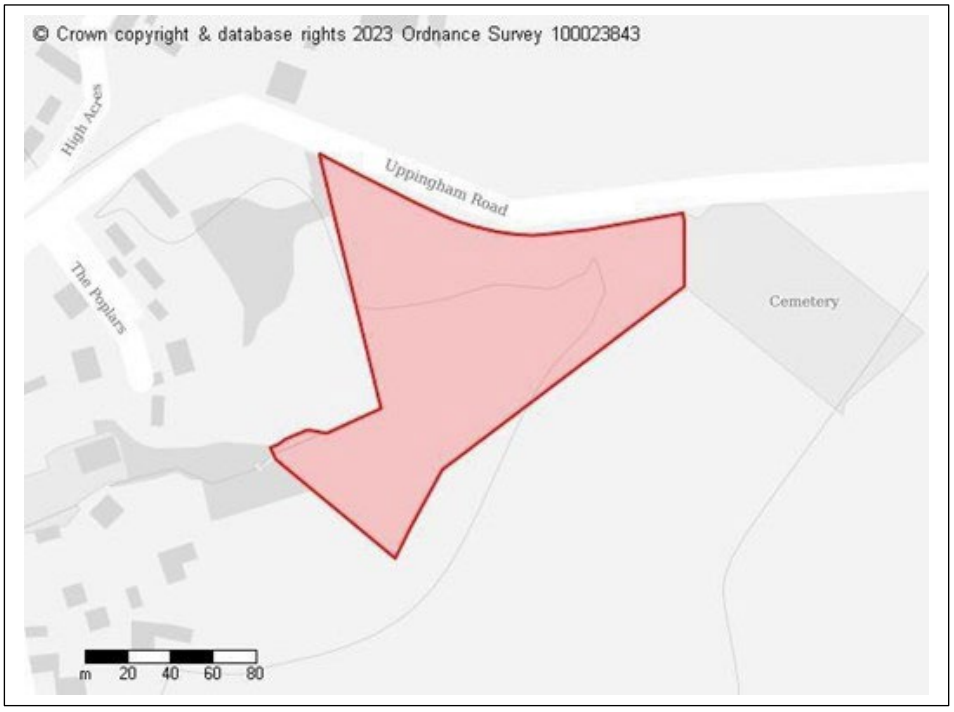
Appendix 3: Sites rejected at Stage 3

Site Reference: 8171

Site Name: Land south of Uppingham Road

Nearest Settlement: Billesdon



Site Area (Ha): 1.55	**Developable Area (Ha):** 1.55
Proposed Use: Residential	**Current Use/s:** Small field and pocket of agricultural land to the east and south of wooded area at eastern gateway to village and to the south of Uppingham Road.
Adjacent Land uses:	Wooded Local Green Space to the west and Billesdon Cemetery at north-eastern edge. The Coplow Centre (small leisure centre) to the north of the site off Uppingham Road.
Estimated Dwelling Capacity: 38	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

Stage 3 Assessment

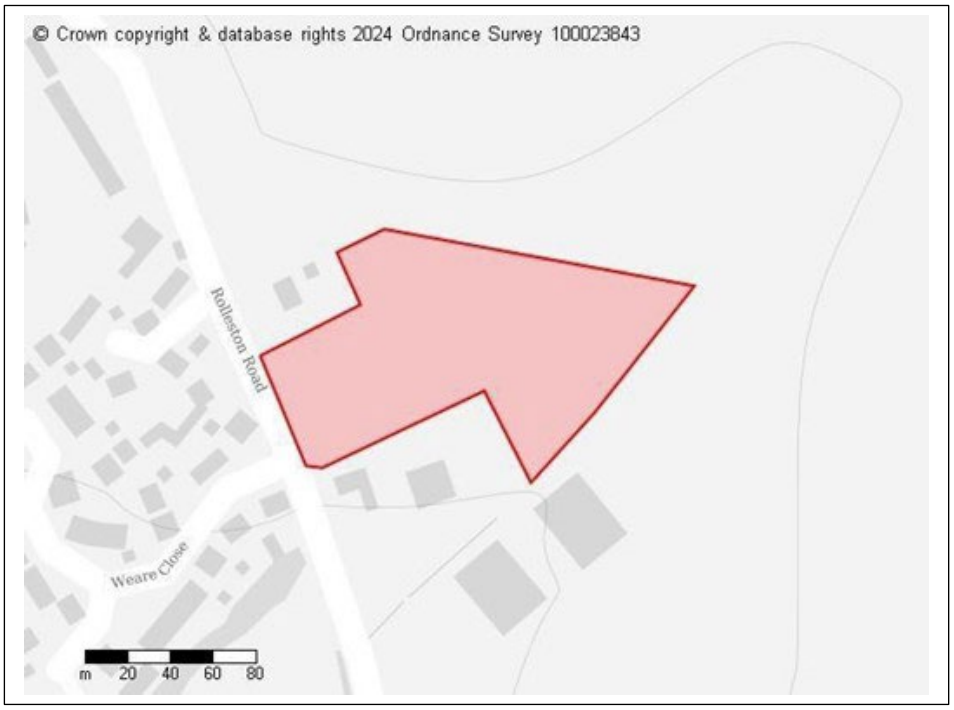
Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement	No. The site is separated from the village form by Local Green Space.

