



Harborough District Council

**Strategic Housing and Economic Land
Availability Assessment
2021**

Published: September 2022

CONTENTS

1	Introduction.....	4
1.1	Background.....	4
1.2	National policy context	4
1.3	Planning practice guidance	4
1.4	Overview of approach	5
1.5	How to use this report	6
2	Methodology for the assessment.....	7
2.1	SHELAA Stages.....	7
2.2	Site/broad location identification	8
2.3	Site and broad location assessment.....	10
	Assessing the development potential of housing sites.....	10
	Assessing the development potential of economic sites.....	11
	Suitability.....	12
	Availability	12
	Achievability	13
	Estimating timescales and rate of development.....	13
2.4	Results and overcoming constraints.....	14
2.5	Review of the Assessment	15
3	Results of the SHELAA 2021	16
3.1	Summary of Assessment	16
3.2	Identified Total Capacity.....	17
3.3	Housing.....	21
3.4	Economic	21
3.5	Other Uses and Retail.....	22
3.6	Previously Developed Land.....	22
	APPENDIX A: Sites excluded from the SHELAA	24
	APPENDIX B: Deliverable and Developable Sites by Settlement.....	28
	APPENDIX C: Not Currently Developable Sites	44
	APPENDIX D: Site Companion Guide by Settlement	45
	FIGURE 1: THE STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT PROCESS AND OUTPUTS (SOURCE: NATIONAL PLANNING PRACTICE GUIDANCE, NPPG)	7
	FIGURE 2: GROSS TO NET DEVELOPMENT RATIOS BY SITE SIZE	11

FIGURE 3: NUMBER OF SITES BY DEVELOPMENT TYPE (PROPOSED USE)	16
FIGURE 4: NUMBER OF SHELAA SITES BY RESULT CATEGORY.....	17
FIGURE 5: TOTAL ESTIMATED CAPACITY BY SETTLEMENT AND SETTLEMENT HIERARCHY	19
FIGURE 6: ESTIMATED HOUSING AND ECONOMIC YIELD ACROSS TIMEFRAMES BY SETTLEMENT AND SETTLEMENT HIERARCHY	20
FIGURE 7: ESTIMATED ECONOMIC FLOORSPACE CAPACITY (SQ.M) BY USE CLASS ACROSS THE SETTLEMENT HIERARCHY	21
FIGURE 8: TRAJECTORY FOR ECONOMIC USES (SQ.M) ACROSS THE SETTLEMENT HIERARCHY	22
FIGURE 9: NUMBER OF SITES BY LAND CATEGORY	23

1 Introduction

1.1 Background

1.1.1 The Strategic Housing and Economic Land Availability Assessment (SHELAA) provides evidence on the potential supply of both housing and economic development land across Harborough District. It forms a key component of the evidence base that will inform the preparation of the new Local Plan.

1.1.2 While the National Planning Policy Framework¹ (NPPF) requires local planning authorities to carry out regular reviews of land availability within their administrative area, it is important to note that the SHELAA is not a decision-making document and does not in itself determine whether a site should be allocated for development.

1.1.3 In accordance with national planning practice guidance² (PPG), there is a requirement to assign a timeframe to every site capable of being developed at some point in the future. However, the inclusion of a site in a particular timeframe is indicative only and reflects current information relating to the site. New information may become available which could impact on the development timeframes. As the SHELAA is strategic and broad in nature, the inclusion of a site within the assessment does not mean that planning permission will be granted should an application be submitted to the Council.

1.1.4 The 2021 SHELAA does not carry forward any sites from the previously published land availability assessments³ prepared to inform the Harborough Local Plan (adopted April 2019).

1.2 National policy context

1.2.1 The NPPF (para. 68) makes it clear that all local planning authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely viability. There is an expectation that as part of assessing changes in demand for land, land availability assessments should be reviewed regularly.

1.3 Planning practice guidance

1.3.1 Planning practice guidance (PPG) sets out detailed practical advice on undertaking a land availability assessment in its 'Housing and economic land

¹ [National Planning Policy Framework](#)

² [Planning practice guidance](#)

³ [SHLAA 2015](#) and [SELAA 2017](#)

availability assessment¹ section. Fundamentally, it sets out that an assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (their availability and achievability).

1.3.2 The guidance allows for the assessment of land availability for housing and economic development to be undertaken as part of the same exercise, allowing for sites to be identified for the most appropriate use(s). This is the approach that the Council has adopted. Previously separate assessments have been carried out assessing housing and employment land availability.

1.4 Overview of approach

1.4.1 The SHELAA has built on the general approach detailed within the Housing Market Area Strategic Housing and Economic Land Availability Assessment Joint Methodology Paper (2019)² which was prepared by the Leicester and Leicestershire local authorities to ensure a consistent approach across the county.

1.4.2 As the Council has taken a decision³ to prepare a new Local Plan as a full update to the adopted Harborough Local Plan (2019), this is the start of the plan making process and an appropriate time to prepare a new land availability assessment. As such, no sites from previous land availability assessments have been carried forward into the new SHELAA. To facilitate this new start, a Call for Sites was carried out from March – June 2021.

1.4.3 In all, 244 sites were submitted through the Call for Sites for assessment through the SHELAA methodology as set out in Section 2 below. This SHELAA focuses on assessing sites put forward through the Call for Sites process and future iterations of the assessment will draw in sites from other sources as appropriate.

1.4.4 The SHELAA is a ‘policy off’ document and therefore the assessment does not exclude sites where development would not conform to policies in the development plan⁴ (i.e. Harborough Local Plan 2011-2031, ‘made’ Neighbourhood Plans and Leicestershire Minerals and Waste Local Plan to 2031). This approach is consistent with prevailing national practice guidance and the Leicester and Leicestershire SHELAA methodology. The refusal of planning permission or the dismissal of an appeal relating to a site does not result in its exclusion from the assessment. The SHELAA is a high-level assessment of the housing and economic

¹ [Housing and economic land availability assessment - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

² [SHELAA Joint Methodology Paper 2019](#)

³ [Document.ashx \(harborough.gov.uk\)](http://harborough.gov.uk)

⁴ For more details visit [Adopted Local Plan | Harborough Local Plan 2011-2031 | Harborough District Council](#)

potential of sites taking into account a limited range of physical and environmental constraints.

1.5 How to use this report

1.5.1 The purpose of this report is to assess the development potential of sites and broad locations. The findings of this assessment provide evidence to inform Local Plan making. However, this document does not in itself determine whether a site should be allocated or granted planning permission for development. All sites listed within the assessment will be subject to the usual allocation site assessment and/or Development Management process.

1.5.2 The remainder of this report explains the methodology (Section 2) and provides summary tables relating to the overall results (Section 3).

1.5.3 An interactive map showing all the submitted sites is available at: <https://harborough.opus4.co.uk/planning/localplan/maps/shelaa-2021-published-august-2022>. **The categorisation of sites on the interactive map has been simplified for legibility purposes.**

1.5.4 Appendices to the SHELAA report are as follows:

- Appendix A: Sites excluded from the SHELAA and reason(s) for exclusion
- Appendix B: Summary of Deliverable and Developable sites by settlement
- Appendix C: Not Currently Developable sites
- Appendix D: Individual site assessment sheets are available for all submitted sites in the Site Companion Guide

