eastern part of the site is remote from the village, some adjustment to the site size would be required. Delivery is dependent on the provision of an appropriate access to the site. Given these issues, the site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.75

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 19
Capacity Notes:

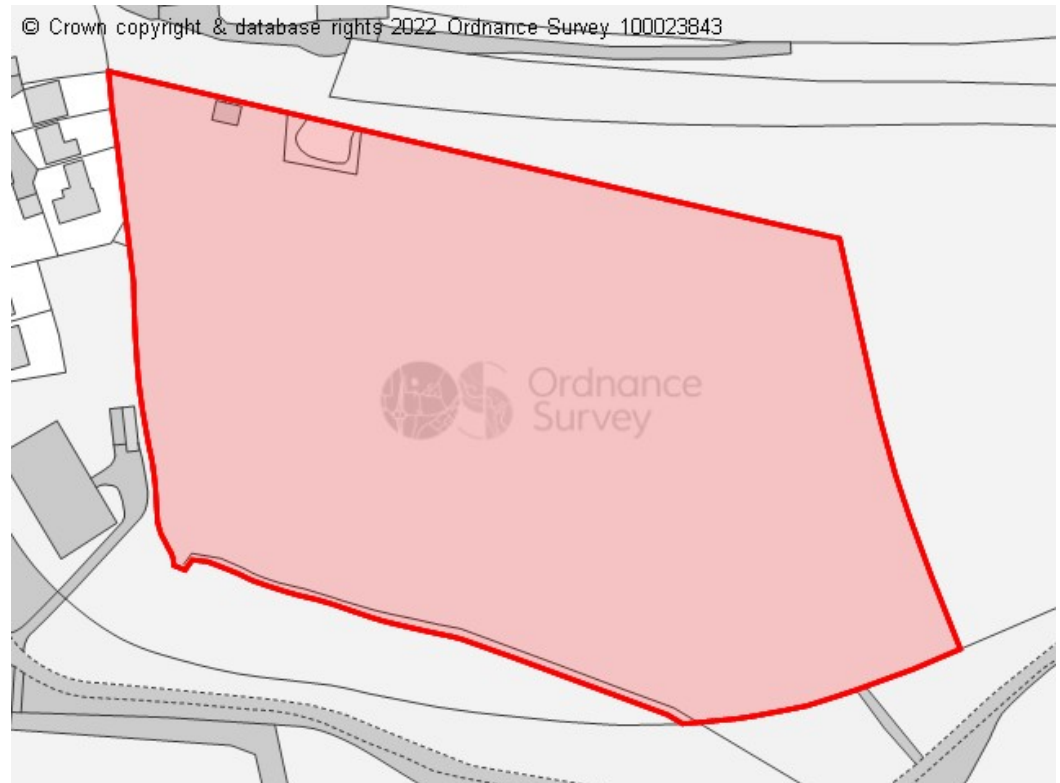
Density applied:

Estimated capacity (sqm):

Swinford, 21/8100, Avon Valley Farm (north), Stanford Road

Site Details

Site ref: 21/8100
Site name: Avon Valley Farm (north), Stanford Road
Parish: Swinford
Nearest Settlement: Swinford
Site map:



Site area (ha): 3.28
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not currently suitable

The site is adjacent to Swinford, a sustainable rural settlement. Although the site adjoins the south-eastern edge of the village, the site extends significantly into open countryside. The current scale of the site is unlikely to be appropriate given the size of the village. Further clarity around the access onto Stanford Road would be required as the current access is well outside the village in open countryside. The site to the south (21/8099) would need to be developed to provide an alternative access. A site of this size would potentially impact on the local rural highway network. Development of the site has the potential to adversely impact the setting of Stanford Hall Park (registered Park and Garden) which adjoins it to the north. The site also adjoins the Conservation Area to the north-west. The Neighbourhood Plan designates the site an 'other site of environmental significance' (good quality semi-improved grassland). In isolation, the site is considered not currently suitable.

Availability:

Available

The site has two landowners who agree on its promotion for development. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Not currently achievable

It is not clear how suitable access would be secured unless brought forward with adjacent site 21/8099. Mitigation may be required for impact on the local highway network. The scale of the site is unlikely to be achievable given the size of the current village and potential adverse impacts on the setting of Stanford Hall Park and the wider local landscape. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable

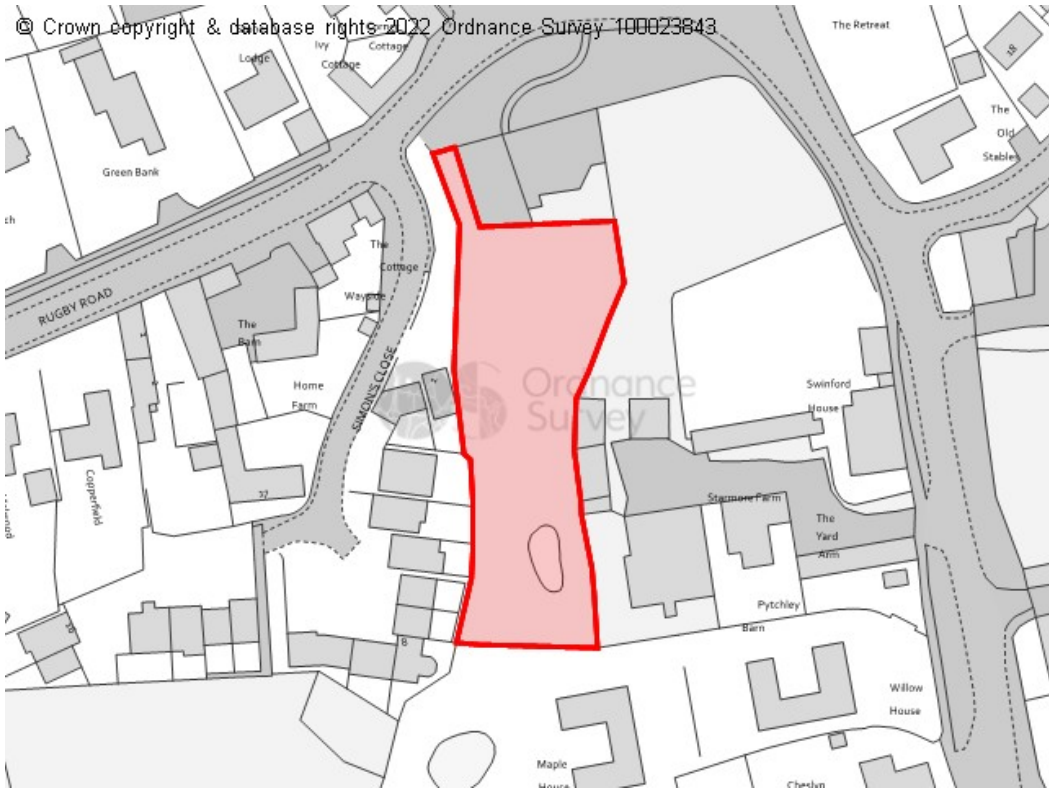
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 3.28

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%	Estimated capacity (sqm):	
Estimated capacity (dwgs):	62		
Capacity Notes:			

Swinford, 21/8116, Land off Rugby Road (rear of Playground)

Site Details

Site ref: 21/8116
Site name: Land off Rugby Road (rear of Playground)
Parish: Swinford
Nearest Settlement: Swinford
Site map:



Site area (ha): 0.23
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Paddock
Adjacent land uses: Residential, playground

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is within Swinford, a sustainable rural settlement. It forms part of amenity land within the centre of the village and is adjacent to the playground. It is a Neighbourhood Plan designated Local Green Space (LGS) and adjoins three other such LGS (Village Green, Glebe Land/Play Area and the Mourant Orchard). Access would be via Rugby Road. However, the appropriateness of such an access would need to be demonstrated as it could impact on the Village Green LGS. The site is centrally located within the Conservation Area and development has the potential to adversely impact this heritage asset. There are also several listed buildings and local heritage assets in the vicinity. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Not currently achievable
 Clarity around the provision of an appropriate access and any impacts on the Village Green Local Green Space designation is needed. The site itself is currently a designated Local Green Space and is therefore subject to significant protection. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area 0.23

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: <0.4 Ha = 100%
Estimated capacity (dwgs): 7
Capacity Notes:

Economic capacity

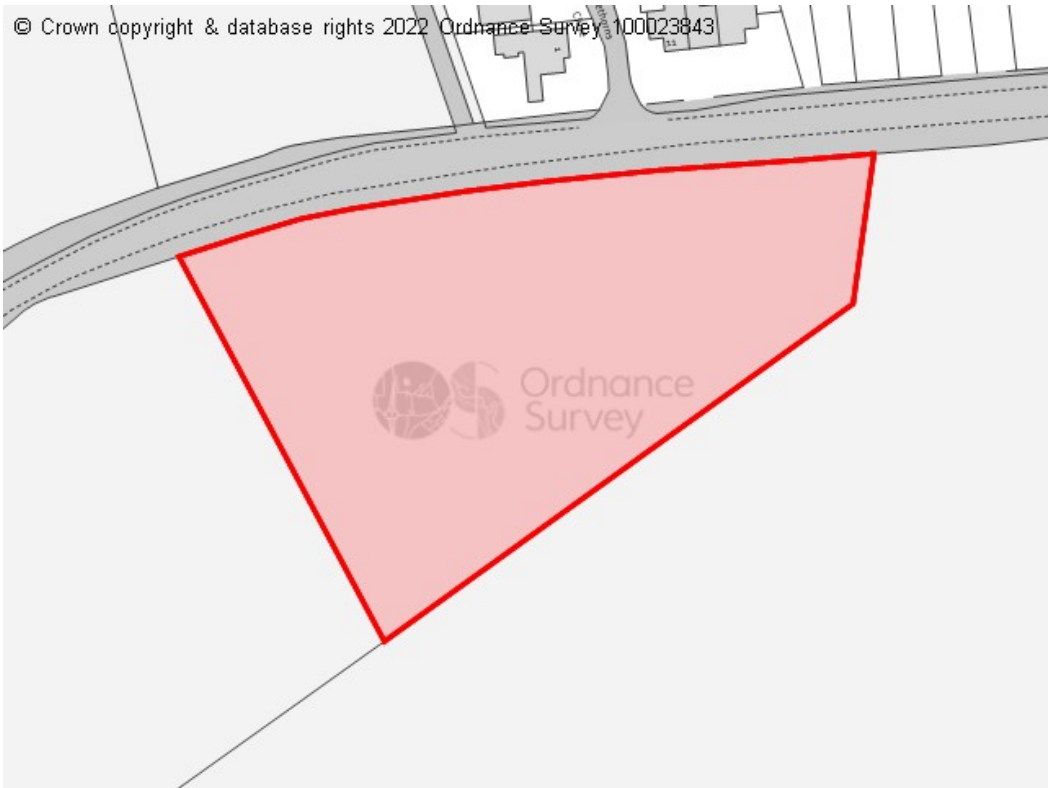
Density applied:

Estimated capacity (sqm):

Swinford, 21/8117, Land south of Rugby Road

Site Details

Site ref: 21/8117
Site name: Land south of Rugby Road
Parish: Swinford
Nearest Settlement: Swinford
Site map:



Site area (ha): 0.76
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, cemetery, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Swinford, a sustainable rural settlement. It lies to the south of Rugby Road and adjoins a Neighbourhood Plan housing allocation for which a planning application has been submitted. Although there is housing opposite the site to the north of Rugby Road, development of the allocated site would improve the site's connection to the built form to the east. Access would be via Rugby Road onto which the site has frontage. Pending development of the adjoining allocation, the site is considered potentially suitable.
Availability: Available
 The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Achievable
 No delivery or viability issues have been identified to prevent development taking place. The site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.76

Housing capacity

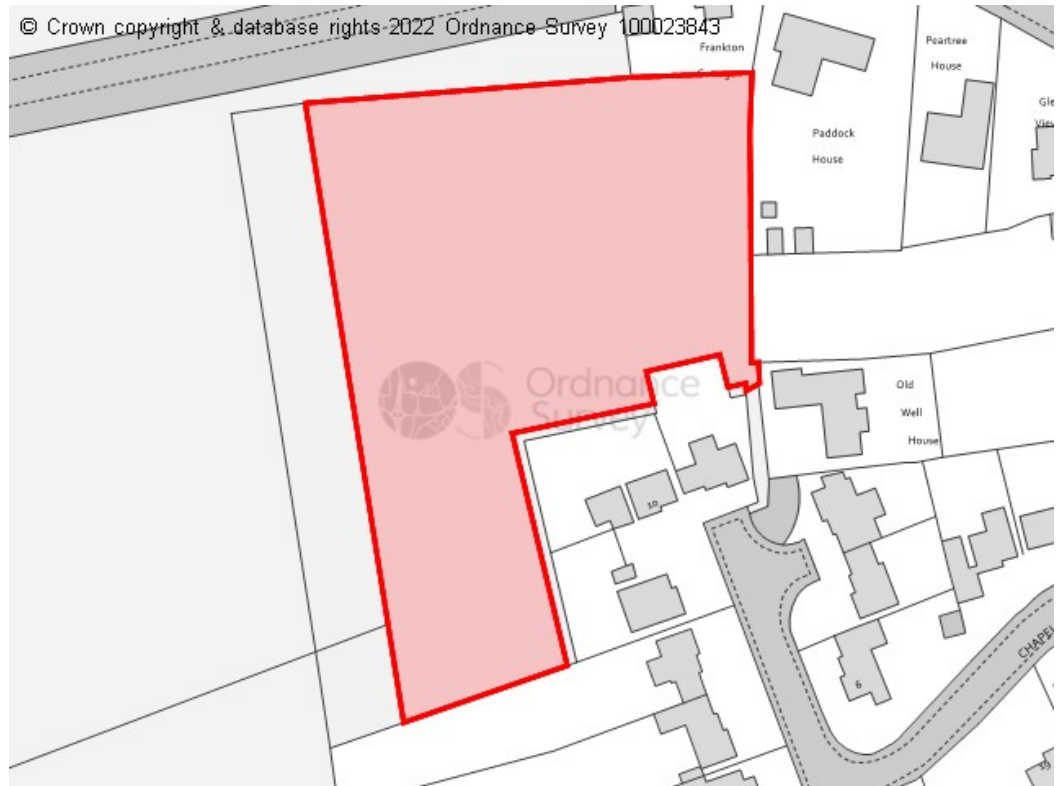
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	19	Estimated capacity (sqm):	
Capacity Notes:			

Swinford, 21/8165, Land at Shawell Road

Site Details

Site ref: 21/8165
Site name: Land at Shawell Road
Parish: Swinford
Nearest Settlement: Swinford
Site map:



Site area (ha): 0.74
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is located adjacent to Swinford, a sustainable rural settlement. It adjoins the western edge of the village and is well related to the existing village form. Access is proposed via Shawell Road onto which the site has frontage. A public Right of Way crosses the eastern part of the site and would need to be retained. The site is adjacent to the Conservation Area and development could impact on its setting. The Neighbourhood Plan identifies the site as being of environmental significance (The Moors). The submission states that the landscape buffer along the western edge of the site would be retained. The site is considered potentially suitable.