Criteria	Comment
identified for residential/mixed use growth in the Development Strategy?	
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 9521

Site Name: Land north of Rolleston Road, Billesdon, Leicestershire LE7 9EP

Nearest Settlement: Billesdon



Site Area (Ha): 1.34	**Developable Area (Ha):** 1.34
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	To the west - existing residential development;
Estimated Dwelling Capacity: 33	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

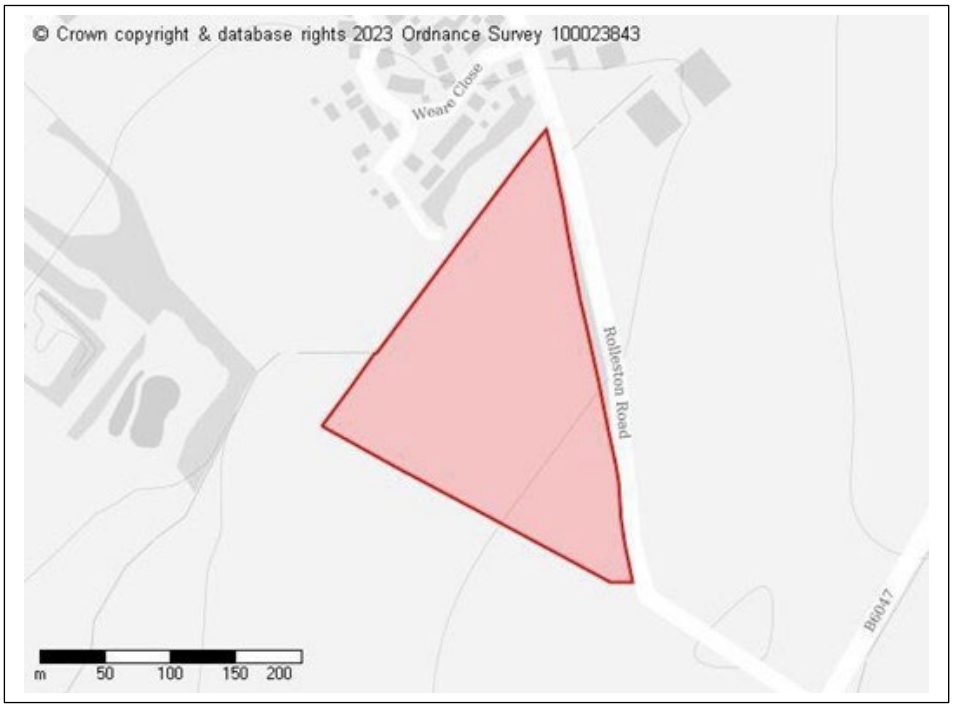
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. Site is not well related to the existing form of the settlement to the west.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8266

Site Name: Land West of Rolleston Road

Nearest Settlement: Billesdon



Site Area (Ha): 3.86	**Developable Area (Ha):** 3.86
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, open space (then residential)
Estimated Dwelling Capacity: 72	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

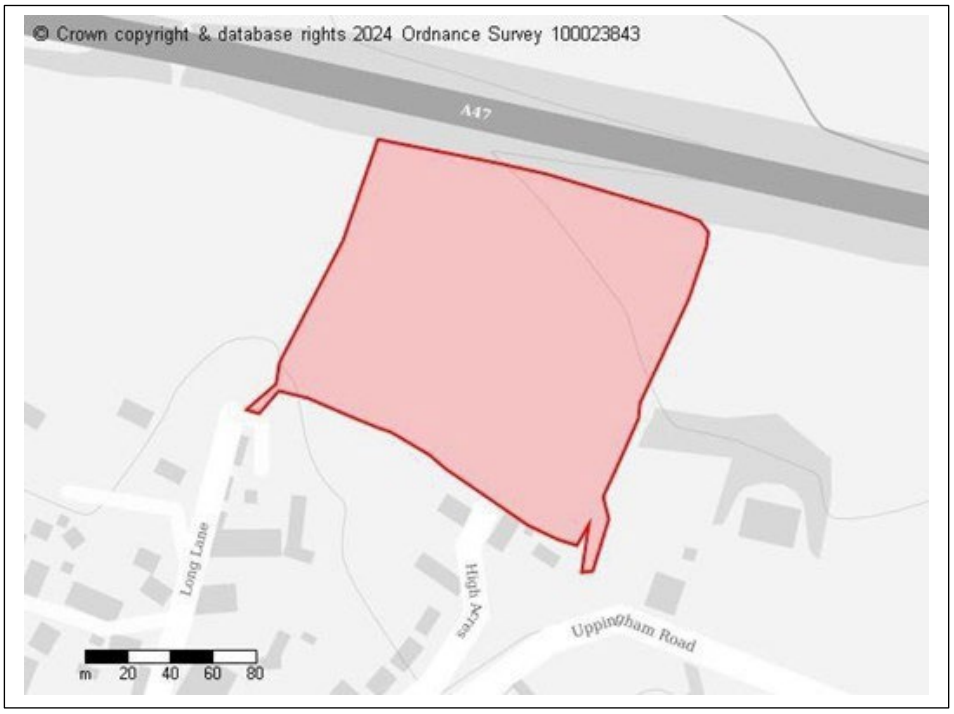
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No, Site is not well related to the existing form of the settlement.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12184

Site Name: Land North of High Acres

Nearest Settlement: Billesdon



Site Area (Ha): 2.34	**Developable Area (Ha):** 2.34
Proposed Use: Residential	**Current Use/s:** Paddock, agricultural
Adjacent Land uses:	Paddock, agricultural, residential
Estimated Dwelling Capacity: 44	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