2 Methodology for the assessment

2.1 SHELAA Stages

2.1.1 The flowchart set out below is taken from the PPG and sets out the stages of the SHELAA.

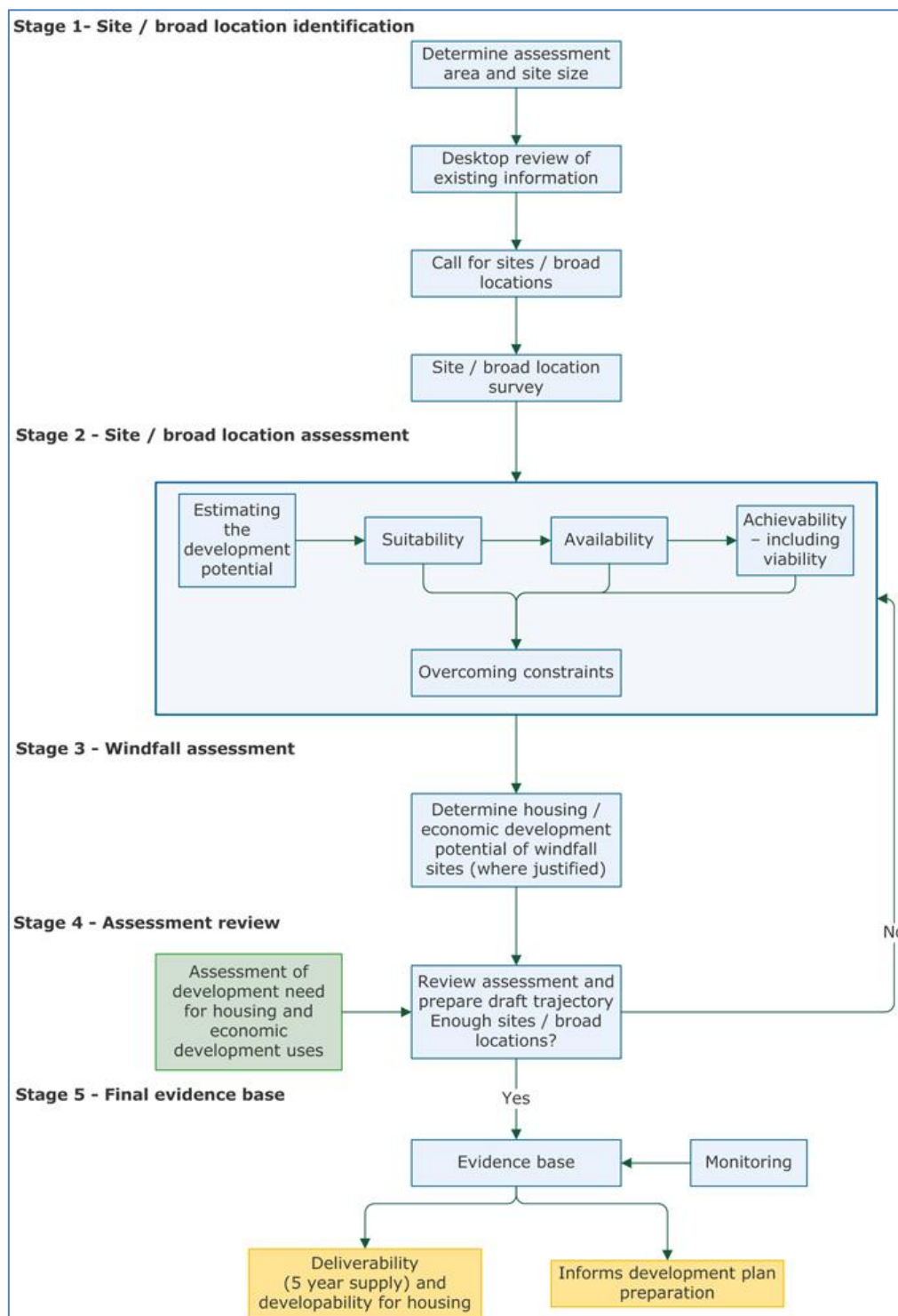


Figure 1: The Strategic Housing and Economic Land Availability Assessment process and outputs (Source: National Planning Practice Guidance, NPPG)

2.1.2 NPPG indicates the inputs and processes that contribute to a robust assessment of land availability. Plan-making bodies are expected to have regard to the guidance in preparing and updating their assessments. It emphasises that the assessment needs to be thorough but proportionate, building where possible on existing information sources outlined within the guidance.

2.1.3 The methodology used in the preparation of the Harborough SHELAA is based on the Leicester and Leicestershire Housing Market Area Strategic Housing and Economic Land Availability Assessment Joint Methodology Paper (2019)¹. This reflects the standard methodology as set out in Practice Guidance and was prepared jointly with other Leicester and Leicestershire local authorities with the aim ensuring the same broad methodology is followed. The approach set out in the methodology has been the subject of consultation with the development industry and informed by the views of house builders, land agents and landowners.

2.1.4 While the Joint Methodology Paper provides the overall framework for the assessment of sites, there are some variations between local planning authorities in how the methodology is applied to take account of circumstances. Further details of how sites are appraised are explained in the following sections.

2.2 Site/broad location identification

2.2.1 The assessment started with a comprehensive 'Call for Sites' which ran from 26th March 2021 to 4th June 2021 and was widely publicised. It provided an opportunity for landowners, developers, agents, and site promoters to submit sites from across the district considered to have potential for development. All contacts on the Strategic Planning contact database and those who had recently been involved in the Development Management process were informed and invited to submit sites using the online system.

2.2.2 Given that the previous housing and employment land availability assessments dated from 2016 and 2017 respectively, the prospect that a new SHELAA would provide evidence to inform an update of the Local Plan, and the adoption of a new online system for all submissions, it was decided that previously submitted or considered sites would not be carried forward into the new assessment. This was made clear during the Call for Sites, with all previous submitters invited to put forward their sites with up to date supporting information. As the SHELAA is an iterative process, this assessment focuses on sites submitted through the Call for Sites and future updates will incorporate sites from a wide range of sources, including proactively identifying sites where this is justified based on emerging strategic and local evidence.

¹ [Leicester and Leicestershire Housing Market Area Housing and Economic land Availability Assessment Joint Methodology Paper \(2019\)](#)

2.2.3 The geographical scope of the SHELAA is the district of Harborough. The Call for Sites invited the submission of sites from anywhere within the district or partially within the district.

2.2.4 In terms of site size, as set out in the Joint Methodology, the following minimum thresholds have been applied to the SHELAA:

- Housing sites: capable of accommodating at least 5 dwellings; and
- Economic sites: capable of delivering at least 0.25ha (or least 500sq.m of floorspace).

2.2.5 All information on sites was submitted online, with verification and assessment carried out using the same online system. In total 244 sites were considered for assessment. In line with the NPPG and the Joint Methodology, the following site information and characteristics formed part of the initial assessment of sites:

- Site size, boundaries and location
- Current/adjacent land use and character
- Physical and environmental constraints (e.g. access, contamination, topography, flood risk, natural features, location of infrastructure/utilities)
- Current development plan policy relating to site
- Proximity to services and other infrastructure
- Planning history/status
- Initial assessment of whether site is appropriate for a particular use or as part of mixed-use development

2.2.6 Following initial site investigations, several sites were excluded from the assessment. These are listed in Appendix A. The following are reasons for exclusion:

- Sites below the size threshold (i.e. housing sites not capable of accommodating 5 or more dwellings, economic sites of less than 0.25ha or not capable of accommodating 500sq.m of floorspace);
- Duplicate sites (where put forward for the same land use);
- To avoid duplication and double counting site capacity, site variations within a larger site boundary that:
 - were submitted by or on behalf of the same site promoter, developer, or landowner; or
 - refer to being part of the larger, overall site.

Where this occurs, the smaller sites are referred to in the overall site assessment;

- Sites subject to a 'red constraint' (see para. 2.2.7) where the constraint covers the whole site or where, once the area of land affected by the red constraint is excluded from the site, the resultant site size is below the size threshold; or
- Sites with planning permission, with a resolution to grant planning permission, or allocated for development for the suggested use within the development plan (Local Plan, Neighbourhood Plans, Mineral and Waste Local Plan). In the case of housing sites, these are taken into account in the annually published 5 Year Housing Land Supply Position Statement.

2.2.7 Part of the initial site assessment is to consider whether any part of a site falls within a 'red constraint'. These are defined in the Joint Methodology as:

- Functional floodplain (Flood Zone 3b)
- Scheduled Monuments
- Internationally and Nationally Designated Sites of Biodiversity and Geological Interest (SSSI, SPA)
- Major Hazardous Facilities (as defined by the Health and Safety Executive)

2.2.8 Where a site is affected by a 'red constraint', it is not automatically excluded from the SHELAA. However, the area of land affected by the constraint is removed from the measurable developable area. This may include an indicative buffer, e.g. to have regard to a setting for heritage asset. A site may be excluded when the whole site is constrained or if the remaining area of unconstrained land is too small to be included in the SHELAA. Where the submitter has provided substantive evidence that the 'red constraint' can be accommodated within the scheme, this has been considered as part of the site assessment.