Availability: Available
 The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability: Achievable
 Mitigation for potential adverse impacts on the setting of the Conservation Area and the biodiversity of the site could impact on the capacity of the site. However, the site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.74

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 18
Capacity Notes:

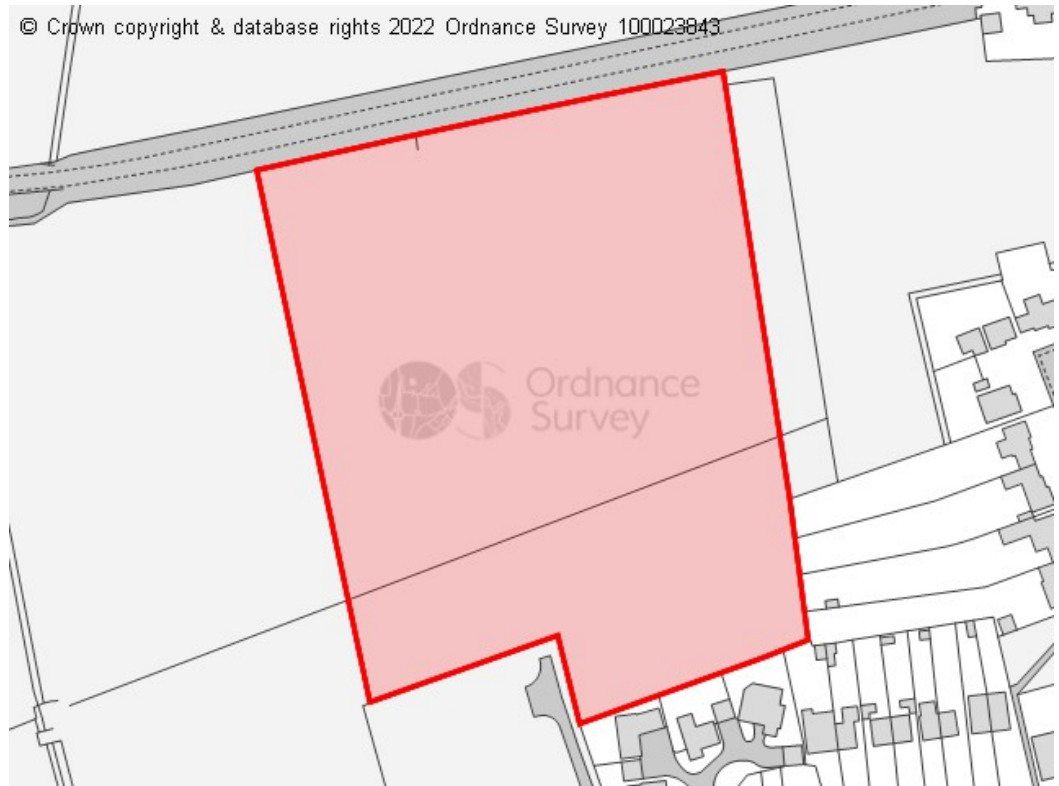
Density applied:

Estimated capacity (sqm):

Swinford, 21/8203, Land to the south of Shawell Road

Site Details

Site ref: 21/8203
Site name: Land to the south of Shawell Road
Parish: Swinford
Nearest Settlement: Swinford
Site map:



Site area (ha): 2.51
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is adjacent to Swinford, a sustainable rural settlement. The site's southern boundary adjoins the western edge of the village along Rugby Road and the northern edge of the site is opposite a development of 6 dwellings to the north of the Shawell Road. However, its connection to the village is limited by site 21/8165 adjacent to the east. Access is proposed from Shawell Road. Given the capacity of the site, its suitability would need to be demonstrated to the satisfaction of the Highway Authority. The current scale of the site is unlikely to be appropriate for the size of the settlement. The site is considered potentially suitable.

Availability:

Available

The site is in single ownership. There site is developer involvement in the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Potentially achievable

The scale of the site is unlikely to be achievable given the size of the current village. Mitigation regarding access may be required depending on the scale of the site. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area (ha): 2.51

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 47
Capacity Notes:

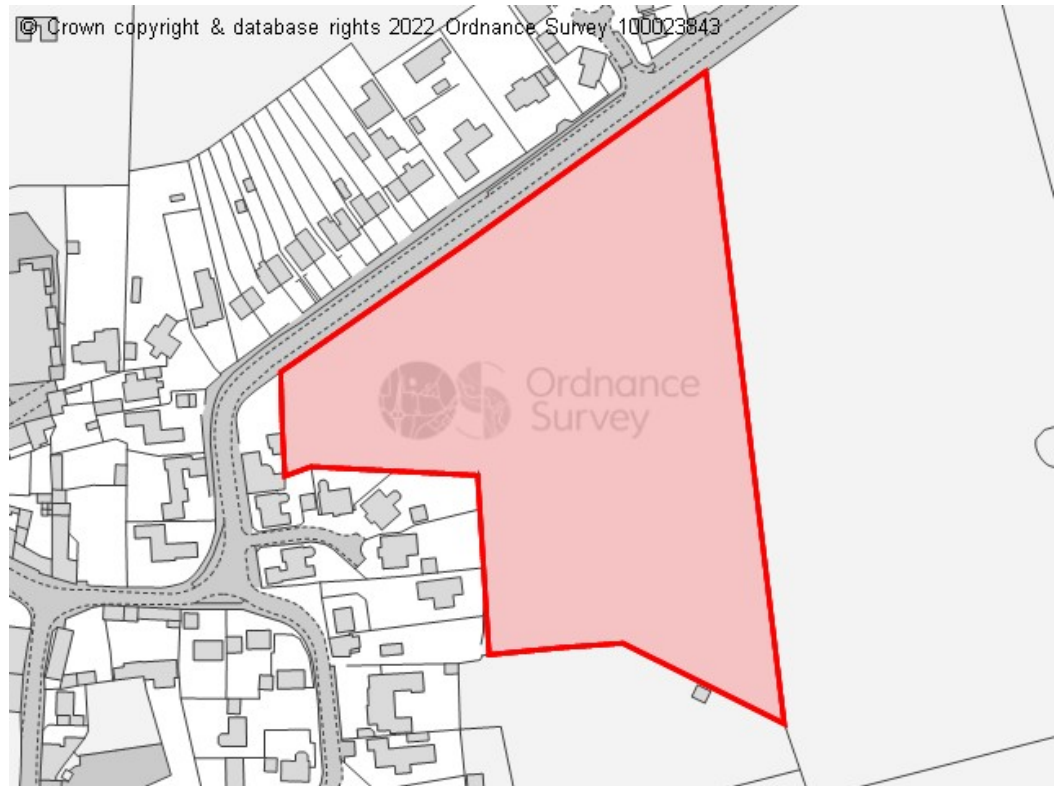
Density applied:

Estimated capacity (sqm):

Swinford, 21/8204, Land to the south of Kilworth Road

Site Details

Site ref: 21/8204
Site name: Land to the south of Kilworth Road
Parish: Swinford
Nearest Settlement: Swinford
Site map:



Site area (ha): 2.23
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Swinford, a sustainable rural settlement. It adjoins the north-eastern part of the village. Access would be via Kilworth Road onto which the site has frontage. Two public Rights of Way within the site would need to be retained. The site adjoins the Conservation Area and development could impact on its setting. The current scale of the site is unlikely to be appropriate for the size of the settlement. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. Discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Achievable
 Potential mitigation measures in respect of the Conservation Area may reduce capacity and the scale of the site is unlikely to be achievable given the size of the village. However, no market, cost or delivery issues have been identified to make the site unviable. The site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 2.23

Housing capacity

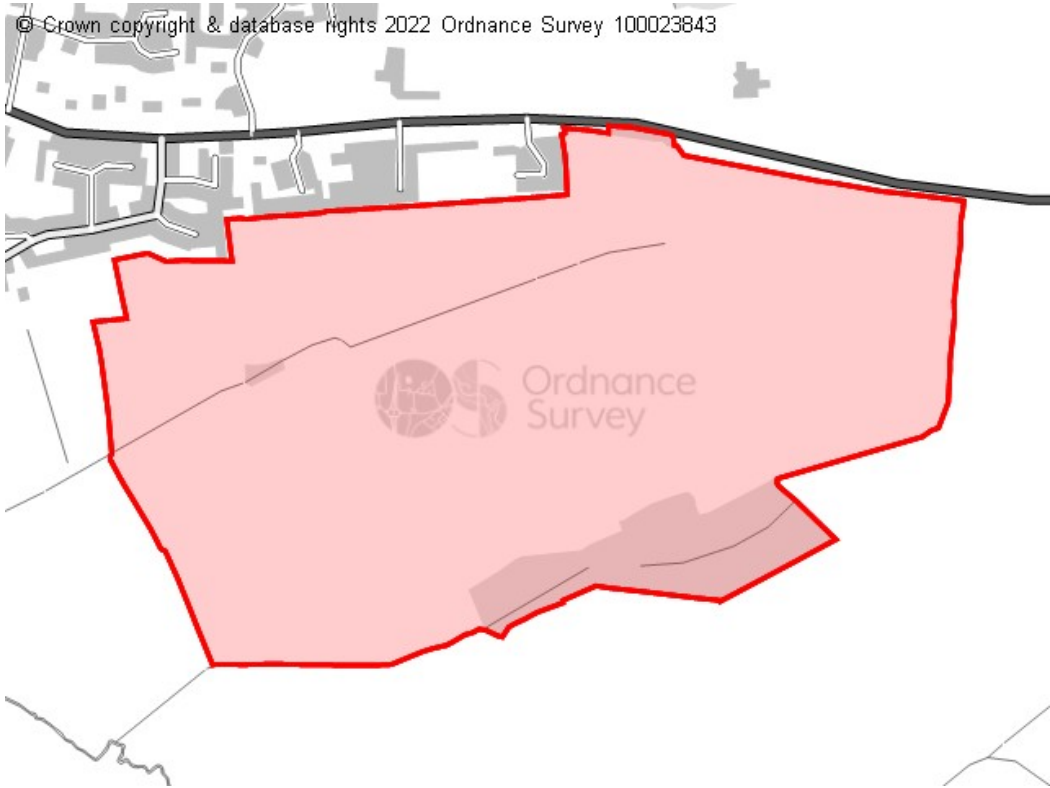
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%	Estimated capacity (sqm):	
Estimated capacity (dwgs):	42		
Capacity Notes:			

Thurnby/Bushby, 21/8150, Land South of A47 Uppingham Road

Site Details

Site ref: 21/8150
Site name: Land South of A47 Uppingham Road
Parish: Thurnby & Bushby
Nearest Settlement: Thurnby/Bushby
Site map:



Site area (ha): 73.52
Brownfield / Greenfield: Greenfield
Overall development concept: Strategic development area / urban extension
Proposed use(s): SDA: Housing with local centre (retail, community facilities, offices)
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is located adjacent to western edge of Thurnby, part of the PUA and a sustainable settlement. It would extend development well beyond the existing built form of Thurnby and Bushby. The full extent of the site is likely to have potential adverse impacts on open countryside, particularly the relatively steep slopes associated with local springs/Bushby Brook. Two Local Wildlife Sites (one notified/one candidate) lie within site. Access and highway infrastructure mitigation measures would need to be agreed with the Highway Authority. Should the site come forward with other development, cumulative impacts and mitigation would need to be addressed. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership. Discussions with a developer have taken place and the site is under option. No legal or ownership issues have been identified to prevent the site being delivered. The site is considered available.
Achievability: Potentially achievable
 The site would extend the built-up area into open countryside to the east and south of Thurnby with potentially adverse impacts which would need to be mitigated, as would any impacts on the Local Wildlife Sites. The extent of the site may need to be reduced. Suggested highway access infrastructure via A47 and mitigation would need to have Highway Authority support. A small part of the site is within the Green Wedge as designated in the Local Plan. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:

Timeframe for development: Developable in 6-10 years, Developable in 11-15 years

Net developable site area 73.52
(ha):

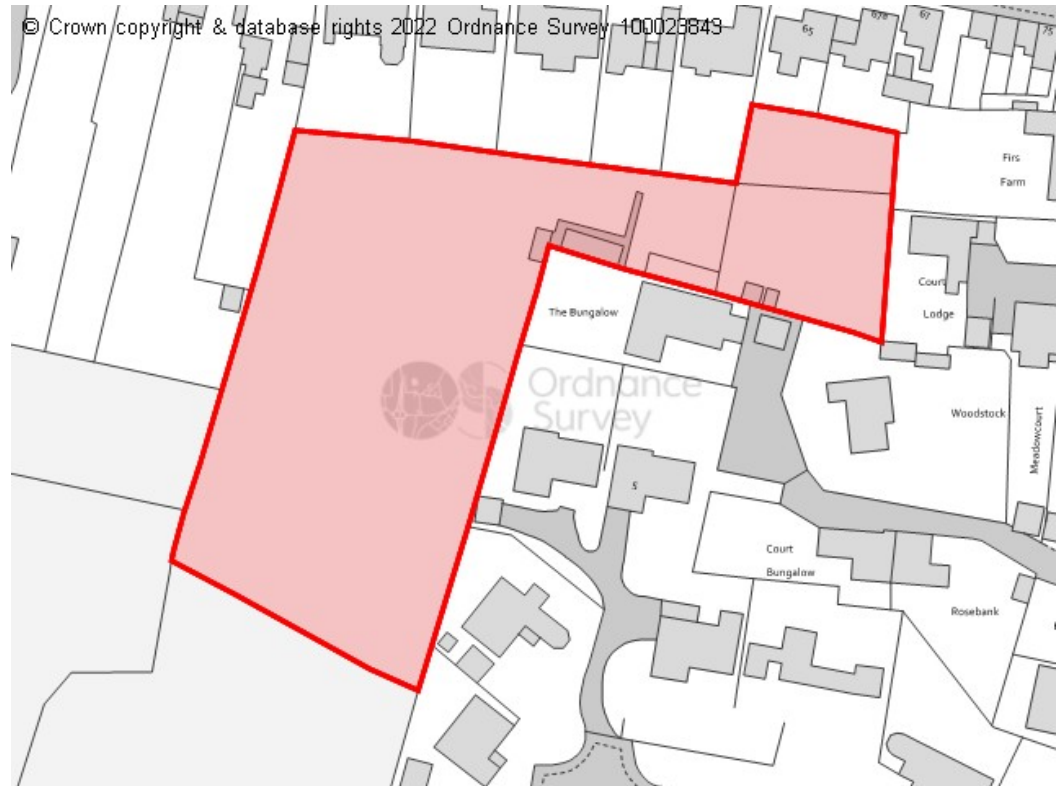
Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	1,103	Estimated capacity (sqm):	

Capacity Notes:
At this stage, the site has been assessed for housing only. Some sort of local centre provision would be an expected element of a development of this scale.