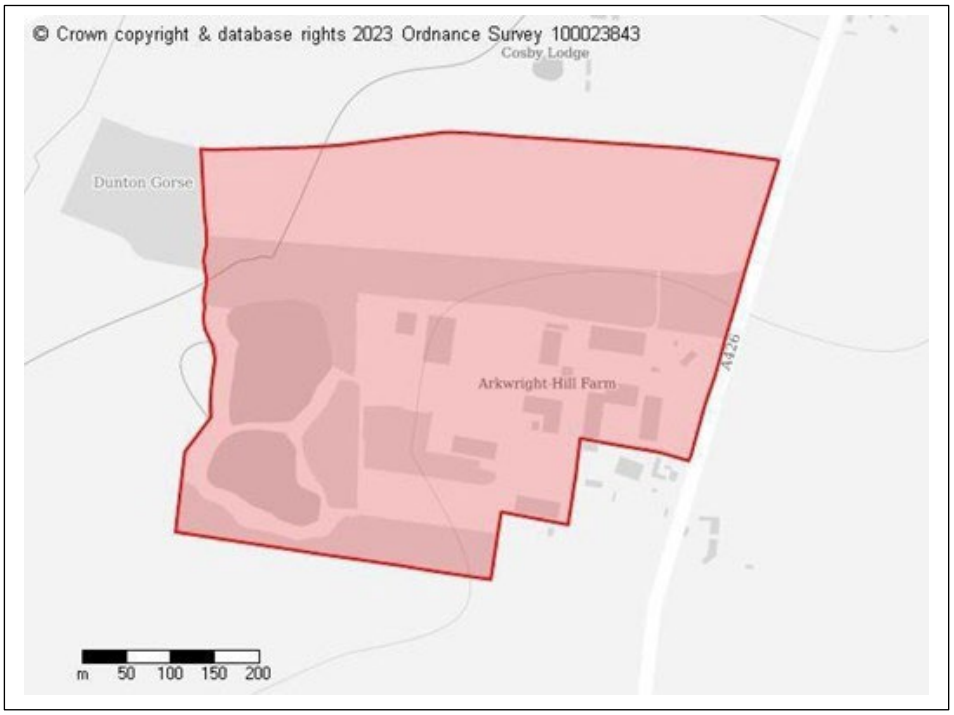
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site has planning permission - committed site
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8213

Site Name: Arkwright Hill Business Park, Lutterworth Road

Nearest Settlement: Broughton Astley



Site Area (Ha): 24.66	**Developable Area (Ha):** 24.66
Proposed Use: HGV parking	**Current Use/s:** Agriculture, employment (approx 8.3ha)
Adjacent Land uses:	Agriculture, A426, timber yard
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Mixed

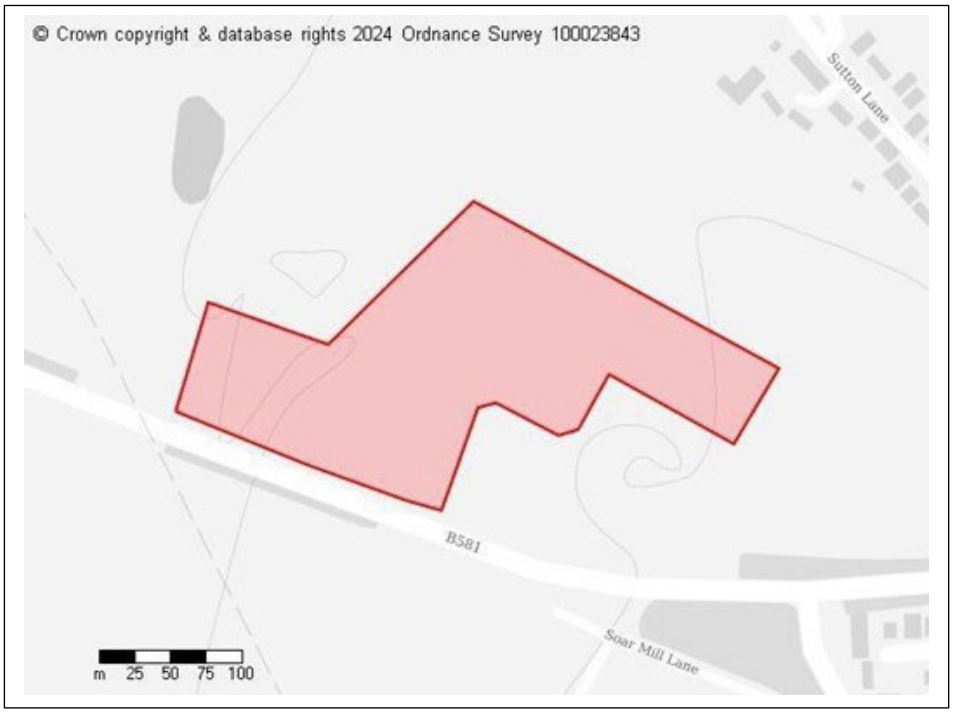
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	N/A
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	N/A
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	No
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	It is not an appropriate location for HGV parking given its isolation from the strategic highway network and main strategic B8 location.
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12206

Site Name: Land north of Broughton Way

Nearest Settlement: Broughton Astley



Site Area (Ha): 4.19	**Developable Area (Ha):** 4.19
Proposed Use: Gen Employment	**Current Use/s:** Golf course
Adjacent Land uses:	Agricultural, residential
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** 49,023
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