2.2.9 The SHELAA is 'policy off' in nature meaning that current policy is considered but does not result the exclusion of any sites from the SHELAA. Any policy designations are noted (e.g. Local Green Space, Green Wedge or Area of Separation) and may impact on the achievability of the site in the short term. In such cases, the timeframe for development is adjusted to allow for a potential change in the policy designation through the Local Plan or Neighbourhood Planning process. However, it must be emphasised that policies protecting such designations do not form the basis for excluding sites or making them 'not currently developable'.

2.2.10 Decisions on the allocation of sites for housing or economic (e.g. retail, employment) development will be made through the process of preparing the new Local Plan and this process will take into consideration national and local policies as well as other evidence base documents.

2.3 Site and broad location assessment

2.3.1 Stage 2 of the methodology involves assessing the development potential of a site, its suitability, availability, achievability (including viability) and how any constraints can be overcome.

Assessing the development potential of housing sites

2.3.2 The standard calculation for assessing the capacity of submitted housing sites is based on:

- Developable site area (excluding any red constraint);
- Development ratio as set out in the Joint Methodology; and
- Density of 30 dwellings per hectare (dph).

2.3.3 **Development ratios:** The use of development ratios takes into account the accompanying infrastructure needed for residential development (i.e. access and

service infrastructure, open space provision, community facilities etc.). The requirements for infrastructure will be greater the larger the site. Throughout the Leicester and Leicestershire housing market area, the gross to net development ratios set out in Figure 2 have been agreed based on site size. They have been agreed following discussion with development industry stakeholders and have been applied to past housing land availability assessments. Where there is a deviation from the standard ratio, it is explained under ‘Capacity Notes’ in the individual site assessment sheets.

Site Size	Gross to Net Development Ratio
Up to 0.4ha	100%
>0.4 - 2ha	82.5%
>2 - 35ha	62.5%
Over 35ha	50%

Figure 2: Gross to net development ratios by site size

2.3.4 Density: All sites, unless otherwise specified, have been assessed on the assumption that housing density will be 30 dwellings per hectare (dph). The Joint Methodology notes that sites within and adjacent to the Principal Urban Area and in Selected Centres can be assessed at a density of 40dph. The Council has not adopted this approach and 30dpa has been applied across the district with no allowance made for being adjacent to the PUA or within Market Harborough. This is a broad density assumption for the purposes of this assessment only. The density achieved on individual sites will need to take account of matters set out in the NPPF at paragraph 124. It is accepted that some sites in or adjacent to urban areas may deliver densities above 30dpa while sites in rural settlements may deliver densities below this.

2.3.5 While the capacity of most sites is based on the standard calculation, there are some sites where the capacity stated in the submission is judged to be more realistic. This may be the case where capacity reflects site constraints and evidence has been provided to this effect. There are also some sites where the submitted capacity relating to the site is much less than the submitted site area would yield under the standard capacity calculation. In such cases, the capacity figure based on the size of the site submitted may be judged to be unrealistic, particularly in rural areas. Where the submission capacity is used rather than the standard capacity, this is highlighted in the ‘Capacity Notes’ with the ‘Density Applied’ and ‘Development Ratio Applied’ fields left blank.

Assessing the development potential of economic sites

2.3.6 The standard calculation for assessing the capacity of submitted economic sites is based on:

- Developable site area (excluding any red constraint); and

- Plot density (for the likely use class).

2.3.7 **Plot density:** The plot density figures set out below for Office, Industrial and Non-strategic warehousing are as outlined in the Housing and Economic Development Needs Assessment¹ (HEDNA, 2017) and set out in the Joint Methodology. The plot density for Strategic Warehousing is taken from the recent 'Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change study'² which post-dates the Joint Methodology. The following plot densities have been applied to calculate the capacity of economic sites:

- Office (B1a/b now Use Class E(g)(i)-E(g)(ii)): 3,500sq.m per hectare
- Industrial (B1c now Use Class E(g)(iii)/B2): 4,200sq.m per hectare
- Non-strategic warehouses (Use Class B8): 4,000sq.m per hectare
- Strategic warehouses (Use Class B8 in units >9,000sq.m): 3,500sq.m per hectare

2.3.8 Where a mix of employment uses has been stated, an average density has been applied based on the specified mix and the above plot ratios. Where the mix of employment uses and/or the quantum of employment or other economic land has not been specified in the submission, the assumptions made are explained in the 'Capacity Notes'.

Suitability

2.3.9 The suitability assessment reflects any physical, environmental or heritage constraints on or near the site, proposed access arrangements including potential impacts on the highway network, and its relationship with existing services and facilities. Depending on the findings, and the prospect of mitigation, a site is categorised as one of the following:

- Suitable: within 5 years
- Potentially suitable: 6 – 10 years
- Not currently suitable: 11 - 15 years
- Not suitable: 16+ years

2.3.10 The Highway Authority and Minerals and Waste Authority were consulted on selected sites only and their high-level comments are reflected in the individual site conclusions where appropriate. The Highway Authority was not able to consider submitted transport or traffic appraisals/assessments at this stage.

Availability

2.3.11 The availability assessment considers information relating to landowner intentions, developer involvement, potential legal or ownership issues, and

¹ [Housing and Economic Development Needs Assessment, 2017](#)

² [Warehousing and Logistics in Leicester and Leicestershire : Managing growth and change Study \(amended March 2022\)](#)

operational requirements, to establish when a site may become available for development. Depending on the findings, a site is categorised as one of the following:

- Available: within 5 years
- Potentially available: 6 – 10 years
- Not currently available: 11 - 15 years
- Not available: 16+ years

Achievability

2.3.12 The achievability assessment takes account of any market, cost or delivery factors that could impact on a site's economic viability and prevent it coming forward for development within a particular timeframe. As part of this, any current policy designations affecting a site are noted and where a potential change in policy through the local or neighbourhood planning process would be needed this is reflected in the achievability timescale. Depending on the findings, a site is categorised as one of the following:

- Achievable: within 5 years
- Potentially achievable: 6 – 10 years
- Not currently achievable: 11 - 15 years
- Not achievable: 16+ years

Estimating timescales and rate of development

2.3.13 Information provided in the submission alongside the suitability, availability and achievability results are used to estimate the delivery timescale for each site where appropriate. Based on the assessment, sites are assigned the following categories (please note that a site can be assigned more than one timeframe):

- Deliverable: within 5 years
- Developable: 6 - 10 years
- Developable: 11 - 15 years
- Developable: 16+ years
- Not currently developable

2.3.14 Definitions of 'deliverable' and 'developable' are provided in the NPPF (Glossary 2) as follows:

- Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:
 - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

- **Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

2.3.15 The 'developable: 16+ years' timescale has been included to reflect para. 22 of the NPPF and the need to look beyond the 15-year timeframe where larger scale development proposals have been submitted. The NPPF at para. 22 explains that, while strategic policies should look over a minimum 15-year period from adoption, where larger scale development such as new settlements or significant extensions to existing settlements form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years) to take account of the likely timescale for delivery. The 16+ timeframe, therefore, acknowledges that some sites may not be deliverable within the new Local Plan period, but they could form part of a longer-term vision for delivering development.

2.3.16 Where a site is subject to a particularly severe constraint or combination of constraints that in our opinion cannot be overcome based on current information, the site is categorised as 'not currently developable'. A timeframe for delivery is not identified for such sites.

2.3.17 So far as site build out rates for housing are concerned it has been assumed that sites with a capacity of up to 300 dwellings will deliver within one timeframe. Build out rates for sites of more than 300 are split over 2 or 3 timeframes and estimated based on submitted information, local knowledge of past build out rates across sites within the district, and the Local Plan trajectory. It is accepted that, at this stage, it is only an estimate and more detailed work will be carried out with site developers/promoters as the new Local Plan progresses and a greater understanding of infrastructure requirements and lead-in times is gained.