Thurnby/Bushby, 21/8177, Land rear of Firs Farm, The Square

Site Details

Site ref: 21/8177
Site name: Land rear of Firs Farm, The Square
Parish: Thurnby & Bushby
Nearest Settlement: Thurnby/Bushby
Site map:



Site area (ha): 0.77
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential and agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is located adjacent to Thurnby, part of the PUA, and a sustainable location for housing. It is partially within and adjacent to the Conservation Area. There is a lack of clarity around how the site would be accessed. The site is considered potentially suitable.
 Potentially suitable
Availability: The site is in single ownership. There has been no developer involvement and the site has not been marketed. No legal or ownership issues have been identified. The site is considered available.
 Available
Achievability: Clarity around suitable access to the site would be needed for this site to be achievable. Provision of such an access could impact on the viability and delivery of the site. In addition, the site is within the Green Wedge designated in the Local Plan and therefore a change to policy would be required. The site is considered not currently achievable.
 Not currently achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 0.77

Housing capacity

Density applied (dph): 30

Economic capacity

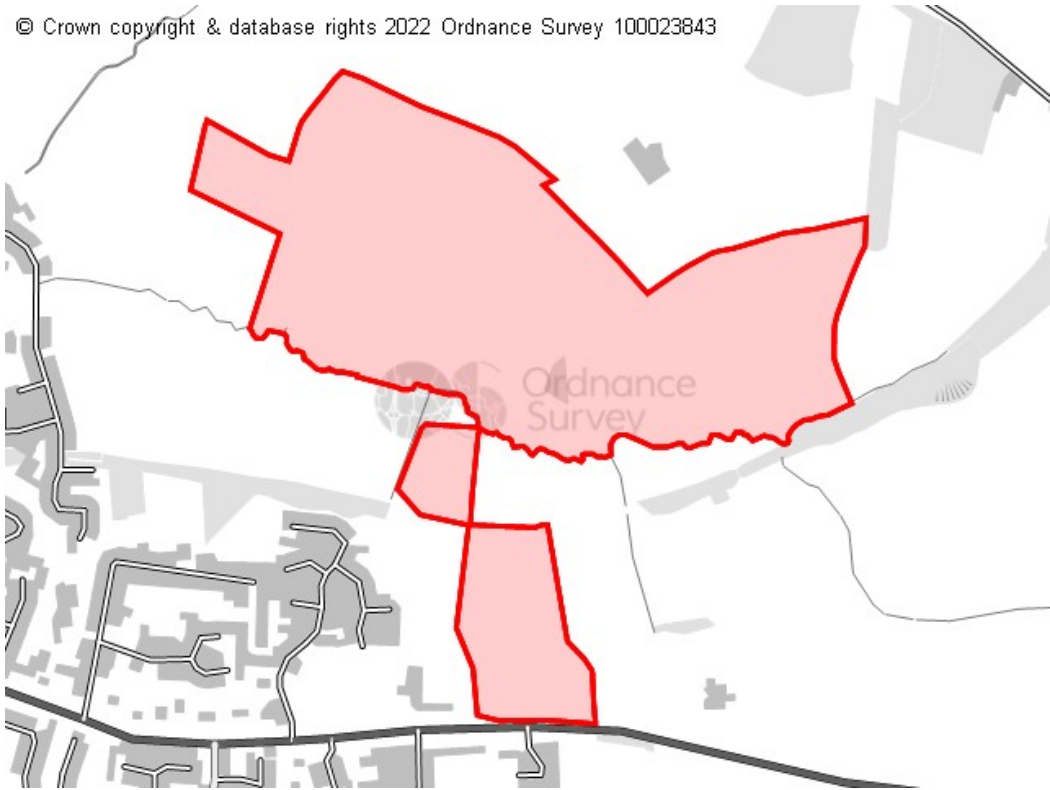
Density applied:

Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 19 Estimated capacity (sqm):
Capacity Notes:

Thurnby/Bushby, 21/8240, Scraftoft Valley, Land north of A47

Site Details

Site ref:	21/8240
Site name:	Scraftoft Valley, Land north of A47
Parish:	Scraftoft, Thurnby & Bushby
Nearest Settlement:	Thurnby/Bushby
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	50.93
Brownfield / Greenfield:	Greenfield
Overall development concept:	Strategic development area / urban extension
Proposed use(s):	Urban extension (housing and associated uses)
Current use:	Agriculture
Adjacent land uses:	Residential, agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is located adjacent to the north-east of Bushby, part of the PUA, and a sustainable location. However, the site extends into open countryside some distance from the current settlement edge. The site incorporates the northern and southern slopes of the Thurnby Brook valley. The impact on the valley and open countryside is likely to require the sensitive location of development, landscape mitigation or potentially a reduction in capacity/area. Access to the site would seem possible but would require Highway Authority input regarding appropriate strategic highway infrastructure and mitigation. The 3 public rights of way would need to be retained. Most of the site is designated Green Wedge. The site is considered potentially suitable.
Availability:	The landowners are in agreement regarding the promotion of the site for development. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	A comprehensive highway and access infrastructure solution with appropriate mitigation would be required for the site to be achievable. This will require Highway Authority input regarding access from the A47 (and associated pressures on its corridor) and wider mitigation for impacts on the surrounding highway network. The impact on the local valley landscape would require substantial mitigation and could impact on the viability and deliverability of the site. The full extent of the site may not be appropriate. As much of the site is currently designated Green Wedge in the Local Plan, a change to policy would be required for the site to be achievable. The site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
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Reason if not currently developable:
Timeframe for development: Developable in 11-15 years, Developable in 6-10 years
Net developable site area (ha): 50.93

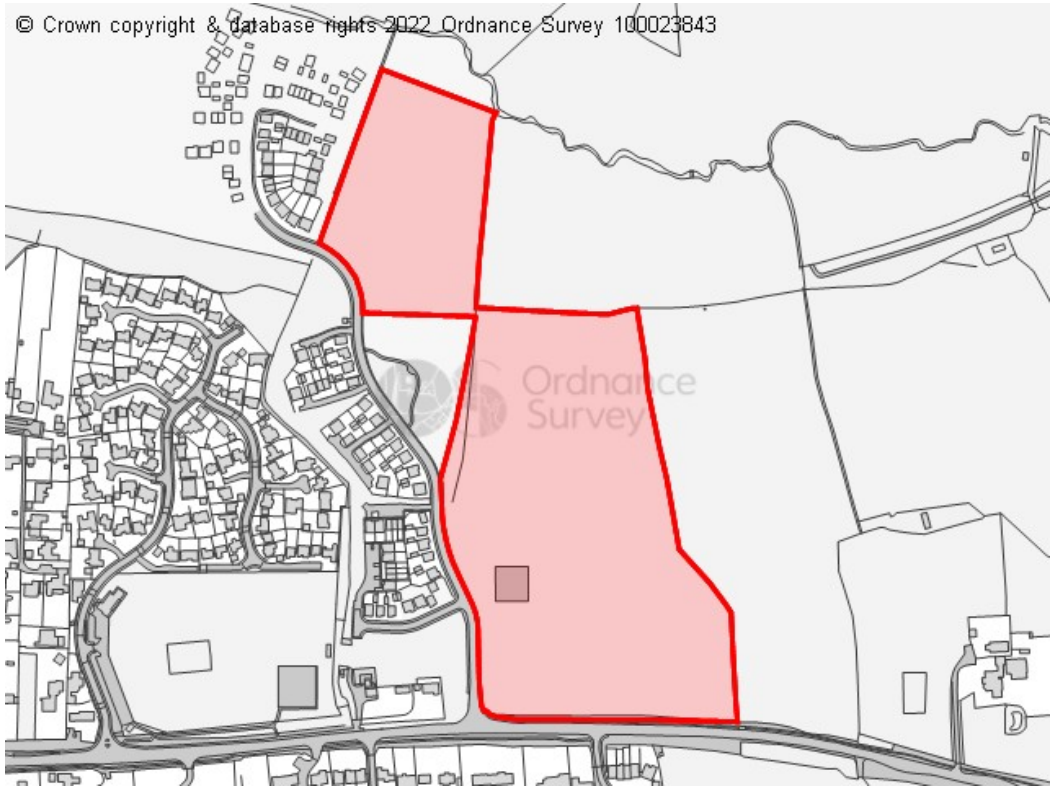
Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	764	Estimated capacity (sqm):	

Capacity Notes:
It should be noted that 2 smaller site submissions have been put forward within the site (21/8241 which has a capacity of 161 dwellings and 21/8243 which has a capacity of 71 dwellings based on the standard calculation). These smaller sites have not been assessed separately (to avoid double counting) but have been noted.

Thurnby/Bushby, 21/8241, Land north of the A47, east of Zouche Way

Site Details

Site ref: 21/8241
Site name: Land north of the A47, east of Zouche Way
Parish: Thurnby & Bushby
Nearest Settlement: Thurnby/Bushby
Site map:



Site area (ha): 8.57
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture, A47

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site forms part of site 21/8240 and therefore has not been assessed as a standalone site to avoid duplication and double counting. The site is referred to in the assessment of site 21/8240. The site is noted.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

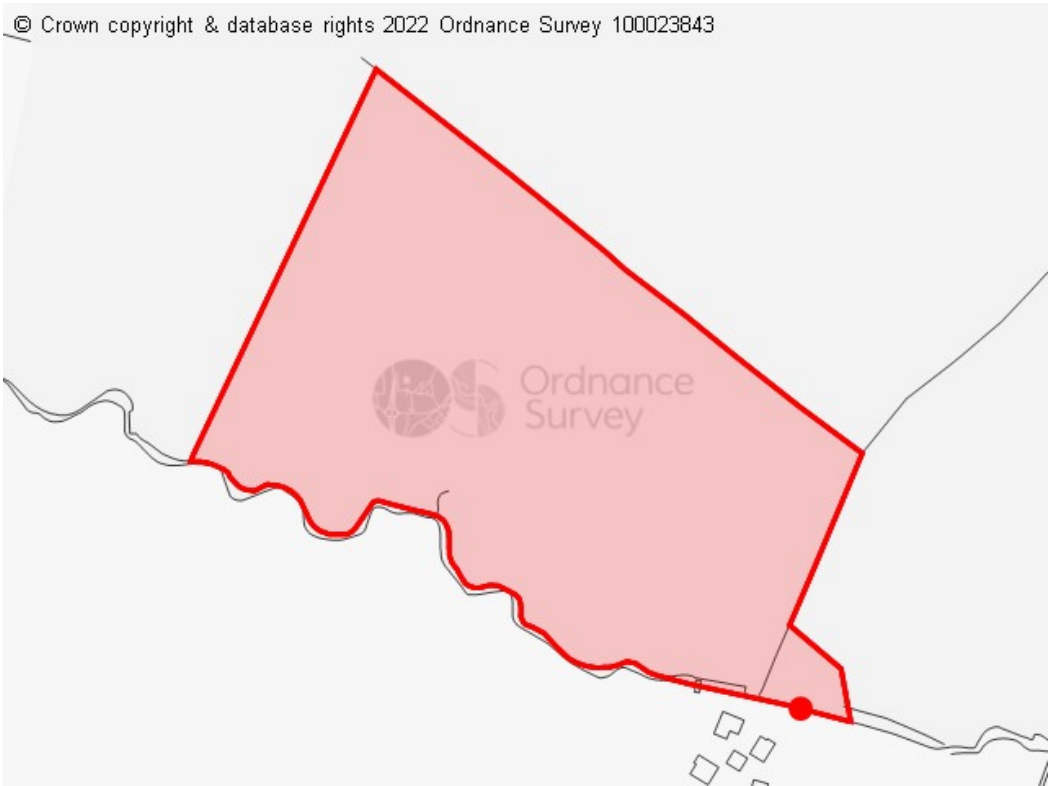
Economic capacity

Density applied:
Estimated capacity (sqm):

Thurnby/Bushby, 21/8243, Charles' Field, Land North of Thurnby Brook

Site Details

Site ref: 21/8243
Site name: Charles' Field, Land North of Thurnby Brook
Parish: Scraftoft
Nearest Settlement: Thurnby/Bushby
Site map:



Site area (ha): 3.81
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture, committed sports field

Site Assessment Summary

Red constraints: None applicable
Reason not assessed: The site forms part of site 21/8240 and therefore has not been assessed as a standalone site to avoid duplication and double counting. The site is referred to in the assessment of site 21/8240. The site is noted.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

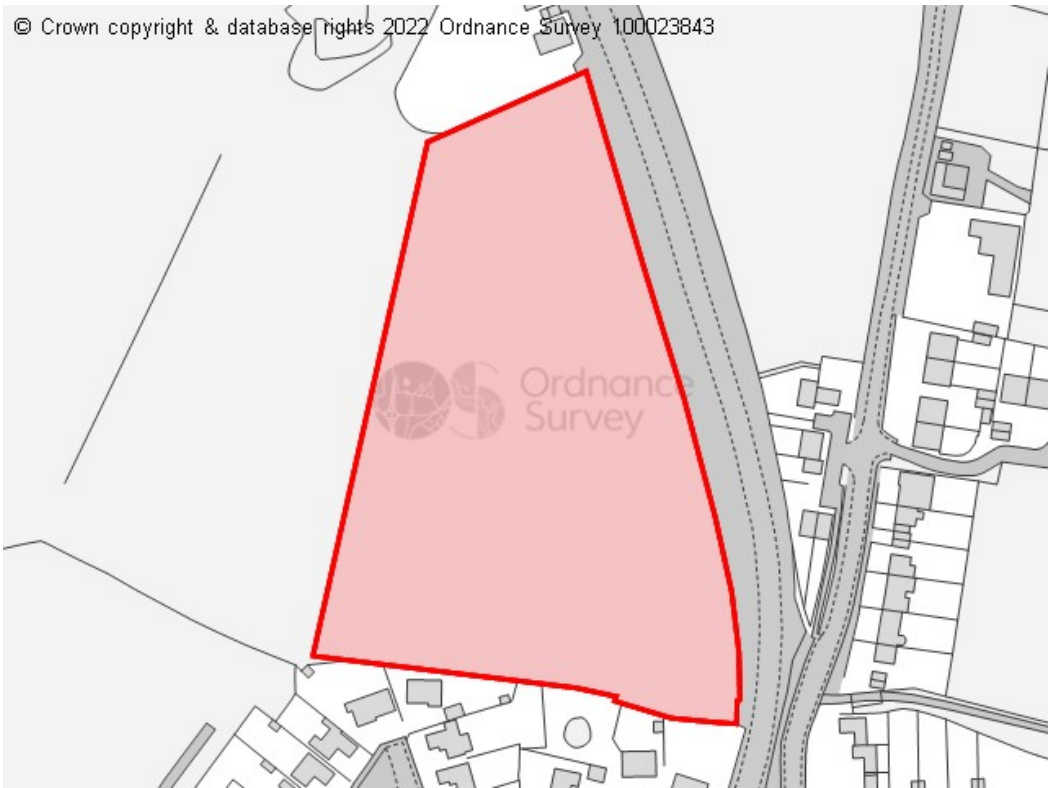
Economic capacity

Density applied:
Estimated capacity (sqm):

Tilton on the Hill, 21/8035, Land West of Melton Road

Site Details

Site ref: 21/8035
Site name: Land West of Melton Road
Parish: Tilton on the Hill
Nearest Settlement: Tilton on the Hill
Site map:



Site area (ha): 2.04
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Tilton on the Hill, a sustainable rural settlement. It adjoins the existing village to the south and east. The site has access onto Melton Road. It lies within a Minerals Consultation Area which would need to be investigated. The Scheduled Monument adjacent the southern boundary and the topography of the site would require mitigation. The site is considered potentially suitable.
Availability: Available
 The site is in single ownership and is being actively promoted. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Achievable
 The Scheduled Monument adjacent to the site's southern boundary would need appropriate mitigation. Given the local topography, mitigation for potential adverse impacts on the local landscape could impact on the capacity of the site. However, the site is considered achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 2.04

Housing capacity

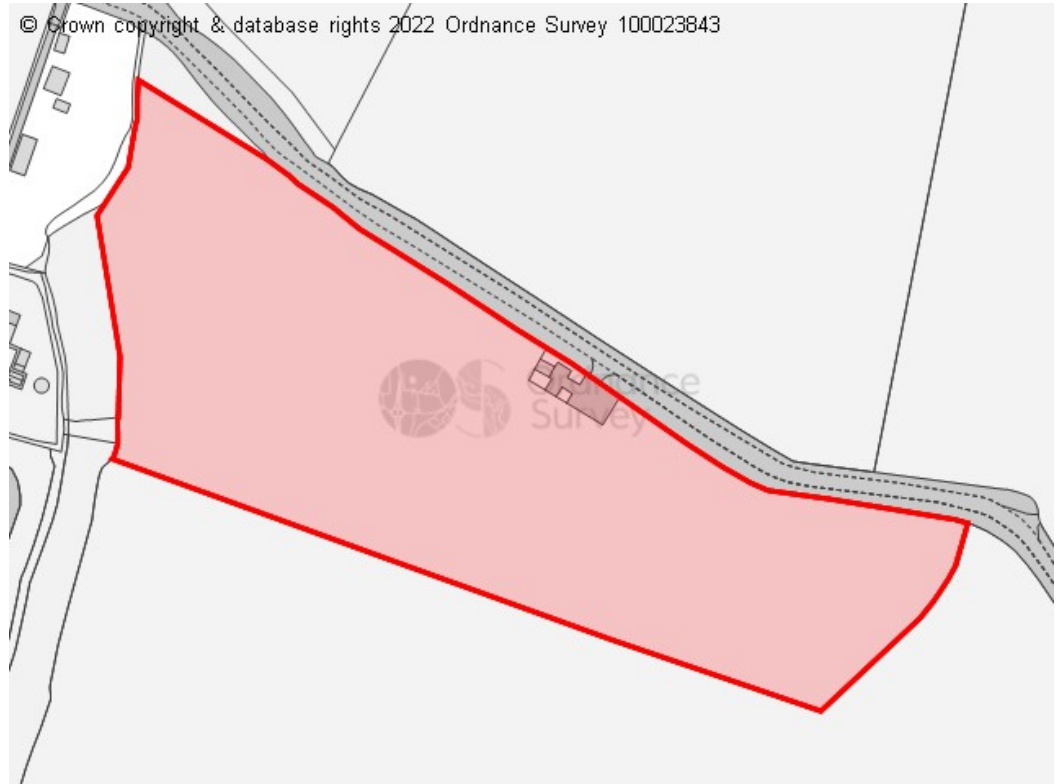
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	38	Estimated capacity (sqm):	
Capacity Notes:			