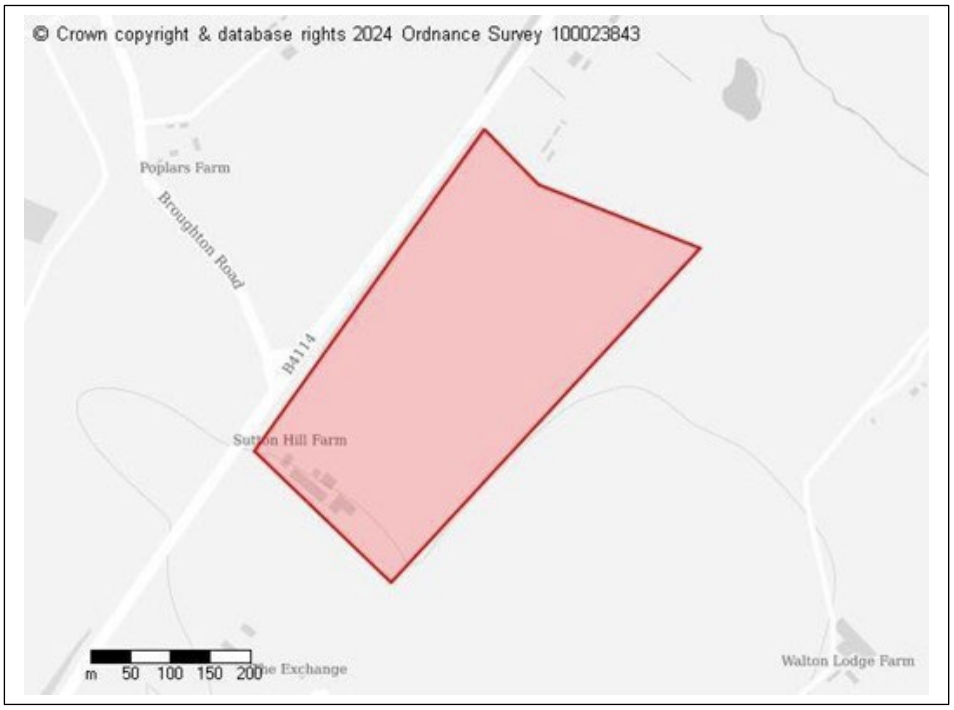
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	NA
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	NA
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site is allocated for employment in a Neighbourhood Plan and a commitment
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10004

Site Name: Sutton Hill Farm

Nearest Settlement: Broughton Astley



Site Area (Ha): 13.68	**Developable Area (Ha):** 10.77
Proposed Use: Mixed Use	**Current Use/s:** Agricultural, commercial storage including containers and open area storage, offices and auction house
Adjacent Land uses:	Agriculture
Estimated Dwelling Capacity: 200	**Estimated Employment/ Retail Floorspace (M^2):** Not specified
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Mixed

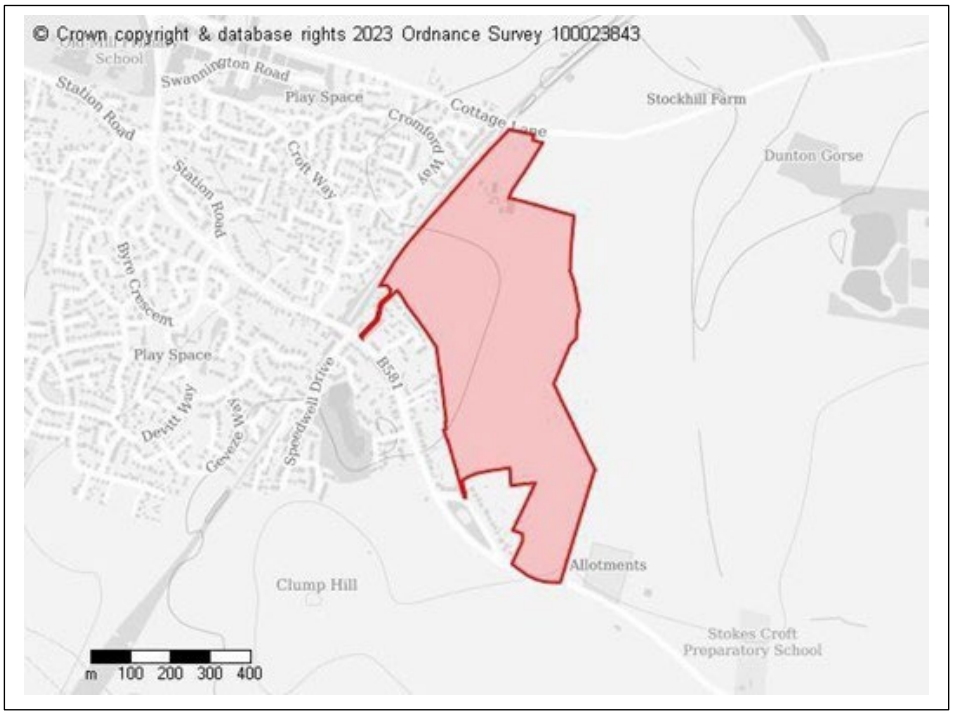
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is isolated from the built form of Broughton Astley.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	No. The site is isolated from the built form of Broughton Astley.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	No. Not appropriate scale
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8250

Site Name: Land East of Dunton Road (option 4)

Nearest Settlement: Broughton Astley



Site Area (Ha): 30.81	**Developable Area (Ha):** 30.81
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential, agriculture
Estimated Dwelling Capacity: 578	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