2.4 Results and overcoming constraints

2.4.1 The results of the Suitability, Availability and Achievability assessments are outlined within Appendices B and C. All sites within Appendix B have been assessed as having (to varying degrees) some potential for housing and/or economic development.

2.4.2 Appendix C sets out the list of sites which have been deemed 'not currently developable' for housing or economic development in the context of the identified constraints.

2.4.3 The identified constraints on individual sites considered 'not currently developable' would need to be overcome for the site in question to be included within future assessments as deliverable or developable. The promoter of the site will be

expected to provide the evidence needed to show that the constraint could be overcome in the future.

2.4.4 Particular constraints affecting the deliverability of sites have been highlighted for each site in the individual site assessment sheets within the Companion Guide. For sites which are 'not currently developable', Appendix C includes a commentary specifying site-specific issues.

2.5 Review of the Assessment

2.5.1 The SHELAA aims to provide evidence on housing and economic land capacity to inform the new Local Plan preparation process. The results of the SHELAA will be monitored to ensure that a sufficient level of potential land is available to meet emerging requirements.

2.5.2 As the SHELAA represents an assessment of sites at a point in time, future reassessment of available sites and further opportunities for potential development sites to be put forward for assessment will take place to ensure the identification of the most suitable sites to meet development needs.

2.5.3 While the SHELAA is an important piece of evidence to inform the update of the Local Plan, it will be complemented by additional evidence relating to housing and economic needs, infrastructure, constraints, and community aspirations as part of preparing the new Local Plan. Potential sites and broad locations will be tested by a sustainability appraisal throughout the preparation of the Local Plan.

3 Results of the SHELAA 2021

3.1 Summary of Assessment

3.1.1 In total 244 sites were submitted to the Council for consideration through the SHELAA process. Of these:

- 28 sites were excluded from the assessment for one of the reasons specified in paragraph 2.2.6 above. These sites are listed at Appendix A alongside the reason for exclusion.
- 216 sites were assessed through the SHELAA process for various uses. The number of sites assessed by development type (proposed use) is set out in Figure 3 below.

Settlement Hierarchy / Proposed Use	Economic	Housing	Mixed use development	New settlement /garden village	Other	Strategic development area/ urban extension	TOTAL
Leicester PUA		5				4	9
Key Centre	3	18	1		1	2	25
Sub Regional Centre	3	9	3			4	19
Rural Centre	2	46	5			3	56
Selected Rural Village	2	57	3				62
Other Village and Rural Settlement	3	34	3	4	1		45
TOTAL	13	169	15	4	2	13	216

Figure 3: Number of sites by development type (proposed use)

3.1.2 It is important to note that some of the larger sites assessed have land within several parishes and close to several settlements. At this stage the site has been assigned to the nearest settlement whatever its position in the current settlement hierarchy.

3.1.3 As is shown in Figure 3 above, 78% of sites were put forward for potential housing development only. In some cases, the development concept, as submitted, has been adjusted as appropriate based on professional judgement as part of the assessment. For example, where a site of only 300 dwellings is promoted as a new settlement/garden village, this would clearly not be viable and the proposed use has been changed to 'housing'.

3.1.4 In terms of the overall assessment of sites, paragraphs 2.3.9 – 2.3.12 of this report set out the definitions used to assess a site's availability, suitability, and achievability. Depending on the findings, sites are considered either Deliverable (within 5 years), Developable (6–10, 11–15 or 16+ years) or Not Currently Developable. Figure 4 below shows overall site numbers within each category.

Site assessment result category	Number of assessed sites	Percentage of assessed sites
Deliverable (within 5 years)	17	8%
Developable (6-10 yrs, 11-15 yrs, 16+ yrs)	196	91%
Not currently developable	3	1%
TOTAL	216	100%

Figure 4: Number of SHELAA sites by result category

3.1.5 A summary of the results by settlement for every site assessed as Deliverable or Developable is set out in Appendix B. There are separate tables for housing and economic uses. Not Currently Developable sites are set out in Appendix C alongside the reason for the assessment finding.

3.2 Identified Total Capacity

3.2.1 Figure 5 sets out total estimated capacity by settlement and current settlement hierarchy tier of sites assessed as having the potential to deliver housing (dwellings) or economic (sq.m) development. Figure 6 shows the breakdown of settlement capacity across the four timeframes, grouped by settlement hierarchy tier. Please note that the assigned settlement does not always reflect the parish or parishes within which the site is located. Where a site does not have a clear relationship with a settlement, it has been assigned to the nearest main settlement.

Total estimated Capacity by settlement and settlement hierarchy		
Estimated settlement capacity	Estimated total housing (dwellings)	Estimated total economic (sq.m)
Scraptoft	3,027	
Thurnby/Bushby	1,886	
<i>(Leicester PUA total)</i>	4,913	
Market Harborough	7,411	7,596
<i>(Sub-Regional Centre total)</i>	7,411	7,596
Broughton Astley	2,733	
Lutterworth	3,243	253,490
<i>(Key Centres total)</i>	5,976	253,490
Billesdon	260	
Fleckney	1,458	27,094
Great Glen	3,228	
Houghton on the Hill	580	
Husbands Bosworth	215	
Kibworth	4,060	101,400
Ullesthorpe	233	91,494
<i>(Rural Centres total)</i>	10,034	219,988
Bitteswell	229	
Church Langton	58	
Claybrook Magna	158	
Dunton Bassett	42	
East Langton	43	1,155
Foxton	18	
Gilmorton	223	
Great Bowden	472	36,582
Great Easton	69	
Hallaton	202	
Lubenham	458	
Medbourne	20	
North Kilworth	229	
Swinford	222	
Tilton on the Hill	81	
Tugby and Keythorpe	159	
<i>(Selected Rural Villages total)</i>	2,683	37,737
Ashby Magna	5,031	
Bruntingthorpe	337	62,320
Carlton Curlieu	5	
Catthorpe	146	
Cranoe	11	
Glooston	10	
Halstead	12	
Hungarton	44	
Illston on the Hill	28	
Keyham	38	
Laughton	16	
Leire	81	
Little Stretton	48	
Mowsley	9	
Newton Harcourt	3,174	

Total estimated Capacity by settlement and settlement hierarchy		
Estimated settlement capacity	Estimated total housing (dwellings)	Estimated total economic (sq.m)
Peatling Parva	736	
Shawell		110,319
Skeffington	26	
Slawston	17	
Smeeton Westerby	12	
Stoughton	10,000	25,000
Sutton in the Elms	19	
Walcote	116	
Walton	322	
Willoughby Waterleys	1,036	
<i>(Other villages and rural settlements total)</i>	21,274	197,639
GRAND TOTAL	52,291	716,450