Tilton on the Hill, 21/8059, Windy Ridge, Loddington Road

Site Details

Site ref: 21/8059
Site name: Windy Ridge, Loddington Road
Parish: Tilton on the Hill
Nearest Settlement: Tilton on the Hill
Site map:



Site area (ha): 2.29
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, sewage treatment works

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is in open countryside and not a sustainable location for housing development. It is not adjacent or well related to Tilton on the Hill (the nearest sustainable rural settlement) and is located on land rising from the brook to the west with the potential to impact adversely on the wider landscape. The site has access onto Loddington Road. It is close to the sewage treatment works, a potentially contaminating land use. The site is considered not currently suitable.
Availability: Although the site is in multiple ownership, there is landowner agreement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The site is not currently a sustainable location for housing and the potential impact of the nearby sewage treatment works would need to be investigated. No market or cost have been identified to make development economically unviable. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 2.29

Housing capacity

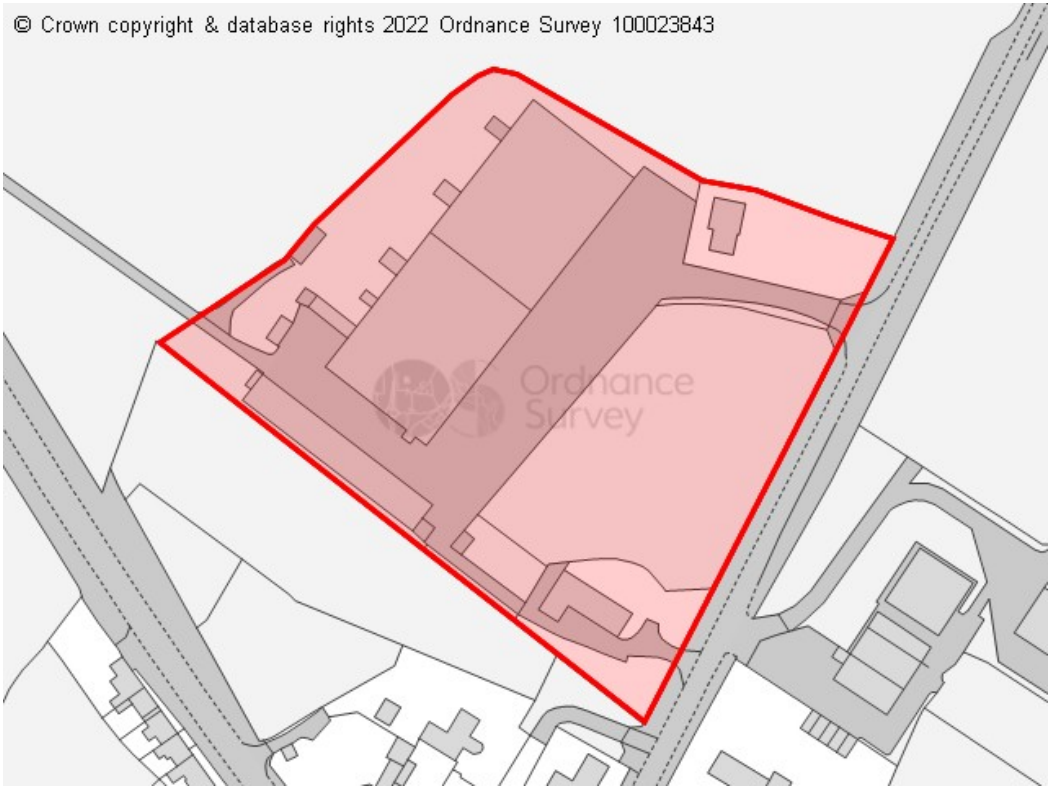
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	>2.0 to 35 Ha = 62.5%	Estimated capacity (sqm):	
Estimated capacity (dwgs):	43		
Capacity Notes:			

Tugby & Keythorpe, 21/8024, Land off Wood Lane

Site Details

Site ref:	21/8024
Site name:	Land off Wood Lane
Parish:	Tugby and Keythorpe
Nearest Settlement:	Tugby & Keythorpe
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	1.98
Brownfield / Greenfield:	Mixed
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agricultural buildings, two dwellings, paddock
Adjacent land uses:	Agriculture, residential, business

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to the part of Tugby to the north-east of the A47. Although Tugby is a sustainable rural settlement, the site is not well related to the substantive village located south of the A47. The Highway Authority has highway safety concerns about the intensification of the use of Wood Lane and turning onto the A47. Given that the A47 acts as a major barrier to accessing most village facilities and there are concerns over highway safety, the site is considered not currently suitable.
Availability:	The site is in single ownership. It comprises agricultural buildings that are no longer required which would need to be demolished. Developer interest is not indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	Potential mitigation to overcome the site's isolation from the main village to the south of the A47 and highway safety concerns would need further investigation. Without improved access to the substantive village and its facilities, the site is unlikely to be deliverable. The site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 11-15 years
Net developable site area (ha):	1.98

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 49
Capacity Notes:

Economic capacity

Density applied:
Estimated capacity (sqm):

Tugby & Keythorpe, 21/8026, Land at Hallaton Road

Site Details

Site ref: 21/8026
Site name: Land at Hallaton Road
Parish: Tugby and Keythorpe
Nearest Settlement: Tugby & Keythorpe
Site map:



Site area (ha): 0.87
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential, agriculture, woodland

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to Tugby, a sustainable rural settlement. Access is proposed onto Hallaton Road via the adjoining residential site currently under construction. The site lies entirely within the Conservation Area and appropriate mitigation would be required for any adverse impacts. The site is considered potentially suitable.
 Potentially suitable
Availability: The site has two landowners and there is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
 Available
Achievability: Given the site lies within the Conservation Area, it is likely that significant mitigation for adverse impacts would be required which could affect its capacity and deliverability. The site is considered potentially achievable.
 Potentially achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.87

Housing capacity

Economic capacity

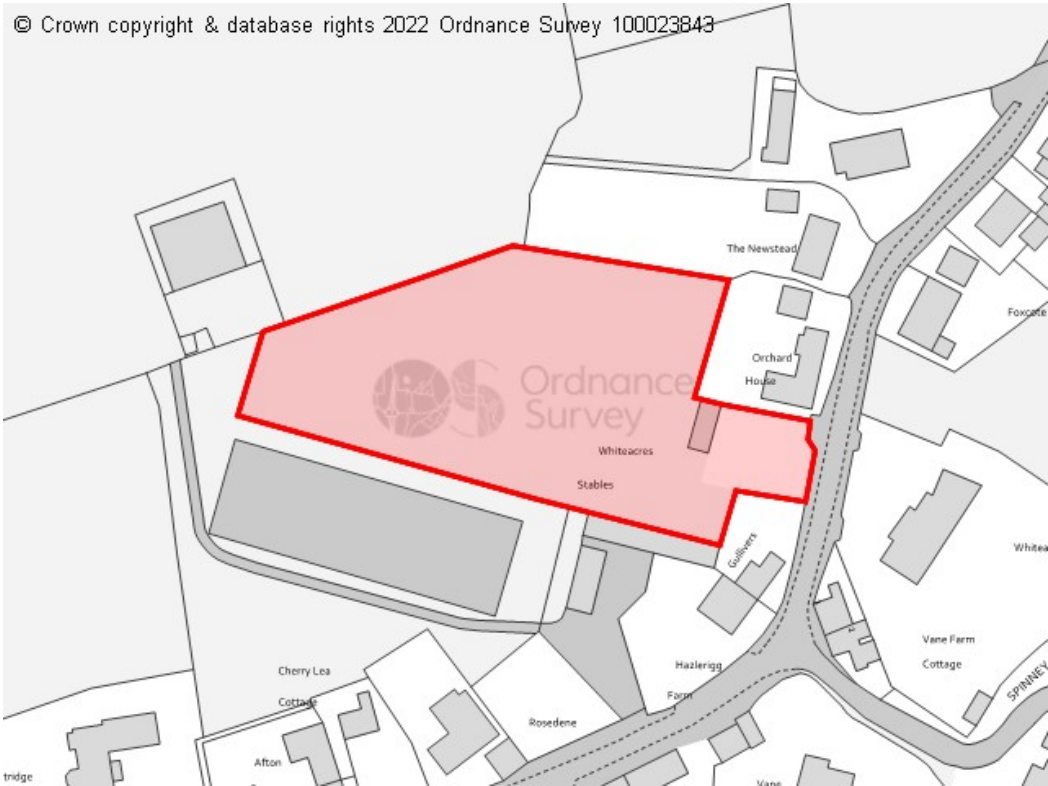
Density applied (dph): 30
Density applied:

Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 22 Estimated capacity (sqm):
Capacity Notes:

Tugby & Keythorpe, 21/8156, Land west of Main Street

Site Details

Site ref: 21/8156
Site name: Land west of Main Street
Parish: Tugby and Keythorpe
Nearest Settlement: Tugby & Keythorpe
Site map:



Site area (ha): 0.42
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Paddock (equestrian)
Adjacent land uses: Residential, agriculture, equestrian

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is adjacent to Tugby, a sustainable settlement. Access to the site is proposed from Main Street. The site lies partly within and adjoining the Conservation Area. There are two Grade II Listed Buildings in close proximity, one of them being Orchard House adjacent to the proposed access. The site is within a Mineral Consultation Area. With appropriate mitigation for heritage assets, the site is considered suitable.
Availability: There is landowner agreement in relation to the site but no discussions with developers have taken place. A small equestrian outbuilding would need to be demolished. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Given the site's relationship with the Conservation Area and nearby Listed Buildings, mitigation is likely to be required and could impact on capacity. However, no market or cost factors have been identified to make the site unviable. The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 0.42

Housing capacity

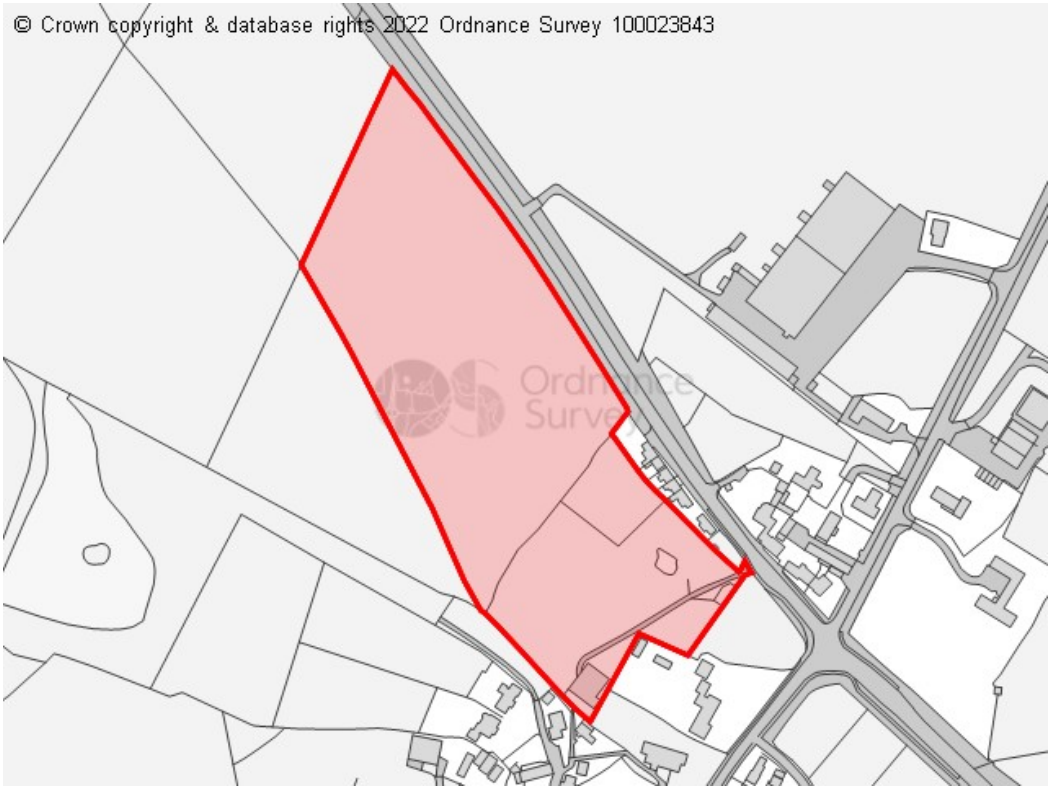
Economic capacity

Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%		
Estimated capacity (dwgs):	10	Estimated capacity (sqm):	
Capacity Notes:			

Tugby & Keythorpe, 21/8267, Land south of Uppingham Road

Site Details

Site ref: 21/8267
Site name: Land south of Uppingham Road
Parish: Tugby and Keythorpe
Nearest Settlement: Tugby & Keythorpe
Site map:



Site area (ha): 4.17
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Although the eastern part of the site adjoins Tugby, a sustainable settlement, the current scale of the site means that it extends into open countryside well beyond the existing form of the village. Proposed access is from the A47 and would not be acceptable to the Highway Authority. Further investigation would be needed. The eastern part of the site lies within the Conservation Area and adjoins the Grade II* Listed St Thomas A Becket Church. The adjoining cemetery is a potentially contaminating land use and needs further investigation. The site's scale, access, and potential adverse impacts on heritage assets/landscape would need to be addressed. Given identified access issues, the site is considered not currently suitable.
Availability: The site is in single ownership. No developer involvement is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The current scale of the site is not appropriate for the settlement. Access from the A47 would not to be acceptable to the Highway Authority, impacting on the deliverability and viability of the site. The site is considered not currently achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years
Net developable site area (ha): 4.17

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 78
Capacity Notes:

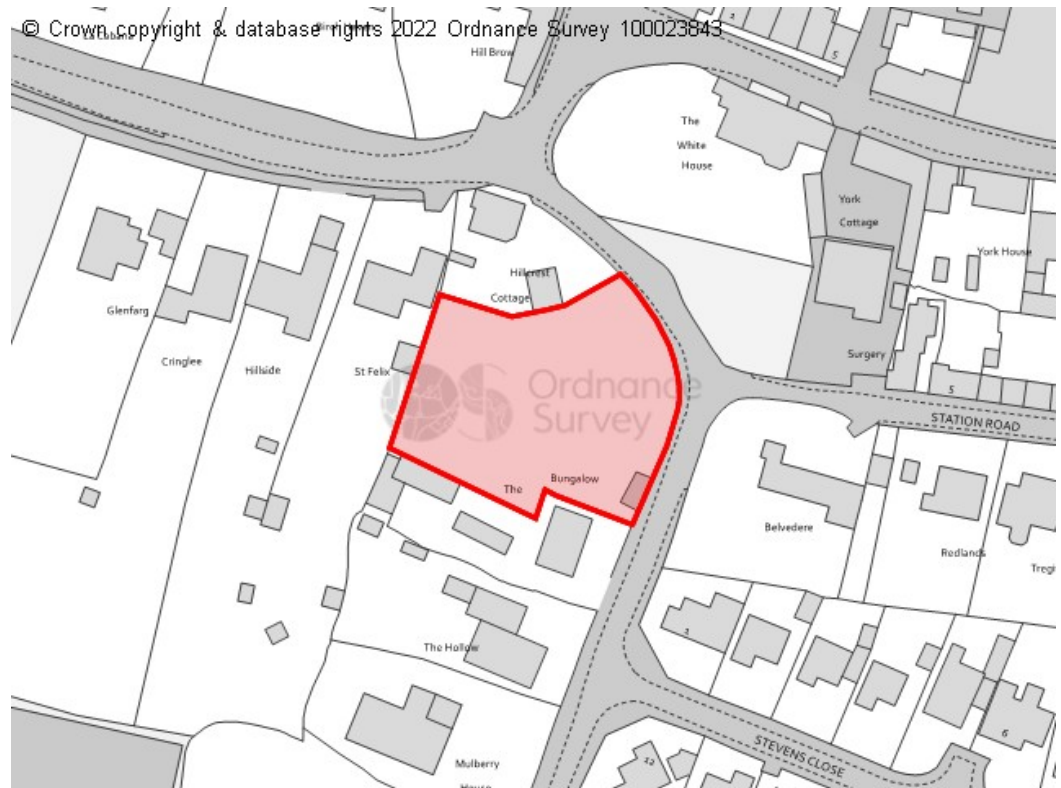
Density applied:

Estimated capacity (sqm):

Ullesthorpe, 21/8031, Land off Manor Road

Site Details

Site ref: 21/8031
Site name: Land off Manor Road
Parish: Ullesthorpe
Nearest Settlement: Ullesthorpe
Site map:



Site area (ha): 0.20
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Paddock
Adjacent land uses: Residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is within Ullesthorpe, a sustainable settlement. While the site has frontage onto Manor Road, further clarity is needed in respect of access due its location on a bend and opposite the junction with Station Road. The site lies within the Conservation Area requiring sensitive design and potential mitigation. The site is within a Mineral Consultation Area, but this is unlikely to be a constraint on potential development. Due to uncertainty around access, the site is considered potentially suitable.
Availability: There are two landowners, both agreed to promote the site for development. Discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: Potential issues around the provision of a suitable access in this location need further investigation. No other delivery or viability issues have been identified at this stage. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 0.20

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: <0.4 Ha = 100%
Estimated capacity (dwgs): 6
Capacity Notes:

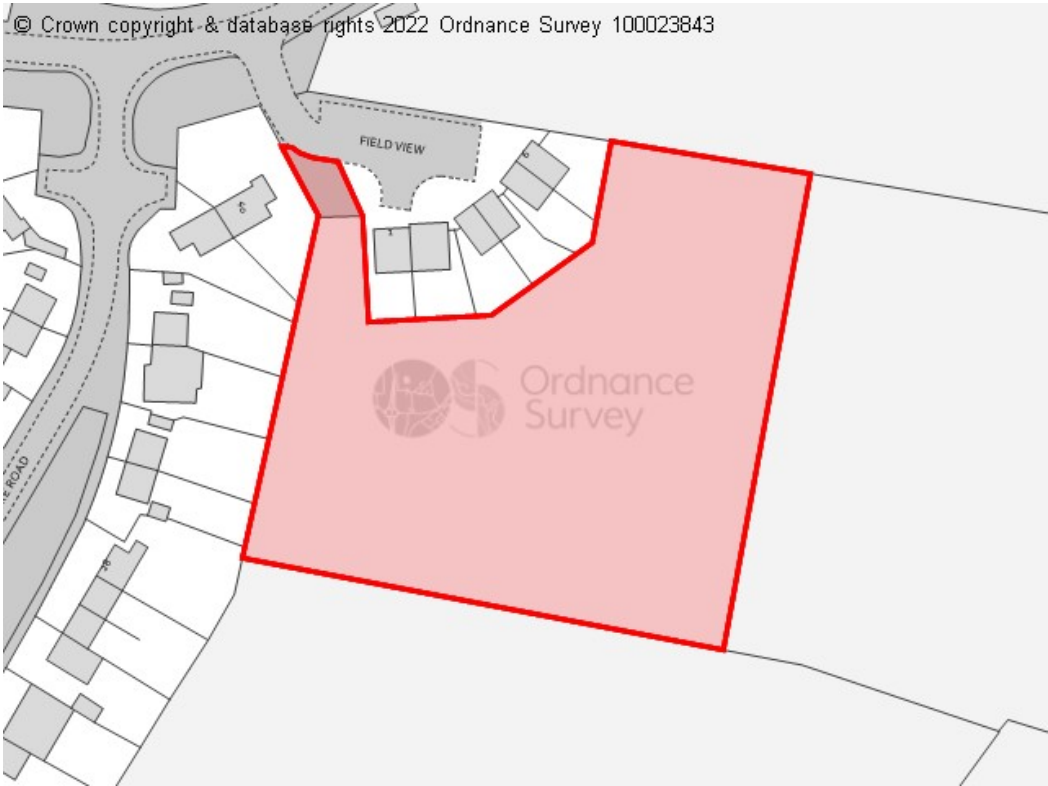
Density applied:

Estimated capacity (sqm):

Ullesthorpe, 21/8032, Land south of Field View

Site Details

Site ref: 21/8032
Site name: Land south of Field View
Parish: Ullesthorpe
Nearest Settlement: Ullesthorpe
Site map:



Site area (ha): 0.76
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Residential (rural exceptions site and general housing) and agriculture.

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is on the edge of Ullesthorpe, a sustainable settlement. There are no physical constraints which would prevent development for the proposed use. The site is considered suitable.
Availability: No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: There are no market, cost or delivery factors that would make development economically unviable. The site is considered achievable.

Conclusions

Deliverable or developable: Deliverable
Reason if not currently developable:
Timeframe for development: Deliverable within 5 years
Net developable site area (ha): 0.76

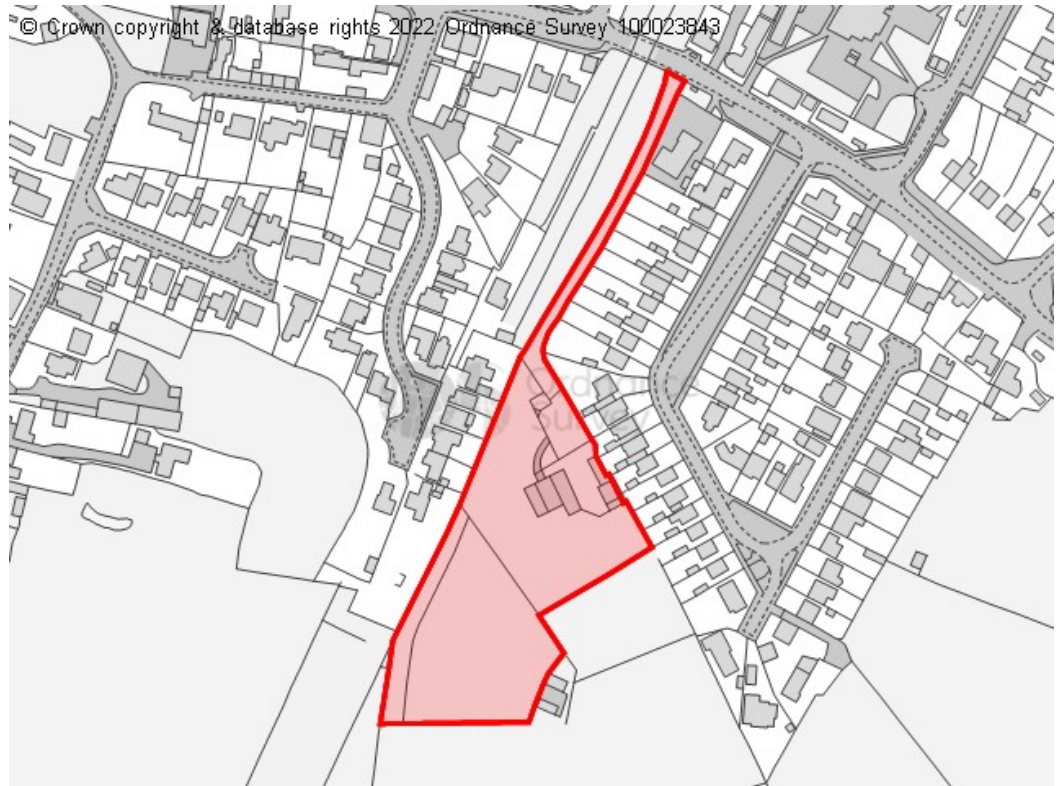
Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	0.4 to 2.0 Ha = 82.5%	Estimated capacity (sqm):	
Estimated capacity (dwgs):	19		

Capacity Notes:

Ullesthorpe, 21/8094, Land to the rear of South Avenue

Site Details

Site ref: 21/8094
Site name: Land to the rear of South Avenue
Parish: Ullesthorpe
Nearest Settlement: Ullesthorpe
Site map:



Site area (ha): 1.05
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is on the edge of Ullesthorpe, a sustainable settlement with a range of services and facilities. A small section of the site is potentially contaminated land from the now disused railway line and would require further investigation. The site is also adjacent to the Ullesthorpe Conservation Area and any harm to this heritage asset would require appropriate mitigation. Clarity around the capacity of the proposed access would need to be provided. The site is therefore considered potentially suitable.
Availability: Available
 There are no legal or ownership impediments which could prevent development being delivered. The site is considered available.
Achievability: Potentially achievable
 The potential contaminating land use associated with the disused railway line would require further investigation and may delay delivery or affect the developable area of the site. Given its restricted frontage onto Main Street, the capacity of the proposed access would also need to be demonstrated. The site is therefore considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 1.05

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 26
Capacity Notes:

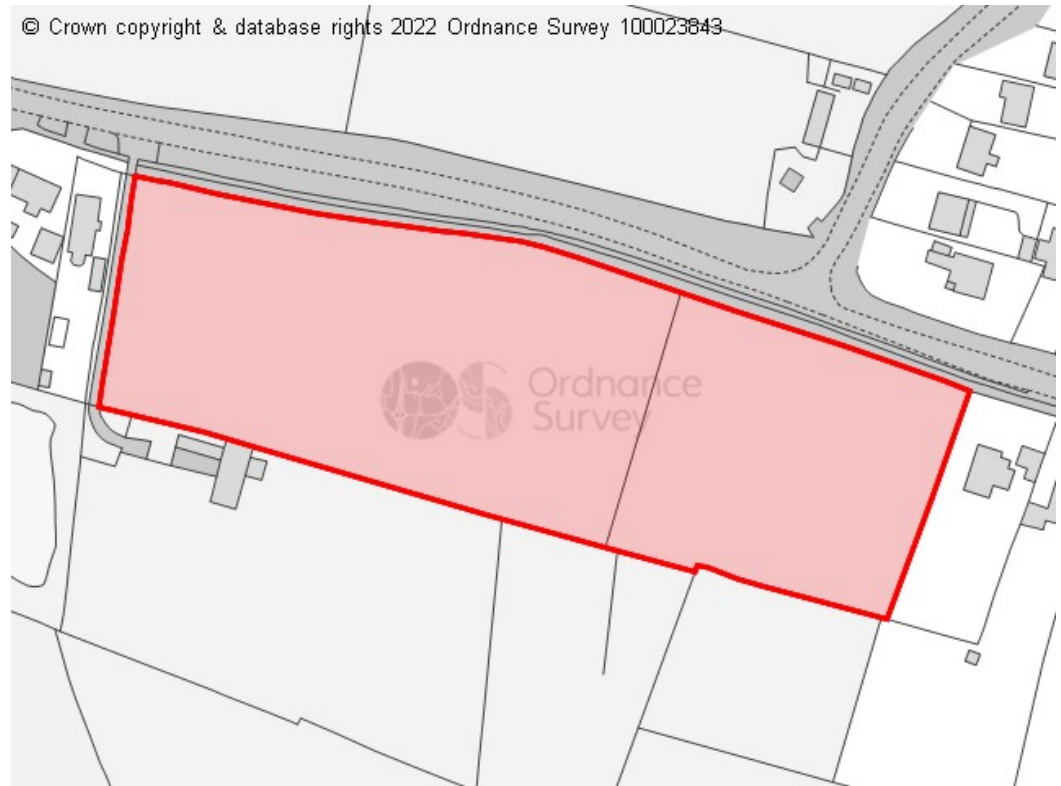
Density applied:

Estimated capacity (sqm):

Ullesthorpe, 21/8102, Land south of Main Street

Site Details

Site ref: 21/8102
Site name: Land south of Main Street
Parish: Ullesthorpe
Nearest Settlement: Ullesthorpe
Site map:



Site area (ha): 1.62
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Potentially suitable

The site is adjacent to Ullesthorpe, a sustainable settlement. It adjoins the western edge of the village and extends to a small group of houses, located between Claybrooke Parva and Ullesthorpe. As such, it would extend the built form of the village westwards, potentially impacting on its landscape setting. A reduction in site size may be appropriate. The site has frontage onto Main Street from which access is proposed. While the site is within a Mineral Consultation Area, this is unlikely to prevent delivery. Nearby heritage assets, including the Conservation Area and a Scheduled Monument (Moat, fishponds and shifted village earthworks) are likely to require mitigation. The site is considered potentially suitable.

Availability:

Available

The site is in single ownership. No discussion with developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:

Achievable

Mitigation in respect of nearby heritage assets and landscape impacts could affect the capacity of the site. However, no viability or delivery issues have been identified at this stage. The site is considered achievable.

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

Net developable site area 1.62

(ha):

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 40
Capacity Notes:

Economic capacity

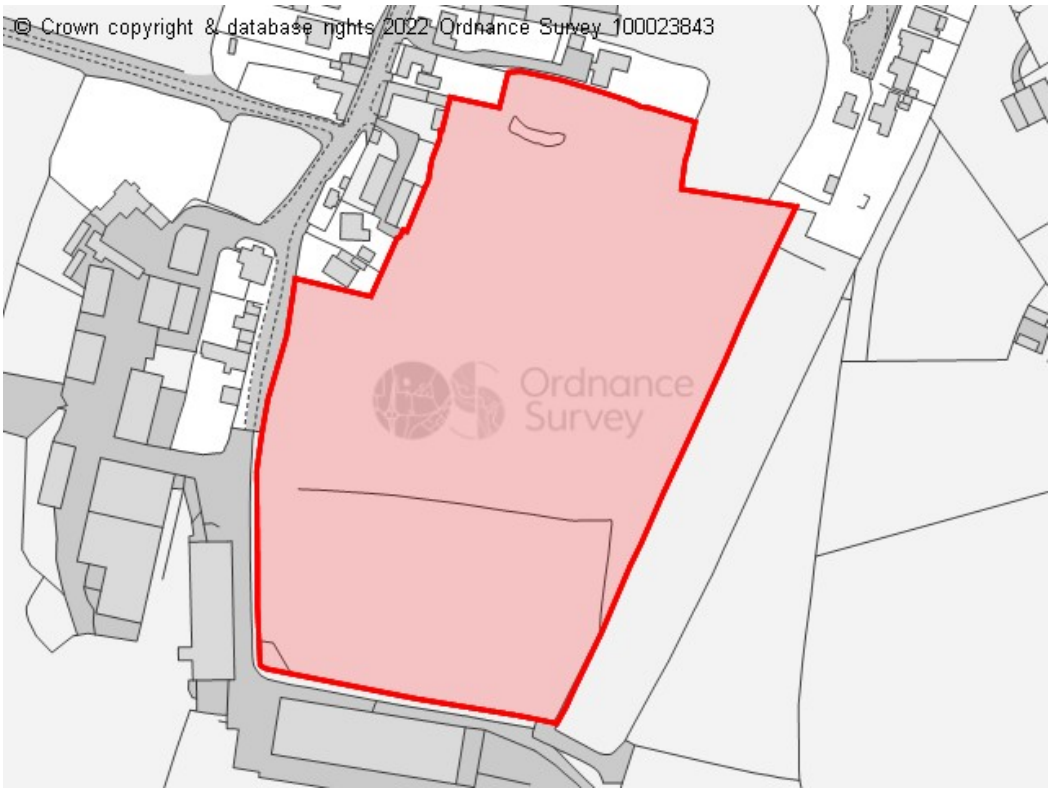
Density applied:

Estimated capacity (sqm):

Ullesthorpe, 21/8138, Land off Manor Road

Site Details

Site ref:	21/8138
Site name:	Land off Manor Road
Parish:	Ullesthorpe
Nearest Settlement:	Ullesthorpe
Site map:	



Site area (ha):	3.42
Brownfield / Greenfield:	Greenfield
Overall development concept:	Mixed use development
Proposed use(s):	Mixed use: housing and employment (office/industrial)
Current use:	Agriculture
Adjacent land uses:	Residential, commercial, agriculture.