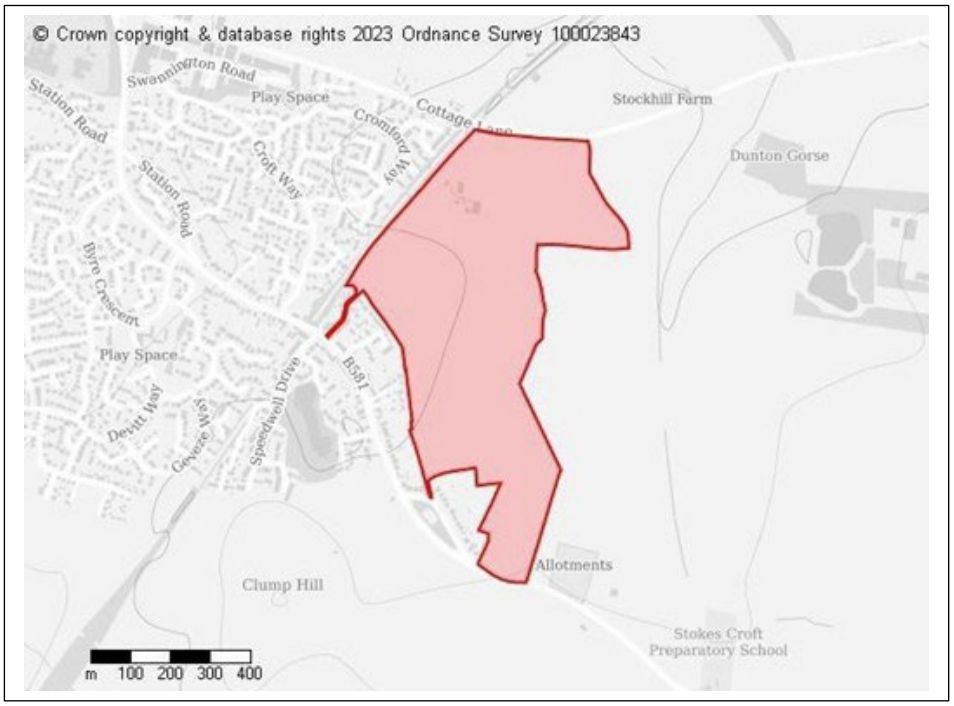
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. The scale of development is higher than the identified housing needs for Broughton Astley within the development strategy.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	N/A
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	N/A
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8252

Site Name: Land East of Dunton Road

Nearest Settlement: Broughton Astley



Site Area (Ha): 37.43	**Developable Area (Ha):** 37.43
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential
Estimated Dwelling Capacity: 561	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

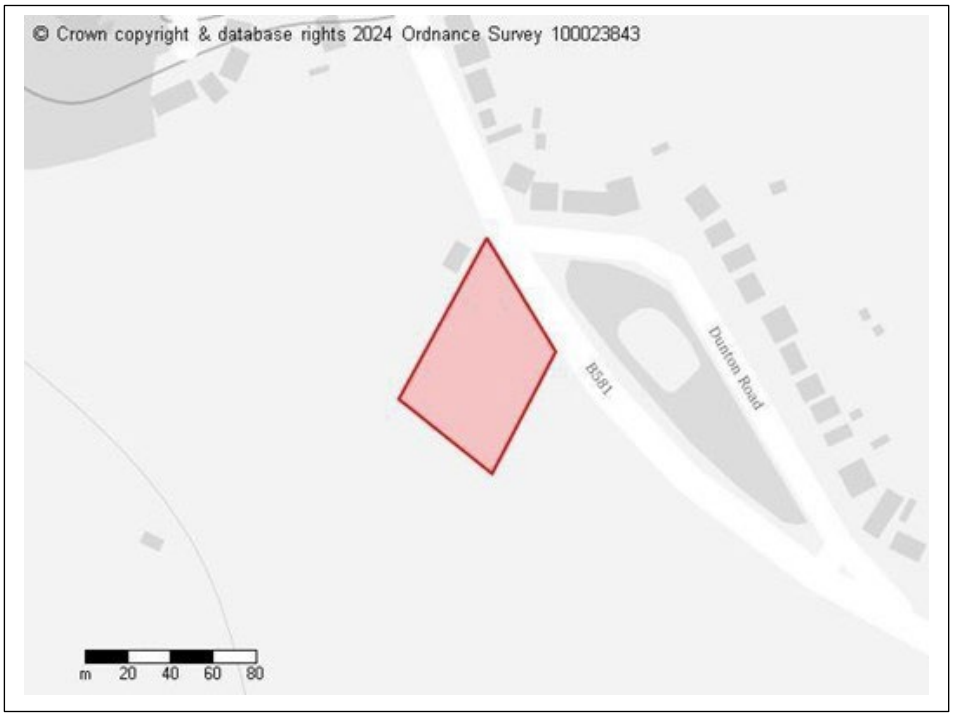
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. The scale of development is higher than the identified housing needs for Broughton Astley within the developmentt strategy.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. AoS southern part of the site.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12216

Site Name: Garden Centre Adjacent 80 Dunton Road

Nearest Settlement: Broughton Astley



Site Area (Ha): 0.4	**Developable Area (Ha):** 0.4
Proposed Use: Residential	**Current Use/s:** Garden Centre
Adjacent Land uses:	Agriculture, residential
Estimated Dwelling Capacity: 8	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	PDL