Figure 5: Total estimated capacity by settlement and settlement hierarchy

Strategic Housing and Economic Land Availability Assessment 2021

Settlement Capacity by Timeframe, grouped by Settlement Hierarchy								
Settlement Hierarchy / Settlement	Estimated Housing Capacity (dwellings) & Developable Timeframes				Estimated Economic Capacity (sq.m) & Developable Timeframe			
	Within 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16 + yrs (dwellings)	Within 5 yrs (sq.m)	6 - 10 yrs (sq.m)	11 - 15 yrs (sq.m)	16 + yrs (sq.m)
Scraptoft		448	963	1,616				
Thunby/Bushby		882	1,004					
Leicester PUA Subtotal		1,330	1,967	1,616	-	-	-	-
Market Harborough	37	1,408	2,271	3,695	2,418	5,178		
Sub Regional Centre	37	1,408	2,271	3,695	2,418	5,178	-	-
Broughton Astley	32	1,418	1,173	110				
Lutterworth	266	74	1,209	1,694		66,600	169,250	17,640
Key Centres Subtotal	298	1,492	2,382	1,804	-	66,600	169,250	17,640
Billesdon	65	195						
Fleckney	63	1,030	365				27,094	
Great Glen	178	1,263	1,512	275				
Houghton on the Hill	30	356	130	64				
Husbands Bosworth		205	10					
Kibworth	23	1,783	1,757	497		3,900	48,750	48,750
Ullesthorpe	19	172	42			84,910	6,584	
Rural Centres Subtotal	378	5,004	3,816	836	-	88,810	82,428	48,750
Bitteswell		229						
Church Langton		40	18					
Claybrooke Magna		60	98					
Dunton Bassett		14	28					
East Langton			43				1,155	
Foxton		11	7					
Gilmorton		223						
Great Bowden		472					36,582	
Great Easton		69						
Hallaton		80	122					
Lubenham	21	177	260					
Medbourne			20					
North Kilworth	63	61	105					
Swinford		145	77					
Tilton on the Hill		38	43					
Tugby & Keythorpe	10	22	127					
Selected Rural Villages Subtotal	94	1,641	948	-	-	-	37,737	-
Ashby Magna		31		5,000				
Bruntingthorpe		30	154	153			31,160	31,160
Carlton Curlieu		5						
Catthorpe		146						
Craneoe		11						
Glooston		10						
Halstead		12						
Hungarton		18	26					
Ilston on the Hill		28						
Keyham			38					
Laughton			16					
Leire	5	76						
Little Stretton			48					
Mowsley		9						
Newton Harcourt			800	2,374				
Peatling Parva			65	671				
Shawell							66,080	44,239
Skeffington		26						
Slawston		17						
Smeeton Westerby		12						
Stoughton			1,500	8,500				25,000
Sutton in the Elms		19						
Walcote		69	47					
Walton		40		282				
Willoughby Waterleys			300	736				
Other Villages and Rural Settlements Subtotal	5	559	2,994	17,716	-	-	97,240	100,399
Grand Total	812 dwellings	11,434 dwellings	14,378 dwellings	25,667 dwellings	2,418 sq.m	160,588 sq.m	386,655 sq.m	166,789 sq.m

Figure 6: Estimated housing and economic yield across timeframes by settlement and settlement hierarchy

3.2.2 Across the 216 sites assessed as being either deliverable or developable, estimated housing and economic capacity is distributed across the district, according to the current settlement hierarchy, as follows:

- Leicester PUA: 4,913 dwg (9.3%) 0 sq.m (0.0%)
- Sub Regional centre: 7,411 dwg (14.2%) 7,596 sq.m (1.0%)
- Key centres: 5,976 dwg (11.4%) 253,490 sq.m (35.4%)
- Rural centres: 10,034 dwg (19.2%) 219,988 sq.m (30.7%)
- Selected rural villages: 2,683 dwg (5.1%) 37,737 sq.m (5.2%)
- Other villages & Rural: 21,274 dwg (40.7%) 197,639 sq.m (27.6%)

3.3 Housing

3.3.1 Across the 216 sites assessed as being either deliverable or developable, 199 sites contribute to a total estimated housing yield of **52,291 dwellings**. Across the four timeframes, estimated yield is as follows:

- Deliverable (within 5 years): 812 dwellings (approximately 1.5%)
- Developable (6-10 years): 11,434 dwellings (approximately 22.0%)
- Developable (11-15 years): 14,378 dwellings (approximately 27.5%)
- Developable (16+ years): 25,667 dwellings (approximately 49.0%)

3.4 Economic

3.4.1 Across the 216 sites assessed as being either deliverable or developable, 18 sites provide land for economic use which is estimated to have the capacity to deliver **716,450 sq.m** of employment floorspace. The distribution of floorspace by use class and settlement hierarchy level is shown in Figure 7.

Estimated Economic Floorspace Capacity (sq.m) by Use Class across the Settlement Hierarchy						
Settlement Hierarchy	Mixed Economic Uses*	Office (Class E(g)(i)/E(g)(ii))	Industrial Class E(g)(iii)/B2)	Non-strategic warehousing	Large warehousing	TOTAL
Leicester PUA						-
Sub Regional Centre	7,596					7,596
Key Centre	12,730		17,640		223,120	253,490
Rural Centre	135,078				84,910	219,988
Selected Rural Village	37,737					37,737
Other Village and Rural Settlement	131,559			66,080		197,639
Grand Total	324,700		17,640	66,080	308,030	716,450

* Unspecified mix within a single site (e.g. Class E(g)(i) (ii) - office, Class E(g)(iii) / Class B2 - industrial, Class B8 - Non strategic warehousing in units >9,000sq.m)

Figure 7: Estimated economic floorspace capacity (sq.m) by Use Class across the settlement hierarchy

3.4.2 Of the total estimated economic floorspace capacity the proportion for different types of employment uses is as follows:

- Mixed employment uses: 45.3%

- Offices: 0.0%
- Industrial: 2.5%
- Non-strategic warehouses: 9.2%
- Strategic warehouses: 43.0%

3.4.3 Of the 18 sites (for or with an element of economic use) assessed as being either deliverable or developable, the total estimated economic yield is **716,450 sq.m**. Across the four timeframes, the estimated yield is as follows:

- Deliverable (within 5 years): 2,418 sq.m (approximately 0.3%)
- Developable (6 - 10 years): 160,558 sq.m (approximately 22.4%)
- Developable (11 - 15 years): 386,655 sq.m (approximately 54.0%)
- Developable (16+ years): 166,789 sq.m (approximately 23.3%)

3.4.4 The distribution of estimated capacity by employment type, timeframe and settlement hierarchy level is shown in Figure 8 below.

Indicative Trajectory for Deliverable / Developable Economic Uses (Sq M floorspace)									
Settlement Hierarchy	Within 5 yrs		6 - 10 yrs		11 - 15 yrs		16 + yrs		Totals
	General Employment*	Strategic S&D	General Employment	Strategic S&D	General Employment	Strategic S&D**	General Employment	Strategic S&D	
Leicester PUA									-
Sub Regional Centre	2,418		5,178						7,596
Key Centre				66,600	12,730	156,520	17,640		253,490
Rural Centre			3,900	84,910	82,428		48,750		219,988
Selected Rural Village					37,737				37,737
Other Village and Rural Settlement					97,240		100,399		197,639
Total	2,418	-	9,078	151,510	230,135	156,520	166,789	-	716,450
* Aggregates all employment uses except Strategic S&D									
** Storage and distribution									

Figure 8: Trajectory for economic uses (sq.m) across the settlement hierarchy

3.5 Other Uses and Retail

3.5.1 Of the 216 sites assessed as deliverable or developable, 2 are proposed for other land uses namely energy infrastructure (photovoltaic panels and peak power) and a lorry park with associated facilities.

3.5.2 No individual sites are proposed or assessed for retail use. However, of sites assessed as being deliverable or developable, 14 incorporate a proposed element of retail use which is identified separately on individual site assessment sheets. Retail use forms part of some mixed development, new settlement/garden village or strategic development area/urban extension proposals but is often not quantified. Where quantified sites incorporating retail use have the capacity to deliver an estimated total of **28,445 sq.m** of retail floorspace.

3.6 Previously Developed Land

3.6.1 Of the 216 sites assessed, only 6 are previously developed land (PDL) and a further 14 incorporate an element of previously developed land and are considered 'mixed' (see Figure 9). The predominance of greenfield sites reflects the predominantly rural character of Harborough District.

Number of sites by Land Category				
Settlement Hierarchy	Greenfield	Mixed	PDL	Total
Leicester PUA	8	1		9
Sub Regional Centre	16		2	18
Key Centre	22	3		25
Rural Centre	51	3	2	56
Selected Rural Village	59	3	1	63
Other Village and Rural Settlement	40	4	1	45
Total	196	14	6	216

Figure 9: Number of sites by land category

APPENDIX A: Sites excluded from the SHELAA

SHELAA Ref	Nearest Settlement	Site Name	Site size (As submitted)	Proposed Use	Reason for Exclusion
21/8258	Great Bowden	Land off Bankfield Drive	2.00	Housing	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.
21/8251	Broughton Astley	Land east of Dunton Road (Option 3)	26.14	Housing	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.
21/8250	Broughton Astley	Land east of Dunton Road (Option 4)	31.00	Housing	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.
21/8249	Broughton Astley	Land East of Dunton Road (Option 2)	16.80	Housing	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.
21/8248	Broughton Astley	Land East of Dunton Road (option 1)	7.52	Housing	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.
21/8244	Great Glen	Land to the west of Bridgewater Drive and Heron Close	6.24	Housing	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.