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is on the edge of Ullesthorpe, a sustainable settlement with a range of services and facilities. Although the site has highway access, Manor Road is not suitable for this scale of development and further assessment of access capacity, including any impacts on the junction with Main Street, would be needed. The site is adjacent to the disused railway line (a potentially contaminating land use requiring further investigation) and to the Ullesthorpe Conservation Area, the setting of which would need to be considered. There are agricultural buildings to the south of the site that are currently in use. An assessment of noise and smell arising from these would be required to assess any potential impact on would be occupiers of the site. The site is considered not currently suitable.
Availability:	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	Further investigation into the capacity of the proposed access may impact on the scale and mix of development that the site could accommodate. Potential highway mitigation measures could impact on the viability of the site. Similarly, the potential impact on would be occupiers of noise and smell from the nearby agricultural barns may also affect the developable area of the site. Both investigations may hold up delivery of the site. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	

Timeframe for development: Developable in 11-15 years

Net developable site area (ha): 3.42

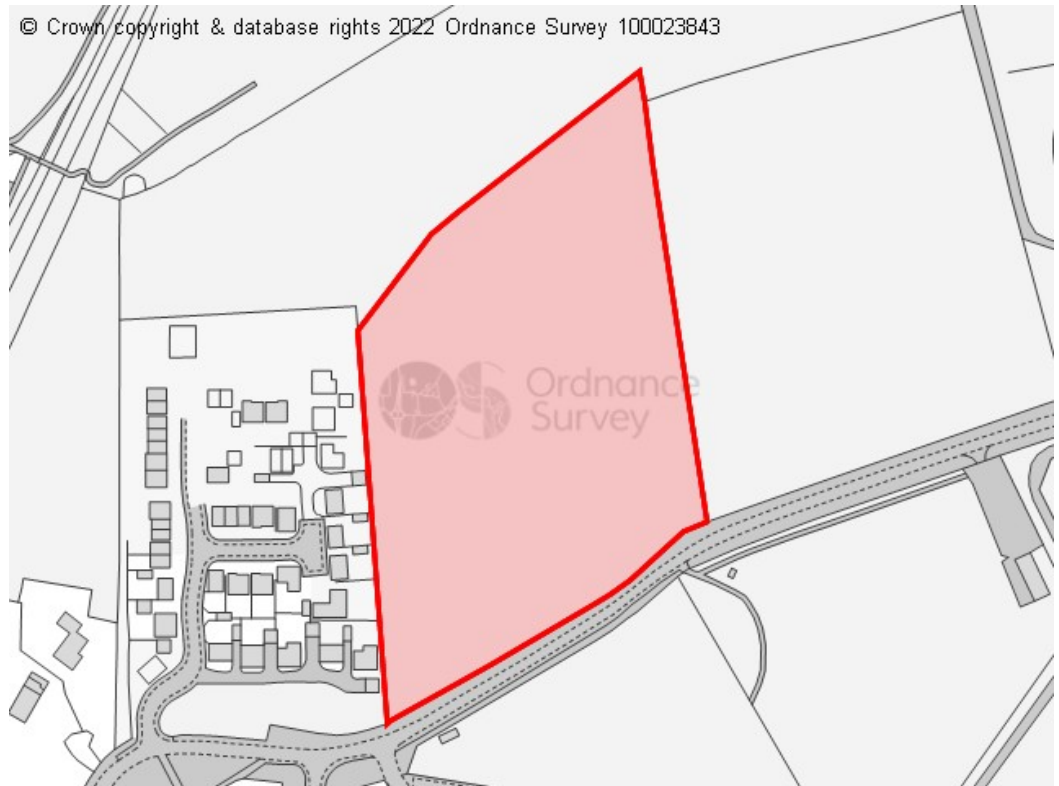
Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	3,850sqm/ha
Development ratio:	>2.0 to 35 Ha = 62.5%		
Estimated capacity (dwgs):	42	Estimated capacity (sqm):	6,584

Capacity Notes:
In the absence of information in the submission, the site capacity has been based on 50% housing and 50% employment. A split in employment uses of 50% offices and 50% industrial has been assumed.

Ullesthorpe, 21/8180, Land north of Ashby Road

Site Details

Site ref: 21/8180
Site name: Land north of Ashby Road
Parish: Ullesthorpe
Nearest Settlement: Ullesthorpe
Site map:



Site area (ha): 2.66
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture and residential

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is on the edge of Ullesthorpe, a sustainable settlement with a range of services and facilities. Access would be from Ashby Road onto which the site has frontage. There are no physical constraints which would prevent development for the proposed use. The site is considered suitable.
Availability: No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability: The submission identifies that, in 2018 the Parish Council indicated that part of this site would be a suitable location for a new village hall. Such a use would reduce the developable area of the site and may delay delivery. However, there are no other market, cost or delivery factors that would make development economically unviable. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 2.66

Housing capacity

Density applied (dph): 30

Economic capacity

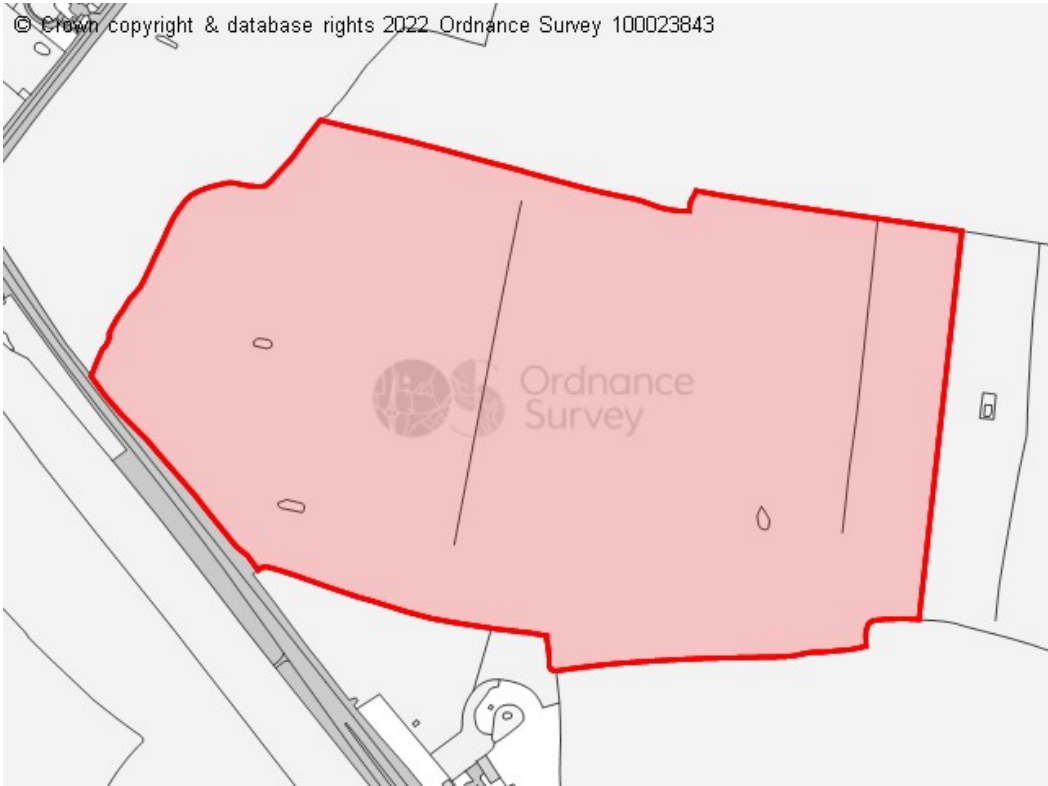
Density applied:

Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 50
Capacity Notes: Estimated capacity (sqm):

Ullesthorpe, 21/8208, Land off A5, north of White House Farm

Site Details

Site ref:	21/8208
Site name:	Land off A5, north of White House Farm
Parish:	Ullesthorpe
Nearest Settlement:	Ullesthorpe
Site map:	



Site area (ha):	24.26
Brownfield / Greenfield:	Greenfield
Overall development concept:	Employment
Proposed use(s):	Economic (Large warehouses)
Current use:	Agriculture
Adjacent land uses:	Agriculture, warehouses (Magna Park North - under construction)

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is poorly related to nearby settlements and is currently in an unsustainable location for economic uses. Although it has frontage to the A5, it currently has no direct highway access. However, delivery of the adjoining employment allocation (Magna Park North - under construction) will improve the accessibility of the site. Access via the estate road infrastructure for Magna Park North is indicated, its appropriateness and the capacity of the local road network to accommodate additional traffic would need to be demonstrated. Development would extend the built form approx. 0.5km further along the A5 to the west, with consequential impacts on landscape character and open views. The site is within a Mineral Consultation Area, further investigation required. Any development would need to retain or divert footpath W83 which bisects the site. The site has potential to meet the specific locational requirements of the large warehouse sector. The site is considered potentially suitable, providing adequate access, transport and environmental mitigation can be demonstrated.
Potentially suitable	
Availability:	The site is in single ownership and is identified as being available for development within the next 5 years. It is currently under option to a developer but has not been marketed. No availability issues have been identified. The site is considered available.
Available	
Achievability:	The site is well located in relation to the Strategic Road Network (SRN) and an attractive location to the market for the proposed use (large warehouses). The site adjoins the allocated (Magna Park North) extension to Magna Park currently under construction. There are no market or cost factors to indicate that development for large warehouses is economically unviable, and there is a reasonable prospect of delivery. Delivery of infrastructure associated with the adjoining employment allocation (Magna Park North), including highways, services and utilities would be required for this site to be achievable. Therefore, the site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable: Developable

Reason if not currently developable:

Timeframe for development: Developable in 6-10 years

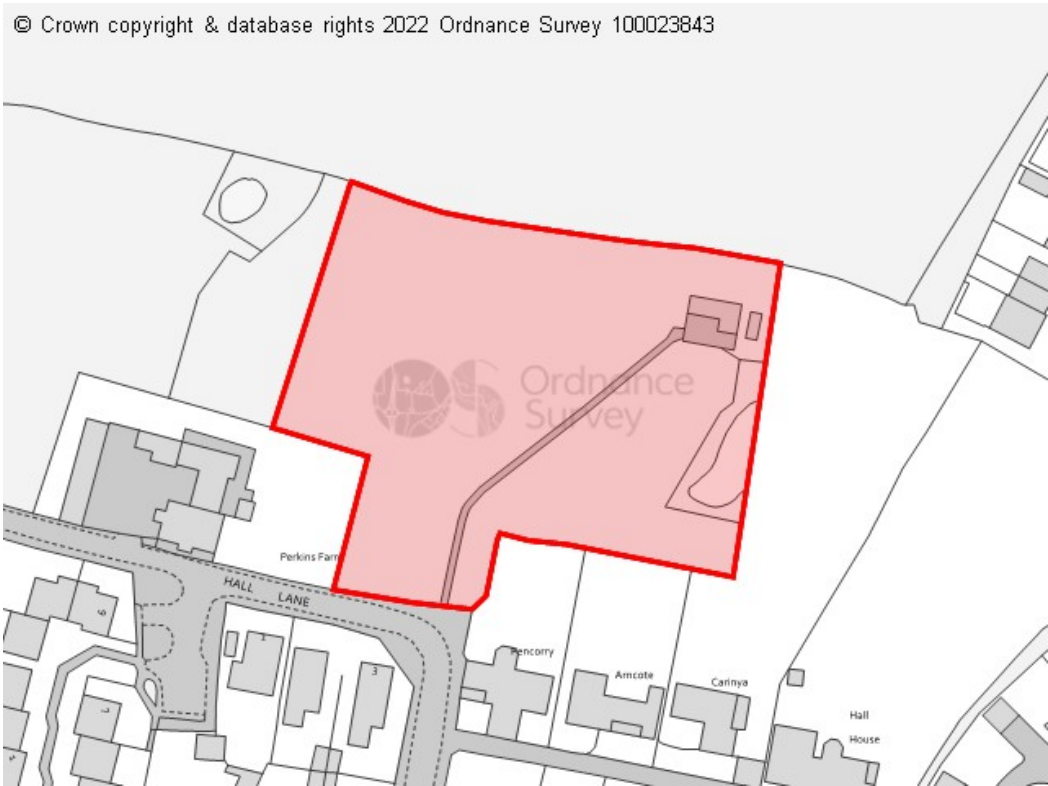
Net developable site area (ha): 24.26

Housing capacity		Economic capacity	
Density applied (dph):		Density applied:	3,500 sqm/ha
Development ratio:			
Estimated capacity (dwgs):		Estimated capacity (sqm):	84,910
Capacity Notes:			
Capacity calculation applies standard density for strategic warehousing.			

Ullesthorpe, 21/8228, Land North of Hall Lane

Site Details

Site ref:	21/8228
Site name:	Land North of Hall Lane
Parish:	Ullesthorpe
Nearest Settlement:	Ullesthorpe
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	0.62
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Paddock land, stables
Adjacent land uses:	Residential, agriculture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Ullesthorpe, a sustainable settlement. It adjoins the north-eastern edge of the village. The site has vehicular access from Hall Lane although the capacity of such an access would need to be demonstrated. The site adjoins the Conservation Area, the setting of which would need to be considered. The site is in a Mineral Consultation Area, but this should not impact on suitability. The site is considered potentially suitable.
Potentially suitable	
Availability:	The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	Potential adverse impacts on the setting of the Conservation Area would require mitigation and could impact on the capacity of the site. Potential highway mitigation may also be required. However, no physical or economic constraints have been identified to make the site unviable for residential development. The site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area (ha):	0.62

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): See 'Capacity Notes' below

Density applied:

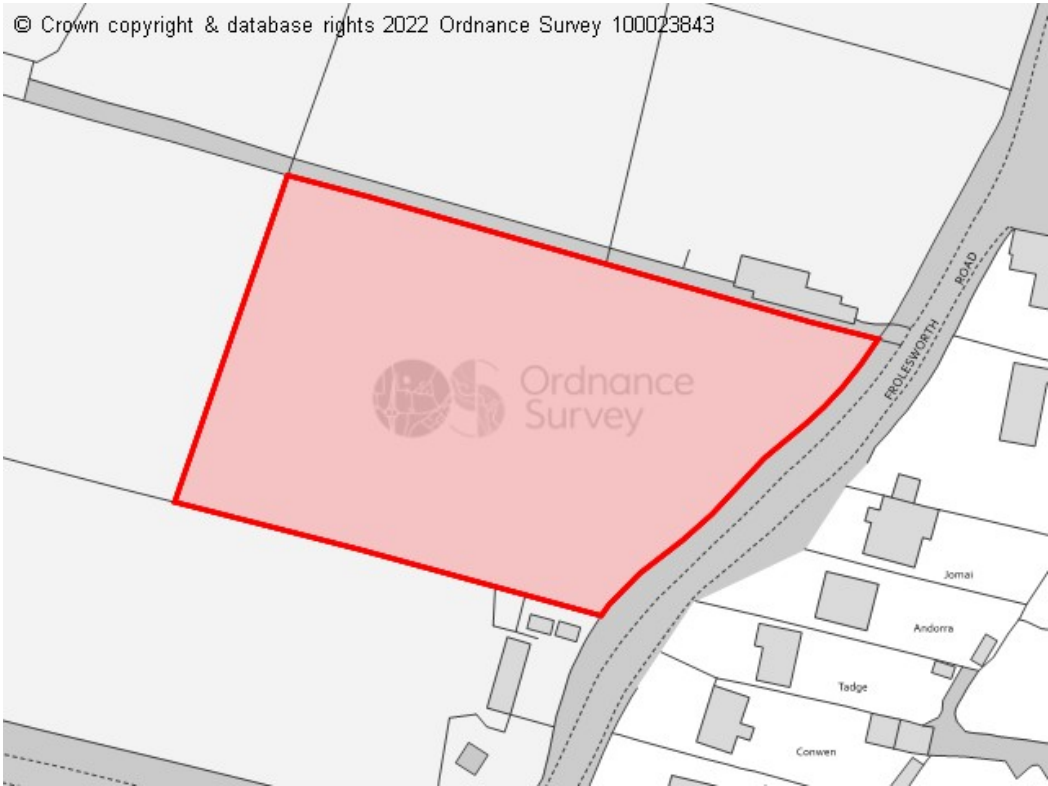
Estimated capacity (sqm):

Capacity Notes:
The capacity of the site is 15 dwellings based on the standard calculation. As much of the site forms part of submission (21/8245), the capacity has not been included above to avoid double counting.