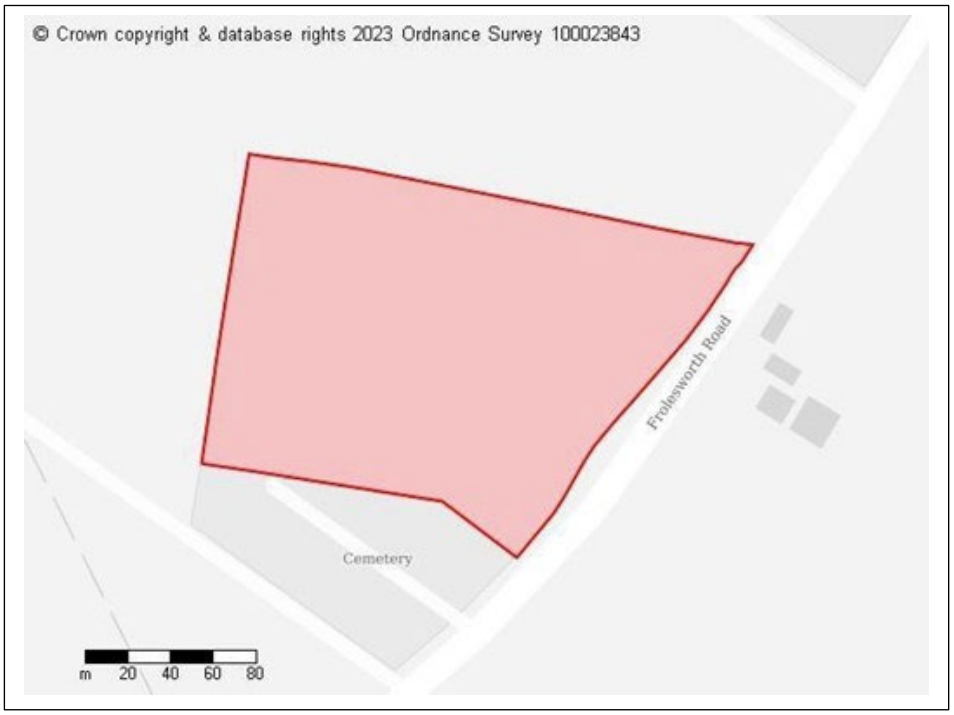
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. Site is isolated from the built form of Broughton Astley.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8263

Site Name: Land west of Frolesworth Road

Nearest Settlement: Broughton Astley



Site Area (Ha): 2.97	**Developable Area (Ha):** 2.97
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, cemetery
Estimated Dwelling Capacity: 56	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developeable in 11-15 years
Brownfield/Greenfield:	Greenfield

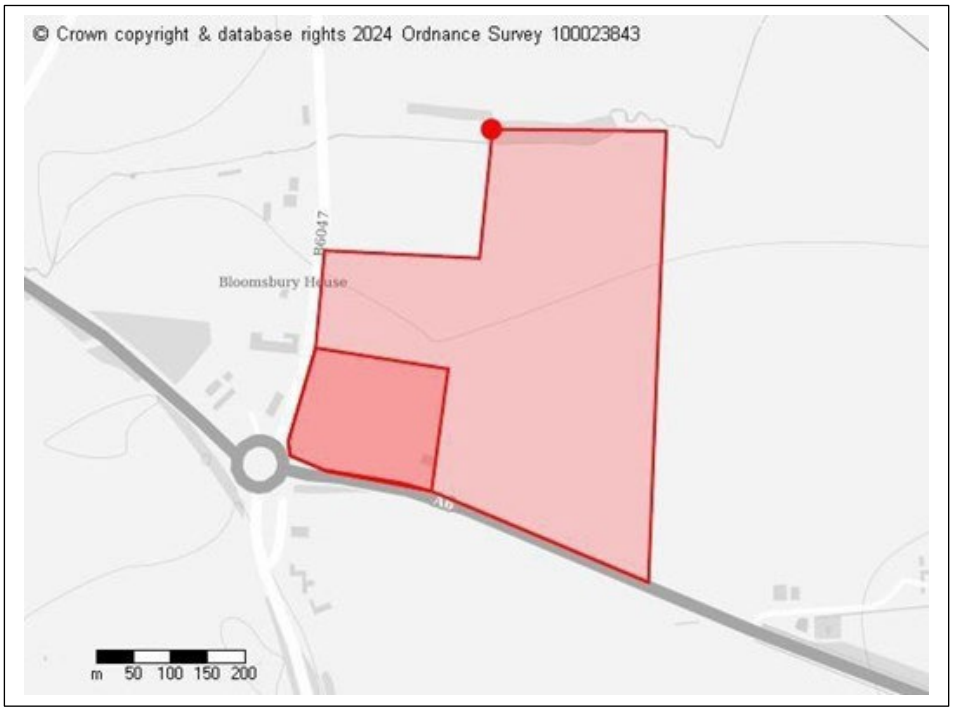
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is isolated from the built form of Broughton Astley when considered in isolation.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10481

Site Name: Land to the north of the A6 and east of the Melton Road

Nearest Settlement: East Langton



Site Area (Ha): 20.06	**Developable Area (Ha):** 19.4
Proposed Use: Gen Employment	**Current Use/s:** Agriculture
Adjacent Land uses:	Commercial, agricultural
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** 73,720
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