SHELAA Ref	Nearest Settlement	Site Name	Site size (As submitted)	Proposed Use	Reason for Exclusion
21/8243	Thurnby/Bushby	Charles' Field, Land North of Thurnby Brook	3.81	Housing	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.
21/8241	Thurnby/Bushby	Land north of the A47, east of Zouche Way	11.64	Housing	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.
21/8239	Kibworth	Land north of Wistow Road	15.12	Housing	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.
21/8235	Great Glen	Land north of London Road, east of Leicester Grammar School	15.20	Housing	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.
21/8232	Great Glen	Land to the North of London Road	8.76	Housing	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.
21/8225	Great Easton	Land at Stoneacres	1.20	Housing	The site lies entirely within HSE high pressure gas pipeline consultation buffer zone (red constraint). The site has not been assessed.
21/8221	Lutterworth	Land west of Lutterworth	32.50	Strategic development area / urban extension	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.

SHELAA Ref	Nearest Settlement	Site Name	Site size (As submitted)	Proposed Use	Reason for Exclusion
21/8199	Kibworth	Land off Carlton Road	7.40	Housing	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.
21/8193	Market Harborough	Land at Airfield Business Park	3.16	Employment	Site is allocated for employment use in the Local Plan (Policy MH5 Airfield Business Park). Therefore, the site has not been assessed.
21/8179	Lutterworth	Land south of Lutterworth Road / Coventry Road	3.44	Employment	The site is allocated for employment provision in the Local Plan (Policy L2 Land south of Lutterworth Road/Coventry Road).
21/8176	Great Glen	Land off Old A6 London Road	0.58	Housing	The site is allocated for residential development in Great Glen Neighbourhood Plan (Policy GG1). The site has not been assessed.
21/8162	Kibworth	Land off A6	71.40	Strategic development area / urban extension	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.
21/8161	East Langton	Land fronting Back Lane	0.55	Housing	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.

SHELAA Ref	Nearest Settlement	Site Name	Site size (As submitted)	Proposed Use	Reason for Exclusion
21/8159	Broughton Astley	Land off Crowfoot Way (north)	1.10	Housing	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.
21/8153	Lutterworth	East of Lutterworth SDA	225.00	Strategic development area / urban extension	The site is allocated in the Local Plan as East of Lutterworth Strategic Development Area (Policy L1) and outline planning permission has been granted.
21/8140	Walcote	Land north of Lutterworth Road	3.67	Housing	Site is a duplicate of 21/8039 and therefore has not been assessed to avoid duplication and double counting of capacity.
21/8123	Kibworth	Land North of Wentworth Close	2.29	Housing	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.
21/8120	South Kilworth	Land at north of Walcote Road	0.31	Housing	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.
21/8110	Lutterworth	Land west of Lutterworth	16.59	Strategic development area / urban extension	Site is a duplicate forming part of a larger site which has been assessed (21/8191 Land north of Coventry Road).
21/8092	Bitteswell	Land off Lutterworth Road	0.50	Housing	The site does not meet the minimum size threshold for assessment as part of the SHELAA.
21/8085	Catthorpe	Former Orchard Land on Swinford Road	0.07	Housing	Site size (0.07ha) is below minimum threshold (i.e. able to accommodate at least 5 dwellings). The site has not been assessed.
21/8065	Foxton	Land off North Lane	0.09	Housing	Site size (0.09ha) is below the minimum threshold (i.e. able to accommodate at least 5 dwellings). The site has not been assessed.

APPENDIX B: Deliverable and Developable Sites by Settlement

Housing

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8040	Ashby Magna	Land to east of Gilmorton Road	1.25		31			31
21/8192	Ashby Magna	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	414				5000	5000
21/8155	Billesdon	Land at Gaulby Road	7.87	50				50
21/8171	Billesdon	Land south of Uppingham Road	1.55		38			38
21/8190	Billesdon	Billesdon Depot, South of Gaulby Road	1.78		44			44
21/8202	Billesdon	Former Lorry Park, Gaulby Road	0.16	5				5
21/8210	Billesdon	Land north of Leicester Road	0.95	10				10
21/8215	Billesdon	Land south of Leicester Road	2.16		41			41
21/8266	Billesdon	Land west of Rolleston Road	3.86		72			72
21/8033	Bitteswell	Land off Ullesthorpe Road	1.61		40			40
21/8036	Bitteswell	Land at rear of The Brambles, Ashby Lane	0.2		6			6

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8046	Bitteswell	Land south of Bitteswell Farm, Ashby Lane	2.81		53			53
21/8219	Bitteswell	Land off Manor Road	0.68		17			17
21/8246	Bitteswell	Land east of Ashby Lane	6.02		113			113
21/8045	Broughton Astley	Land to the east of Broughton Chase	1.28	32				32
21/8096	Broughton Astley	Land to the east of Stemborough Mill	5.89				110	110
21/8134	Broughton Astley	Old Mill Road	1.4			35		35
21/8144	Broughton Astley	Land north of Cottage Lane	10.44		196			196
21/8154	Broughton Astley	Land off Frolesworth Road	39.52		200	200		400
21/8158	Broughton Astley	Land off Crowfoot Way	14.01		263			263
21/8218	Broughton Astley	Land east of Frolesworth Road	19.21		180	180		360
21/8220	Broughton Astley	Land at Witham Villa, Broughton Road	6.2		116			116
21/8223	Broughton Astley	Land south of Dunton Road	22.25		183	182		365
21/8226	Broughton Astley	Sutton Hill Farm, Coventry Road	12.74			239		239
21/8252	Broughton Astley	Land east of Dunton Road	37.43		280	281		561
21/8263	Broughton Astley	Land west of Frolesworth Road	2.97			56		56
21/8139	Bruntingthorpe	Land at Bruntingthorpe	32.79			154	153	307

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8265	Bruntingthorpe	Land north of Peatling Parva Road	1.2		30			30
21/8091	Carlton Curlieu	Farmyard at Manor Farm	0.26		5			5
21/8066	Catthorpe	Land South of Main Street	1.35		33			33
21/8068	Catthorpe	Land off Lilbourne Lane	0.73		18			18
21/8070	Catthorpe	Land north of Lilbourne Lane	1.72		43			43
21/8077	Catthorpe	Land off Main Street	0.28		8			8
21/8078	Catthorpe	Land north of Lilbourne Lane (east)	2.37		44			44
21/8075	Church Langton	Land North of Home Farm, Main Street	1.06		26			26
21/8115	Church Langton	Land rear of the Hanbury Centre, Stonton Road	0.71			18		18
21/8128	Church Langton	Land East of Church Causeway	11.77		14			14
21/8030	Claybrooke Magna	Land north of Frolesworth Lane	3.21		60			60
21/8142	Claybrooke Magna	Land north west of Frolesworth Lane	5.25			98		98
21/8125	Cranoe	South of Langton Road	0.37		11			11
21/8083	Dunton Bassett	Land off Lutterworth Road	1.12			28		28
21/8188	Dunton Bassett	Land at Leire Lane	0.57		14			14

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8160	East Langton	Land south of Back Lane	2.31			43		43
21/8055	Fleckney	Land to the West of the Longgrey	1.91	47				47
21/8076	Fleckney	Land lying north-west of Kibworth Road	10.6			199		199
21/8086	Fleckney	Land south of Kilby Road (east)	8.83		166			166
21/8087	Fleckney	Land North of Kilby Road	17.75		167	166		333
21/8088	Fleckney	Land to the east of Fleckney Meadows	6.89		110			110
21/8101	Fleckney	Land west of Leicester Road	8.3		156			156
21/8166	Fleckney	Land to the east of Fleckney Road	7.13		134			134
21/8174	Fleckney	Land Off Burton Way	0.64	16				16
21/8205	Fleckney	Land south of Bird Cage Cottage, Arnesby Road	6.05		113			113
21/8216	Fleckney	Land South of Kilby Road (west)	9.8		184			184
21/8072	Foxtton	The Market Garden, Langton Road	0.22			7		7
21/8112	Foxtton	Land off North Lane	0.38		11			11
21/8080	Gilmorton	Land north of Mill Lane	3.11		58			58
21/8146	Gilmorton	Land south of Mill Lane	8.78		165			165
21/8127	Glooston	Land off Main Street	0.42		10			10
21/8029	Great Bowden	Land west of Langton Road	0.88		22			22