Ullesthorpe, 21/8231, Land off Frolesworth Road

Site Details

Site ref:	21/8231
Site name:	Land off Frolesworth Road
Parish:	Ullesthorpe
Nearest Settlement:	Ullesthorpe
Site map:	



Site area (ha):	0.74
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is located adjacent to Ullesthorpe, a sustainable settlement. However, development of the site would represent isolated development to the west of Frolesworth Road, potentially adversely impacting on the local landscape and the setting of the adjacent Conservation Area. Both would require significant mitigation. Access is proposed via Frolesworth Road. While the site is within a Mineral Consultation Area, this is unlikely to impact its suitability. The site is considered potentially suitable.
Availability:	The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	Mitigation for potential adverse impacts on the local landscape and the setting of Conservation Area would be required and could impact on the capacity of the site. However, no issues have been identified to make the site unviable for housing development. The site is considered achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area (ha):	0.74

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 18
Capacity Notes:

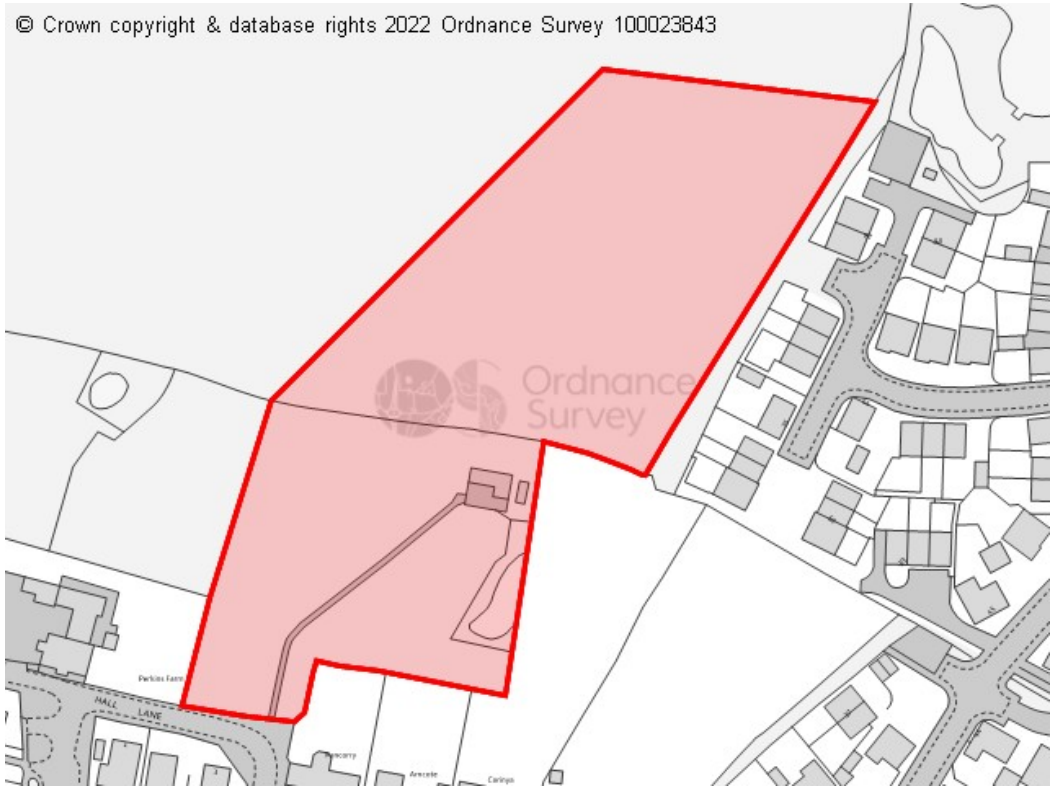
Density applied:

Estimated capacity (sqm):

Ullesthorpe, 21/8245, Land off Hall Road

Site Details

Site ref:	21/8245
Site name:	Land off Hall Road
Parish:	Ullesthorpe
Nearest Settlement:	Ullesthorpe
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	1.30
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture, paddock
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to Ullesthorpe, a sustainable settlement. It adjoins the northern edge of the village. There is vehicular access from Hall Lane, the capacity of which would need to be established, and the potential for access from Fairway Meadows is also suggested. The south-western edge of the site adjoins the Conservation Area and mitigation would be required for any adverse impacts on its setting. The site lies within a Mineral Consultation Area but this is unlikely to impact on its suitability. The site is considered potentially suitable.
Potentially suitable	
Availability:	Single ownership. No discussions with potential developers indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
Achievability:	The provision of appropriate access and mitigation for potential adverse impacts on the Conservation Area could impact on the site's capacity. No other physical or economic constraints have been identified to make the site unviable for residential development. The site is considered potentially achievable.
Potentially achievable	

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area (ha):	1.30

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 32

Density applied:

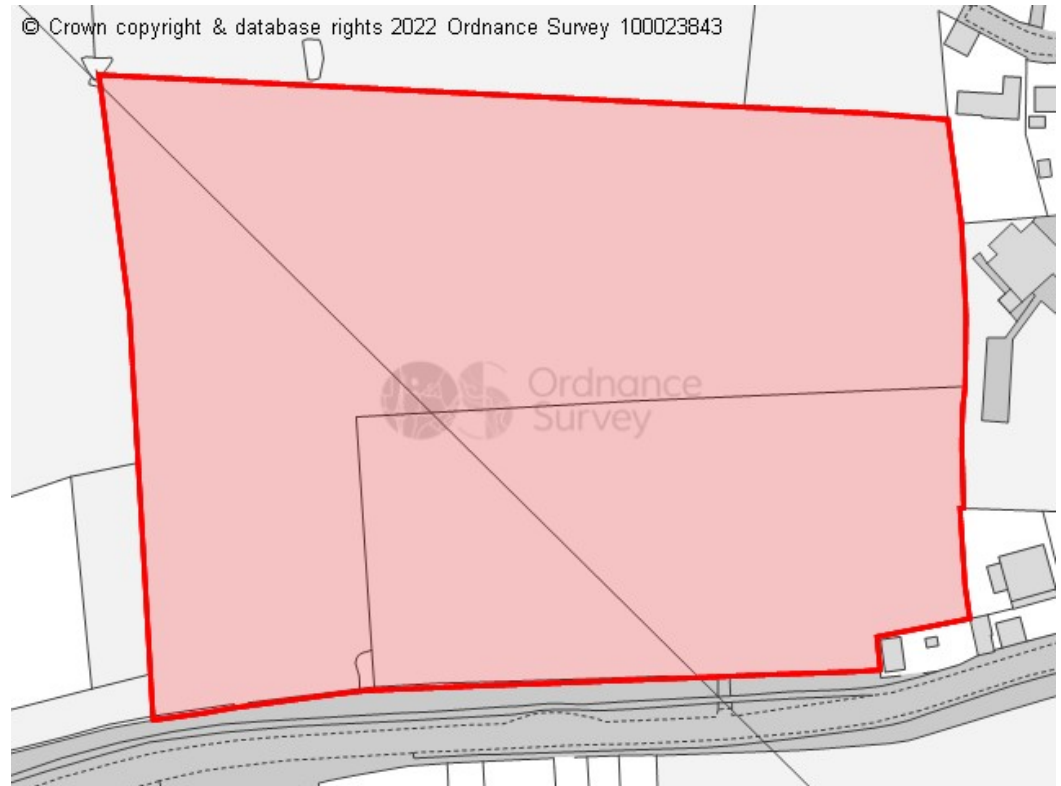
Estimated capacity (sqm):

Capacity Notes:
It should be noted that a smaller site submission (21/8228) has been put forward, the majority of which overlaps with the southern third of this site. As part of the smaller site lies outside this site boundary, it has been assessed separately but with no capacity stated to avoid double counting.

Walcote, 21/8039, Land north of Lutterworth Road

Site Details

Site ref: 21/8039
Site name: Land north of Lutterworth Road
Parish: Misterton with Walcote
Nearest Settlement: Walcote
Site map:



Site area (ha): 3.68
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Field
Adjacent land uses: Agriculture, residential, community centre and playground

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Walcote which is not currently identified as a sustainable settlement for housing development. Proposed access is via the A4304 (Lutterworth Road), on to which the site has frontage. The site is located on the western edge of the built form of the village and opposite ribbon development to the south of the A4304. While the current scale of the site is unlikely to be appropriate for the size of the settlement and would need to be reduced, the site is considered potentially suitable.

Availability: Available
 The site is in multiple ownership and there is agreement regarding the promotion of the site for development. There has been no developer involvement or marketing of the site and it is not under option. The site is considered available.

Achievability: Potentially achievable
 The scale of the site is unlikely to be achievable given the size and facilities of the current village. Walcote is not currently identified as a sustainable location for housing development. No market, cost or delivery factors have been identified to make the site unviable. The site is considered potentially achievable.

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 3.68

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 69
Capacity Notes:

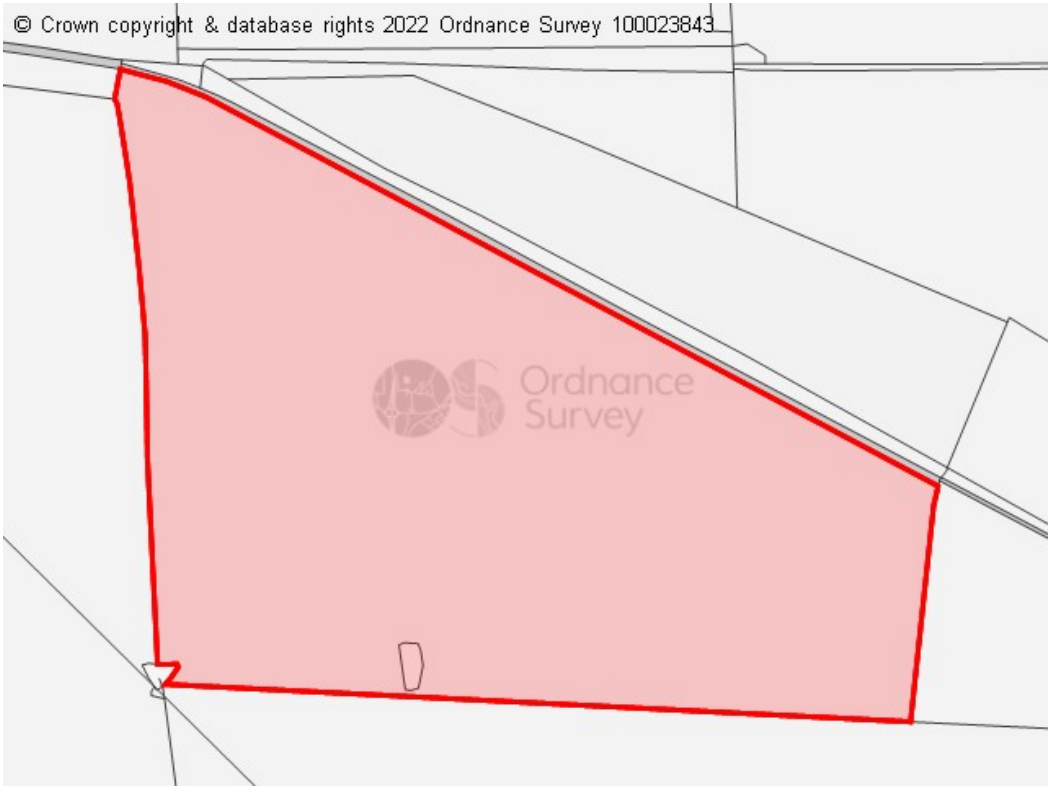
Density applied:

Estimated capacity (sqm):

Walcote, 21/8106, Field to West of Chapel Lane.

Site Details

Site ref: 21/8106
Site name: Field to West of Chapel Lane.
Parish: Misterton with Walcote
Nearest Settlement: Walcote
Site map:



Site area (ha): 1.90
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, Open Space Sport & Recreation

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: The site is in open countryside near to Walcote which is not currently identified as a sustainable rural settlement. The site does not currently have suitable access to the highway. Suggested access onto the A4304 would be dependent on land to the south (SHELAA site 21/8039) being developed. While the submission indicates the potential for both sites coming forward together, the scale of such a development is unlikely to be appropriate for the size and services of Walcote. The site as submitted is considered not currently suitable.
 Not currently suitable
Availability: The site is in single ownership. There has been no developer involvement or marketing of the site. No suitable access is available. Provision of access could involve neighbouring land and ownership issues would need to be investigated. While discussions with the neighbouring landowners (ID 21/8039) are indicated, the site has been submitted as a standalone site. As such, it is considered potentially available.
 Potentially available
Achievability: The site is in open countryside, close but not adjacent to the built form of Walcote. Appropriate access onto the highway is dependent on the development of land to the south (site ID 21/8039). While the submission indicates that discussions with adjoining landowners are underway, the site has been submitted as a standalone site. As such, the site is considered not currently achievable.
 Not currently achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 11-15 years

Net developable site area 1.90
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: 0.4 to 2.0 Ha = 82.5%
Estimated capacity (dwgs): 47
Capacity Notes:

Economic capacity

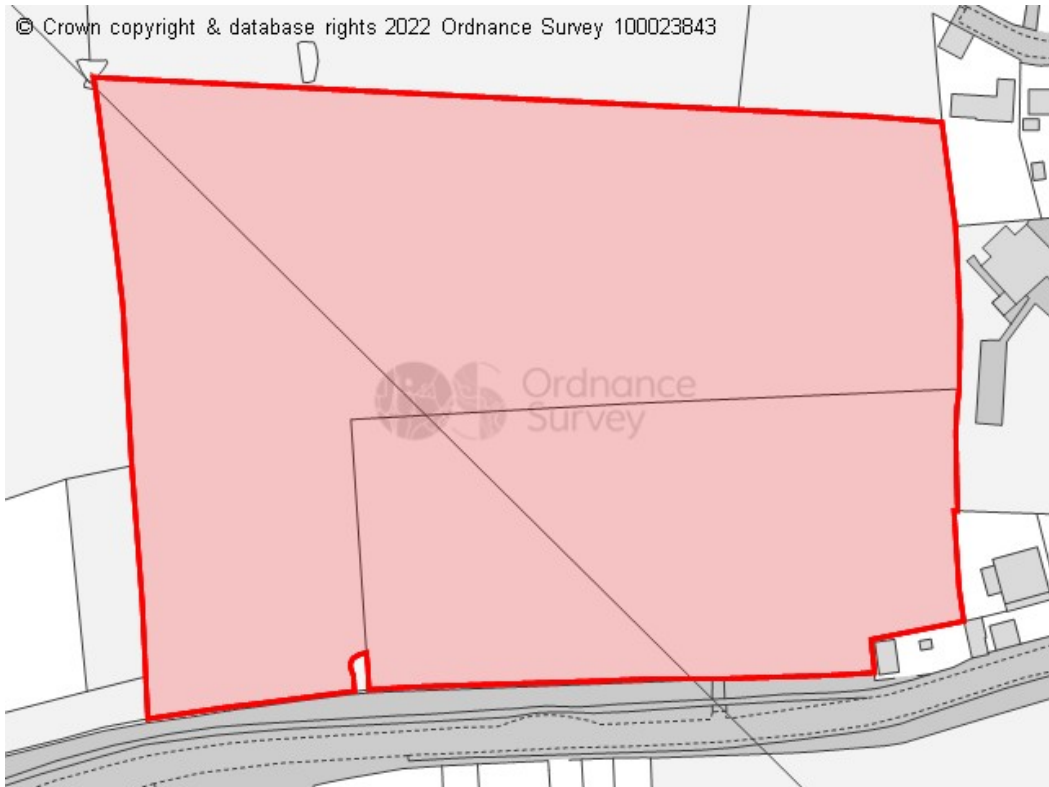
Density applied:

Estimated capacity (sqm):

Walcote, 21/8140, Land north of Lutterworth Road

Site Details

Site ref: 21/8140
Site name: Land north of Lutterworth Road
Parish: Misterton with Walcote
Nearest Settlement: Walcote
Site map:



Site area (ha): 3.66
Brownfield / Greenfield: Greenfield
Overall development concept:Housing
Proposed use(s): Housing
Current use: Agriculture
Adjacent land uses: Agriculture, residential, community centre and playground

Site Assessment Summary

Red constraints:
Reason not assessed: Site is a duplicate of 21/8039 and therefore has not been assessed to avoid duplication and double counting of capacity.
Suitability:
Availability:
Achievability:

Conclusions

Deliverable or developable:
Reason if not currently developable:
Timeframe for development:
Net developable site area (ha):

Housing capacity

Economic capacity

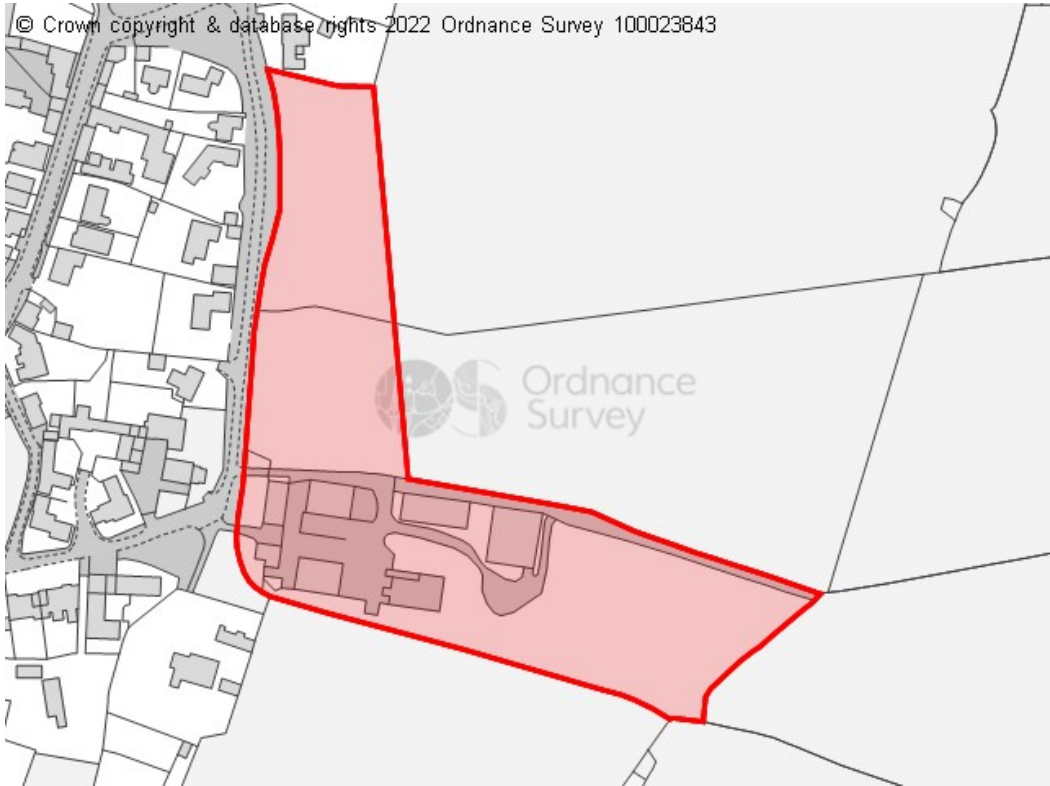
Density applied (dph):
Development ratio:
Estimated capacity (dwgs):
Capacity Notes:

Density applied:
Estimated capacity (sqm):

Walton, 21/8182, Land at Park Lane

Site Details

Site ref: 21/8182
Site name: Land at Park Lane
Parish: Kimcote and Walton
Nearest Settlement: Walton
Site map:



Site area (ha): 2.13
Brownfield / Greenfield: Greenfield
Overall development concept: Housing
Proposed use(s): Housing
Current use: Farmstead, agriculture
Adjacent land uses: Residential, agriculture

Site Assessment Summary

Red constraints: None applicable
Reason not assessed:
Suitability: Potentially suitable
 The site is adjacent to Walton, which is not currently identified as a sustainable rural settlement. The site has access and extensive frontage onto Park Lane. It is adjacent to the Conservation Area and opposite a listed building and the setting of these heritage assets could require mitigation. The full extent of the site may not be appropriate. The site is considered potentially suitable.
Availability: Potentially available
 The site is in single ownership. It is in agricultural use and the current farm buildings and associated structures on the site would need to be demolished. As a result, the site is considered potentially available.
Achievability: Potentially achievable
 The scale of the site is unlikely to be appropriate for the size and services of Walton. Furthermore, mitigation for potential adverse impacts on the Conservation Area and nearby listed building could also reduce the capacity of the site. Current agricultural uses on the site could impact on the delivery of the site in the short term. Depending on the scale of development, highway mitigation may be required. Therefore, the site is considered potentially achievable

Conclusions

Deliverable or developable: Developable
Reason if not currently developable:
Timeframe for development: Developable in 6-10 years
Net developable site area (ha): 2.13

Housing capacity

Economic capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 40
Capacity Notes:

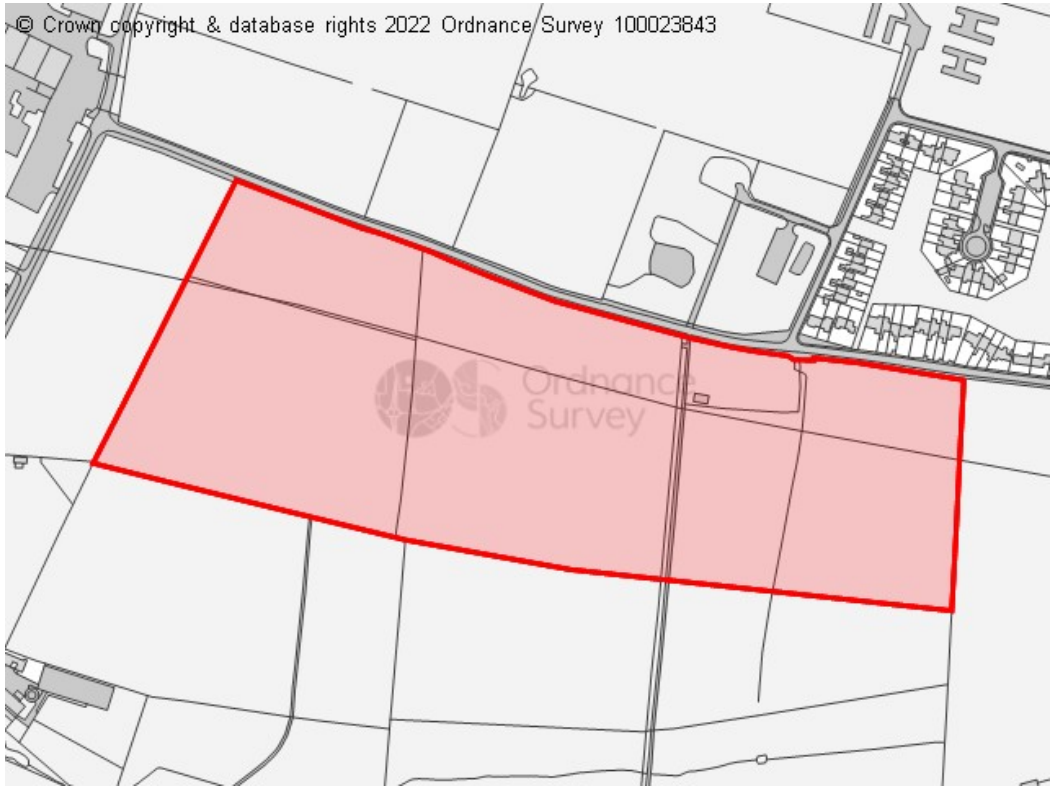
Density applied:

Estimated capacity (sqm):

Walton, 21/8183, Land South of Mere Lane Upper Bruntingthorpe

Site Details

Site ref:	21/8183
Site name:	Land South of Mere Lane Upper Bruntingthorpe
Parish:	Kimcote and Walton
Nearest Settlement:	Walton
Site map:	



Site area (ha):	15.03
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Agriculture
Adjacent land uses:	Agriculture, residential

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is in open countryside, adjacent to Upper Bruntingthorpe, an isolated residential development which grew up alongside the nearby airfield during the 1950s when in military use. It is not a sustainable location for development and does not relate well to existing services and facilities. The submitter envisages housing development on the site as part of the development of the former airfield as a potential employment hub (site ref 21/8139). The proposed access would be from Mere Road. However, the isolated location of the proposed development would generate multiple car trips to reach services such as schools, shops, and healthcare, for which the surrounding rural highway network is unlikely to be suitable, without substantial mitigation measures. Appropriate access would need to be demonstrated. Much of the site is within an area of potentially contaminating land use relating to previous military uses in the area and would require investigation. The site is considered not suitable.
Availability:	The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Achievability:	The submission specifies that housing on the site is dependent on the future development of the airfield as a potential 'employment hub'. There are no existing plans in place for such a development. Given the site's location in open countryside, its isolation from services and facilities and the potential mitigation required to overcome adverse impacts on the rural highway network, the site is not currently deliverable. Therefore, the site is considered not currently achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently	

developable:
Timeframe for development: Developable in 16+ years
Net developable site area 15.03
(ha):

Housing capacity

Density applied (dph): 30
Development ratio: >2.0 to 35 Ha = 62.5%
Estimated capacity (dwgs): 282
Capacity Notes:

Economic capacity

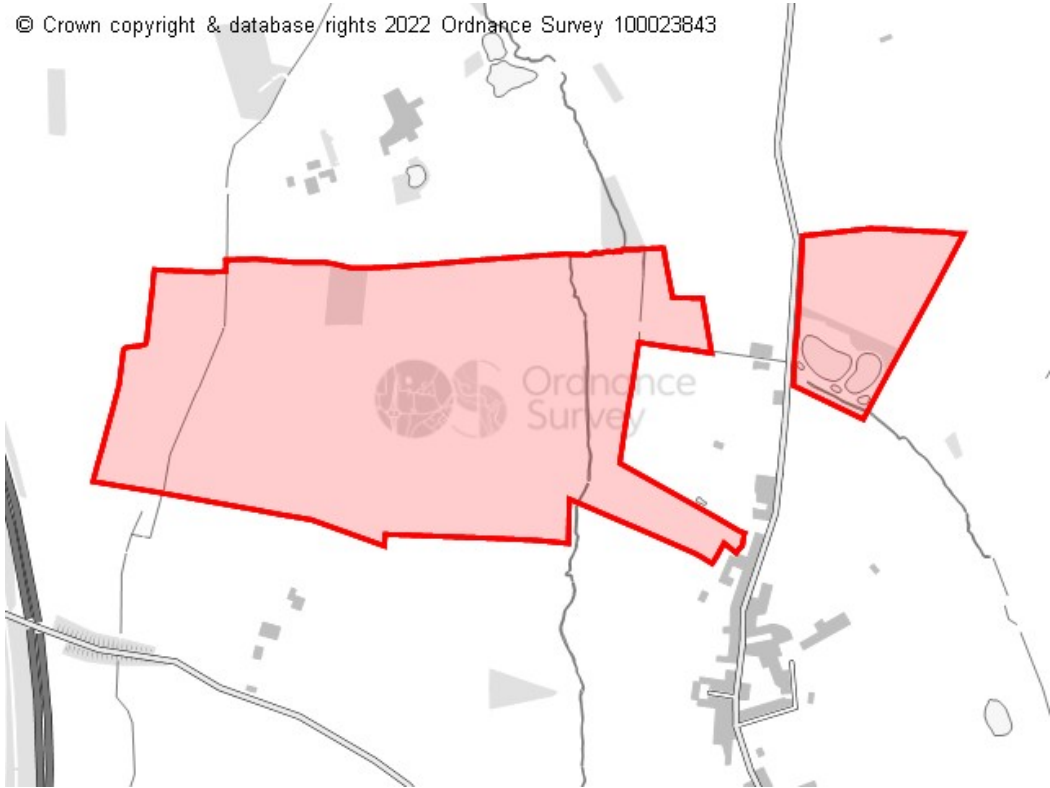
Density applied:

Estimated capacity (sqm):

Willoughby Waterleys, 21/8217, Whetstone Pastures Garden Village

Site Details

Site ref:	21/8217
Site name:	Whetstone Pastures Garden Village
Parish:	Willoughby Waterleys
Nearest Settlement:	Willoughby Waterleys
Site map:	© Crown copyright & database rights 2022 Ordnance Survey 100023843



Site area (ha):	69.09
Brownfield / Greenfield:	Greenfield
Overall development concept:	New settlement / garden village
Proposed use(s):	Housing (mixed), employment
Current use:	Agriculture
Adjacent land uses:	Agriculture

Site Assessment Summary

Red constraints: None applicable

Reason not assessed:

Suitability:

Not currently suitable

The site (comprising two parts) is located close to Willoughby Waterleys and forms part of a large site which spans the border between Harborough District and Blaby District, with the majority being in the latter. The full site, known as Whetstone Pastures, is proposed for the delivery of a Garden Village and is considered a potentially sustainable location for such a development given its relatively close proximity to the Leicester Principal Urban Area. Within the context of the proposed Garden Village, the site within Harborough is proposed as 'potential future development'. While the site has a frontage onto Willoughby Road, access would be provided to the wider road network through new highway infrastructure provided as part of Whetstone Pastures Garden Village to the north. The submission states that the site also has the potential to facilitate a new motorway junction (20a) but it is not clear if this is being pursued as part of the Garden Village. Regarding constraints, 8.5ha of the site lies within Flood Zones 2 and 3, limiting its development potential, and two Rights of Way currently crossing the site would need to be incorporated. The landscape setting of Willoughby Waterleys and the setting of its Conservation Area would need to be respected. Identified as a future phase of development, the site is dependent on the substantive Garden Village and its accompanying infrastructure. Therefore, pending clarity on the delivery of the Garden Village and in light of identified constraints, the site considered not currently suitable.

Availability:

Available

The site has two landowners who agree on its promotion for development. The site was actively marketed to find a development partner. A promotion agreement is in place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

Achievability:	
Not currently achievable	The site is dependent on the delivery of the Garden Village within Blaby and would not be deliverable as a standalone site. It is not clear whether the whole scheme has been subject to detailed viability testing to date. The delivery and viability of the Logistics Park element of this site (and the wider site) requires the construction of a new junction 20a on the M1 motorway. If j20a is not provided the submission states that the Logistics Park will be replace by additional residential development. There is a need for more detail and modelling of the scheme (both with and without the Logistics Park) in relation to transport/access issues, including a new motorway junction, and for detailed viability work. The site would need to be properly strategically planned and coordinated with wider proposals. Given the site's dependencies, it is considered not currently achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 16+ years, Developable in 11-15 years
Net developable site area (ha):	69.09

Housing capacity		Economic capacity	
Density applied (dph):	30	Density applied:	
Development ratio:	> 35 Ha = 50%		
Estimated capacity (dwgs):	1,036	Estimated capacity (sqm):	

Capacity Notes:
 Pending clarity on the delivery of a new motorway junction, the above calculation is based on housing capacity only. The submission states that 92,903sqm strategic B8 and 4,000sqm non-strategic B8 would be provided (if motorway junction is delivered). At standard density of 3,500sqm/ha this would require 27.69ha, leaving 41.40ha for housing. Based on the standard calculation this would give a capacity of 621 dwellings. The submitter expects higher average housing density (at least 38dph) to be achievable in line with proposed housing density on the substantive Garden Village site within Blaby District.