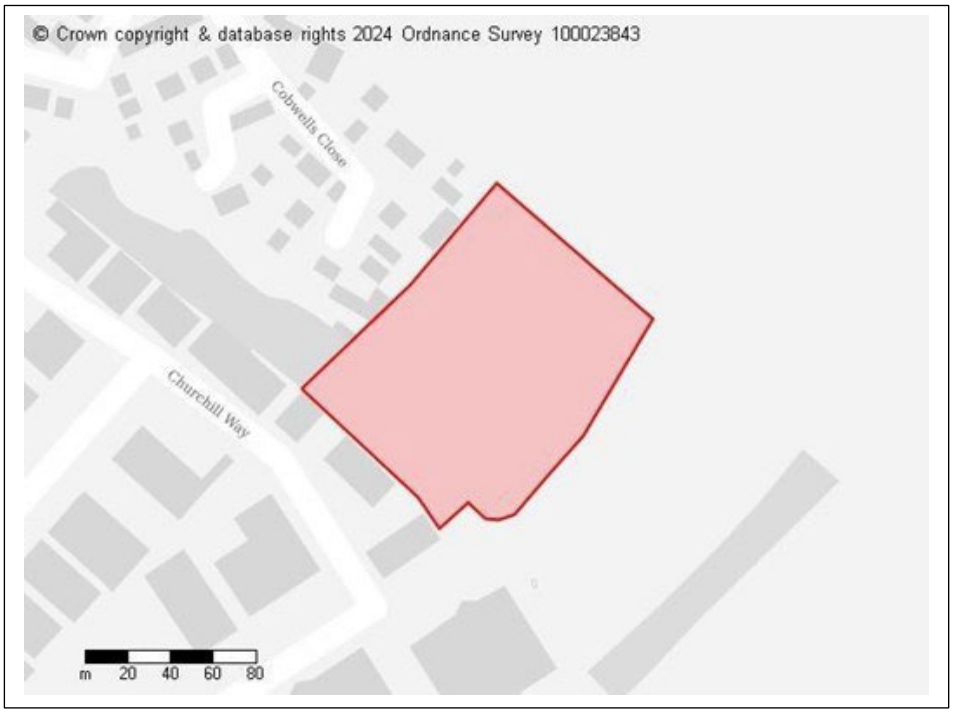
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	NA
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	NA
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes. The site is adjacent to the A6.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	No. The overall scale of the site is excessive given the District's employment land needs.
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12230

Site Name: Land off Marlborough Drive

Nearest Settlement: Fleckney



Site Area (Ha): 1.39	**Developable Area (Ha):** 1.39
Proposed Use: Gen Employment	**Current Use/s:** Greenfield and informal walking area
Adjacent Land uses:	Network Rail Nightingale House to the east, offices and business units to the south west. Housing to the north west.
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** 4110
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	Greenfield

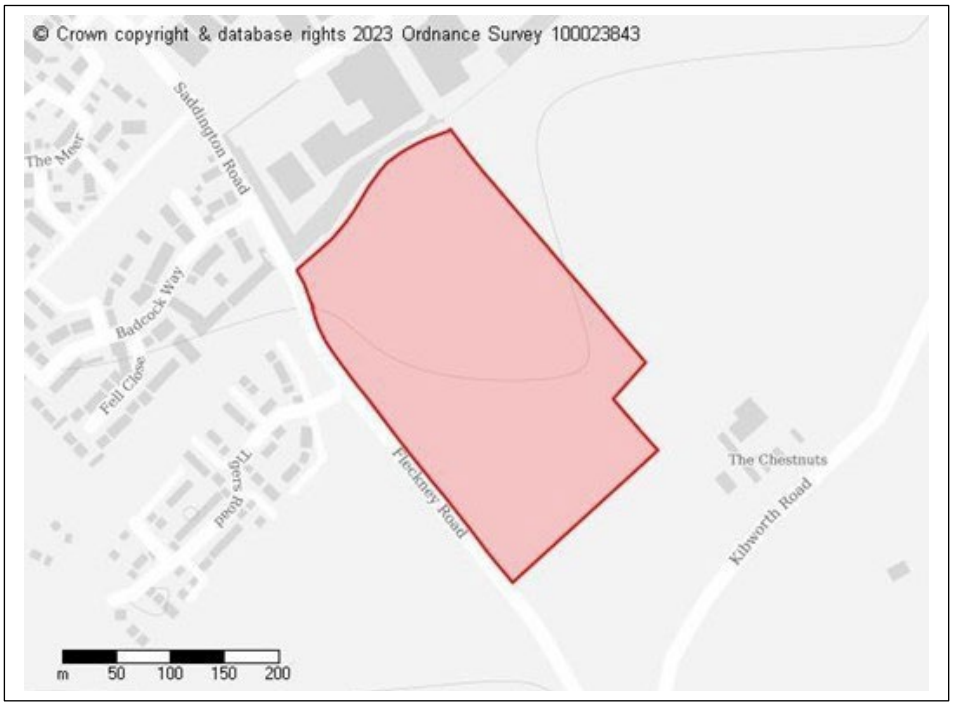
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	NA
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	NA
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes. Site would provide an appropriate extension to an existing employment area (Churchill Way Industrial Estate, a General Employment Area). It has the potential to support growth, in a non-key but secondary location.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site has planning permisison and is an employment commitment
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8212

Site Name: Land east of Fleckney Road

Nearest Settlement: Fleckney



Site Area (Ha): 7.13	**Developable Area (Ha):** 7.13
Proposed Use: Gen Employment	**Current Use/s:** Agriculture
Adjacent Land uses:	Industrial units, residential, agriculture
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** 27,094
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developeable in 11-15 years
Brownfield/Greenfield:	Greenfield