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8052	Great Bowden	Land off Bankfield Drive	2		50			50
21/8054	Great Bowden	Land off Dingley Road and Nether Green	5.69		107			107
21/8114	Great Bowden	Land off Welham Lane	2.19		41			41
21/8126	Great Bowden	Land south of Dingley Road	4.45		83			83
21/8141	Great Bowden	Land north of Leicester Lane	2.71		51			51
21/8151	Great Bowden	Land north of Dingley Road	0.62		15			15
21/8172	Great Bowden	Land south of Main Street	0.84		21			21
21/8173	Great Bowden	Land to the rear of the former Top Yard Farm, off Burnmill Road	1.65		41			41
21/8175	Great Bowden	Land off Leicester Lane	2.21		41			41
21/8028	Great Easton	Paddock behind 22 Broadgate	0.57		14			14
21/8051	Great Easton	Land West of Stockerston Lane	2.64		50			50
21/8082	Great Easton	Land off Clarksdale	0.18		5			5
21/8044	Great Glen	Land south of London Road	9.5	178				178
21/8093	Great Glen	Land at Stretton Hall Farm, Chestnut Drive	113.77		854	853		1707
21/8131	Great Glen	Land to the north of Great Glen	10.48		197			197

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8194	Great Glen	South of London Road and west of Station Road	9.21			173		173
21/8197	Great Glen	Land east of Stretton Road	36.65			275	275	550
21/8230	Great Glen	Land to the North of London Road and east of Leicester Grammar School	22.57		212	211		423
21/8023	Hallaton	Land at Medbourne Road	0.76			19		19
21/8119	Hallaton	Corner of Hunts Lane and North End	0.18		5			5
21/8253	Hallaton	Land at Cow Close	2.22		42			42
21/8254	Hallaton	Land south of Horninghold Road	2.6			49		49
21/8255	Hallaton	Land north of Churchgate	1.34		33			33
21/8256	Hallaton	Land North of Goadby Road	2.9			54		54
21/8109	Halstead	Land south of Oakham Road	0.47		12			12
21/8025	Houghton on the Hill	Land North of Uppingham Road (west)	6.92			130		130
21/8047	Houghton on the Hill	South of Uppingham Road	5.58		105			105
21/8135	Houghton on the Hill	Land North of Stretton Lane	1.8	30				30

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8148	Houghton on the Hill	Land south of the A47 Uppingham Road, west of Houghton On The Hill	3.4				64	64
21/8195	Houghton on the Hill	North of Uppingham Road (east)	12.6		150			150
21/8206	Houghton on the Hill	Land to the north of Uppingham Road	5.41		101			101
21/8170	Hungarton	Land to the east of Main Street	0.18		5			5
21/8198	Hungarton	Land south of Church Paddock, Church Lane	0.54		13			13
21/8200	Hungarton	Land to the east of Barley Leas	1.05			26		26
21/8064	Husbands Bosworth	Land east of Welford Road	7.33		137			137
21/8181	Husbands Bosworth	Land west of Welford Road	3.05		57			57
21/8187	Husbands Bosworth	Husbands Bosworth School Field, Land east of Welford Road	0.45		11			11
21/8259	Husbands Bosworth	Land at Honeypot Lane	0.34			10		10
21/8079	Illston on the Hill	Land off Main Street (opposite Straun Cottage)	1.15		28			28
21/8050	Keyham	Snows Lane	2.01			38		38
21/8042	Kibworth	Land south of Harborough Road/A6	13.67			256		256

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8060	Kibworth	Land north east of Kibworth Harcourt	164.62		496	496	497	1489
21/8061	Kibworth	Land west of Smeeton Road	7.99		150			150
21/8113	Kibworth	Land adjacent to The Hollies, Fleckney Road	0.25		8			8
21/8145	Kibworth	Land at Birdie Close	3.23			61		61
21/8149	Kibworth	Land off Fleckney Road/Warwick Road	2.63		49			49
21/8224	Kibworth	Land off Fleckney Road	0.92	23				23
21/8236	Kibworth	Land north-east of Harborough Road	12.66		135			135
21/8237	Kibworth	Land north of Wistow Road and west of A6	45.74		343	343		686
21/8238	Kibworth	Land west of Leicester Road	8.32					See 'Capacity Notes' in Companion Guide
21/8242	Kibworth	Land South of Fleckney Road	38.61		290	289		579
21/8247	Kibworth	Land west of Warwick Road and south of Priory Business Park	33.26		312	312		624
21/8186	Laughton	Land at Church Farm	0.63			16		16
21/8037	Leire	Land to the south of Frolesworth Road	1.37		34			34
21/8062	Leire	Land to rear of Orchard Cottage, Main Street	0.36	5				5

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8097	Leire	South Leicestershire Riding Establishment, Frolesworth Road	0.64		16			16
21/8211	Leire	Land north of Frolesworth Road	0.34		10			10
21/8262	Leire	Land at Dunton Road	0.66		16			16
21/8057	Little Stretton	Land between Church Farm and Leicester Airport	1.93			48		48
21/8017	Lubenham	Land south of Laughton Road	6.9		129			129
21/8018	Lubenham	Land east of Theddingworth Road	0.86	21				21
21/8020	Lubenham	Papillon Hall Farm, Theddingworth Road	13.87			260		260
21/8118	Lubenham	Land off The Green	0.82		20			20
21/8260	Lubenham	Land east of Foxton Road	1.13		28			28
21/8034	Lutterworth	Land off Bitteswell Road	3.93		74			74
21/8104	Lutterworth	Land at M1 Junction 20/Swinford Road	4.13	77				77
21/8107	Lutterworth	Land North West of Walcote	9.27			87	87	174
21/8111	Lutterworth	Land south of Woodby Lane	26.85				503	503
21/8133	Lutterworth	Land at Moorbarns Lane	2.35				44	44
21/8136	Lutterworth	Land off Moorbarns Lane	6.69			63		63

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8152	Lutterworth	North and South of Gilmorton Road (Extension to Lutterworth East SDA)	47.73 (housing) and 4.2 (economic)			358	358	716
21/8167	Lutterworth	Land off Leicester Road	10.08	189				189
21/8191	Lutterworth	Land north of Coventry Road	93.54			701	702	1403
21/8019	Market Harborough	Land west of Harborough Road	12.01		225			225
21/8121	Market Harborough	Rockingham Road Industrial Estate (Plot 13)	0.27			8		8
21/8122	Market Harborough	Market Harborough North, East of Harborough Road	95		357	357	356	1070
21/8132	Market Harborough	Land south of Farndale View	7.53		85			85
21/8143	Market Harborough	Land east of Leicester Road and south of Grand Union canal	21.99		206	206		412
21/8157	Market Harborough	Land south west of Braybrooke Road	6.28		50			50
21/8163	Market Harborough	Land at Gallow Lodge	74.42				1116	1116
21/8164	Market Harborough	Land west of Harborough Road, east of Langton Road	11.91				223	223

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8168	Market Harborough	Land north of 54 The Ridgeway, Market Harborough	1.48	37				37
21/8207	Market Harborough	Land south of Braybrooke Road	47.35			225	225	450
21/8209	Market Harborough	Land south of A6, north of the canal	36.8				552	552
21/8222	Market Harborough	Land north of Gallow Field Road	41.58			312	312	624
21/8233	Market Harborough	Land east of A6	94.08			500	911	1411
21/8234	Market Harborough	Land south of Gallow Field Road	58.08		436	435		871
21/8257	Market Harborough	Land at Little Bowden	12.14			228		228
81/8095	Market Harborough	Land east of Leicester Road	1.99		49			49
21/8130	Medbourne	Land at Hallaton Road	3.89			20		20
21/8185	Mowsley	Land at Dag Lane	0.29		9			9
21/8178	Newton Harcourt	Land at Newton Harcourt (Newton Croft)	211.58			800	2374	3174
21/8063	North Kilworth	Land north of Station Road	0.91		23			23
21/8081	North Kilworth	Greenfields, Land east of South Kilworth Road	2.04		38			38
21/8084	North Kilworth	Land south of A4304 Station Road	3.35	63				63
21/8261	North Kilworth	Land at Dag Lane	5.58			105		105
21/8022	Peatling Parva	Peatling Lodge Farm	6.47				121	121

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8038	Peatling Parva	Prestlands, Ashby Road	29.34				550	550
21/8264	Peatling Parva	Land north of Ashby Road	3.48			65		65
21/8089	Scraptoft	Land north and south of Covert Lane	21.54			202	202	404
21/8090	Scraptoft	Land to the east of Beeby Road	76.43				1146	1146
21/8137	Scraptoft	Land north of Covert Lane	7.75			145		145
21/8147	Scraptoft	Land north of Covert Lane (east)	28.56			268	268	536
21/8196	Scraptoft	North of Covert Lane (west)	5.24		98			98
21/8227	Scraptoft	Land between Scraptoft and Bushby	46.56		350	348		698
21/8043	Skeffington	The Grange, Rolleston Road	1.07		26			26
21/8129	Slawston	Land off Welham Lane	0.7		17			17
21/8041	Smeeton Westerby	Land east of Main Street	0.49		12			12
21/8229	Stoughton	Farmcare Estate	1696			1500	8500	10000
21/8184	Sutton in the Elms	Land at Sutton Lane	0.75		19			19
21/8098	Swinford	Avon Valley Farm, Stanford Road	0.26			8		8
21/8099	Swinford	Avon Valley Farm (west), Land off Stanford Road	0.75		19			19
21/8100	Swinford	Avon Valley Farm (north), Stanford Road	3.28			62		62

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8116	Swinford	Land off Rugby Road (rear of Playground)	0.23			7		7
21/8117	Swinford	Land south of Rugby Road	0.76		19			19
21/8165	Swinford	Land at Shawell Road	0.74		18			18
21/8203	Swinford	Land to the south of Shawell Road	2.51		47			47
21/8204	Swinford	Land to the south of Kilworth Road	2.23		42			42
21/8150	Thurnby/Bushby	Land South of A47 Uppingham Road	73.52		500	603		1103
21/8177	Thurnby/Bushby	Land rear of Firs Farm, The Square	0.77			19		19
21/8240	Thurnby/Bushby	Scraptoft Valley, Land north of A47	50.93		382	382		764
21/8035	Tilton on the Hill	Land West of Melton Road	2.04		38			38
21/8059	Tilton on the Hill	Windy Ridge, Loddington Road	2.29			43		43
21/8024	Tugby & Keythorpe	Land off Wood Lane	1.98			49		49
21/8026	Tugby & Keythorpe	Land at Hallaton Road	0.87		22			22
21/8156	Tugby & Keythorpe	Land west of Main Street	0.42	10				10
21/8267	Tugby & Keythorpe	Land south of Uppingham Road	4.17			78		78
21/8031	Ullesthorpe	Land off Manor Road	0.2		6			6
21/8032	Ullesthorpe	Land south of Field View	0.76	19				19

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 -10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
21/8094	Ullesthorpe	Land to the rear of South Avenue	1.05		26			26
21/8102	Ullesthorpe	Land south of Main Street	1.62		40			40
21/8138	Ullesthorpe	Land off Manor Road	3.42			42		42
21/8180	Ullesthorpe	Land north of Ashby Road	2.66		50			50
21/8228	Ullesthorpe	Land North of Hall Lane	0.62					See 'Capacity Notes' in Companion Guide
21/8231	Ullesthorpe	Land off Frolesworth Road	0.74		18			18
21/8245	Ullesthorpe	Land off Hall Road	1.3		32			32
21/8039	Walcote	Land north of Lutterworth Road	3.68		69			69
21/8106	Walcote	Field to West of Chapel Lane.	1.9			47		47
21/8182	Walton	Land at Park Lane	2.13		40			40
21/8183	Walton	Land South of Mere Lane Upper Bruntingthorpe	15.03				282	282
21/8217	Willoughby Waterleys	Whetstone Pastures Garden Village	69.09			300	736	1036
Total Estimated Capacity (dwellings)				812	11,434	14,378	25,667	52,291

Economic

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Floorspace sq.m (estimated capacity)
				0 - 5 yrs (sq.m)	6 -10 yrs (sq.m)	11 - 15 yrs (sq.m)	16+ yrs (sq.m)	
21/8139	Bruntingthorpe	Land at Bruntingthorpe	32.79			31,160	31,160	62,320
21/8214	East Langton	Astley Grange Farm	0.3			1,155		1,155
21/8212	Fleckney	Land east of Fleckney Road	7.13			27,094		27,094
21/8053	Great Bowden	Land off Dingley Road	9.38			36,582		36,582
21/8060	Kibworth	Land north east of Kibworth Harcourt	164.62			48,750	48,750	97,500
21/8236	Kibworth	Land north-east of Harborough Road	12.66		3,900			3,900
21/8105	Lutterworth	Warren Farm (West)	44.72			156,520		156,520
21/8136	Lutterworth	Land off Moorbarns Lane	6.69			12,730		12,730
21/8152	Lutterworth	North and South of Gilmorton Road (Extension to Lutterworth East SDA)	47.73 (housing) and 4.2 (economic)				17,640	17,640
21/8201	Lutterworth	Land South of George House, Coventry Road.	15.8		66,600			66,600
21/8027	Market Harborough	Land off Leicester Road	0.62	2,418				2,418
21/8124	Market Harborough	Land adjacent to Bowden Business Village	0.96		3,696			3,696
21/8189	Market Harborough	Courtyard Workshops, off Bath Street.	0.38		1,482			1,482
21/8073	Shawell	Land off Watling Street (A5)	10.79				44,239	44,239
21/8074	Shawell	Land south of Gibbet Lane	16.52			66,080		66,080
21/8229	Stoughton	Farmcare Estate	1696				25,000	25,000
21/8138	Ullesthorpe	Land off Manor Road	3.42			6,584		6,584

SHELAA Ref	Nearest Settlement	Site Name	Developable Site Area (Ha)	Deliverable	Developable			Total Floorspace sq.m (estimated capacity)
				0 - 5 yrs (sq.m)	6 -10 yrs (sq.m)	11 - 15 yrs (sq.m)	16+ yrs (sq.m)	
21/8208	Ullesthorpe	Land off A5, north of White House Farm	24.26		84,910			84,910
21/8213	Broughton Astley	Arkwright Hill Business Park, Lutterworth Road	24.66					See Companion Guide
21/8071	Catthorpe	Land adjacent to M1 J19	24.46					See Companion Guide
Total Estimated Capacity				2,418	160,588	386,655	166,789	716,450

APPENDIX C: Not Currently Developable Sites

SHELAA Ref	Nearest Settlement	Site name	Net Site Area (Ha)	Reason 'Not currently developable'
21/8169	Shawell	Land off A426 south of Cotesbach	133.10	Location, multiple constraints, current land use and associated restoration/aftercare conditions result in the site being not currently developable.
21/8108	Lutterworth	Warren Farm (East)	118.64	Prospective temporary use means that the site is unlikely to be developable within the next 20 years.
21/8048	Lutterworth	Land off Brookfield Way	2.66	Multiple owners and complex legal issues.

APPENDIX D: Site Companion Guide by Settlement

The Site Companion Guide is available at:

https://www.harborough.gov.uk/downloads/download/1499/strategic_housing_and_economic_land_availability_assessment_shelaa_2021_-_site_companion_guide