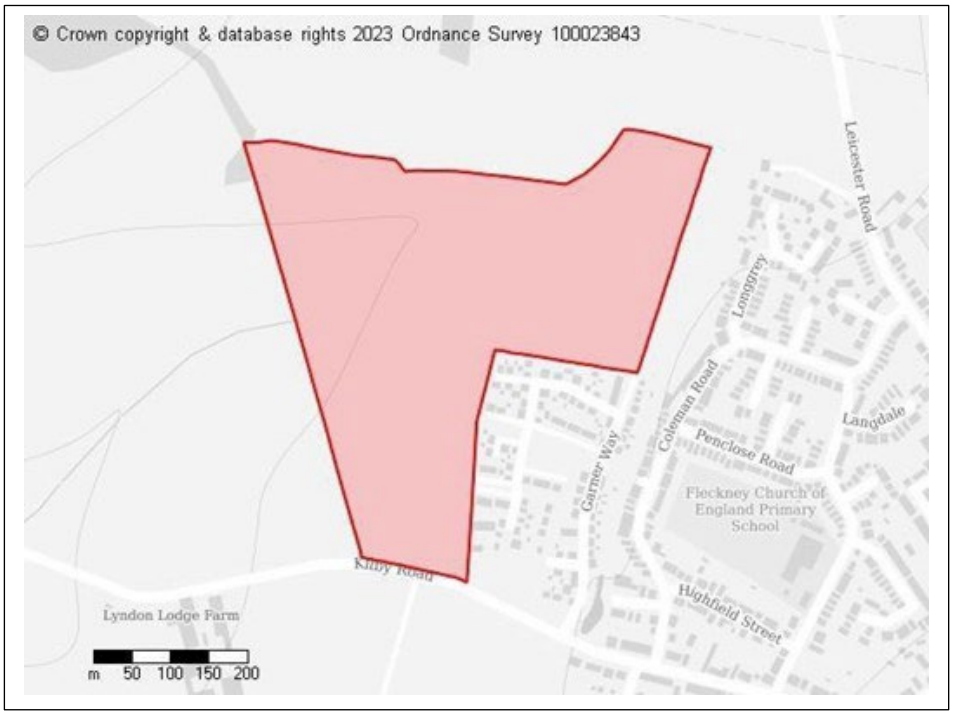
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	NA
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	NA
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes. Site would provide an appropriate extension to an existing employment area (Churchill Way Industrial Estate, a General Employment Area). It has the potential to support growth, in a non-key but secondary location.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes. Scale potentially inappropriate to settlement function. However, potentially appropriate to district target.
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. Site lies within Saddington Area of Separation
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8087

Site Name: Land north of Kilby Road

Nearest Settlement: Fleckney



Site Area (Ha): 17.75	**Developable Area (Ha):** 17.75
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, cemetery
Estimated Dwelling Capacity: 333	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

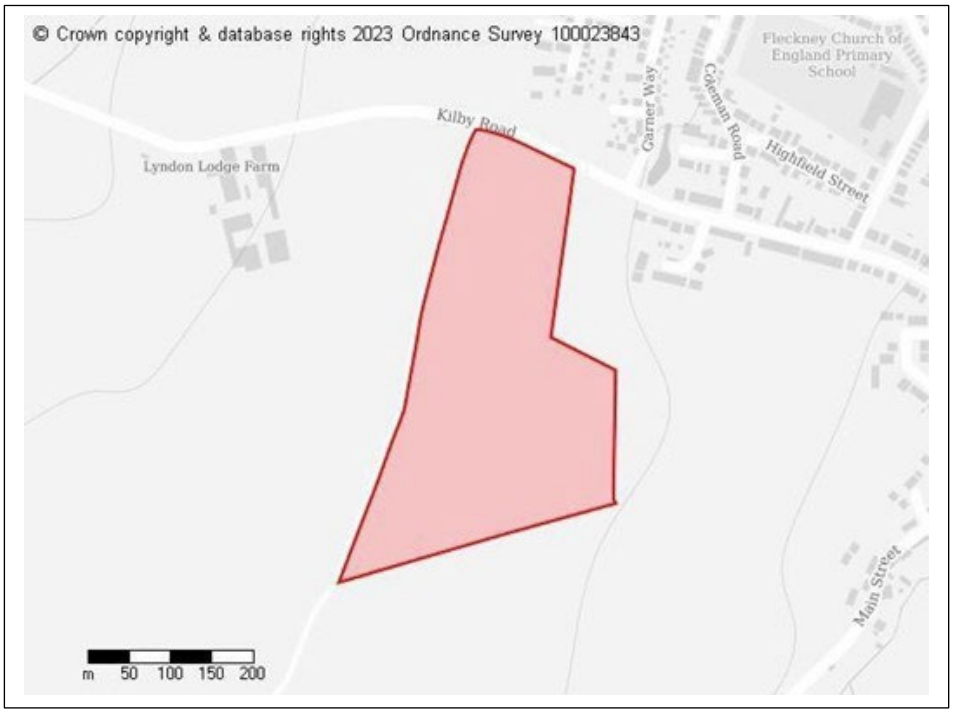
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes. It adjoins residential development
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8216

Site Name: Land South of Kilby Road (west)

Nearest Settlement: Fleckney



Site Area (Ha): 9.8	**Developable Area (Ha):** 9.8
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential
Estimated Dwelling Capacity: 184	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

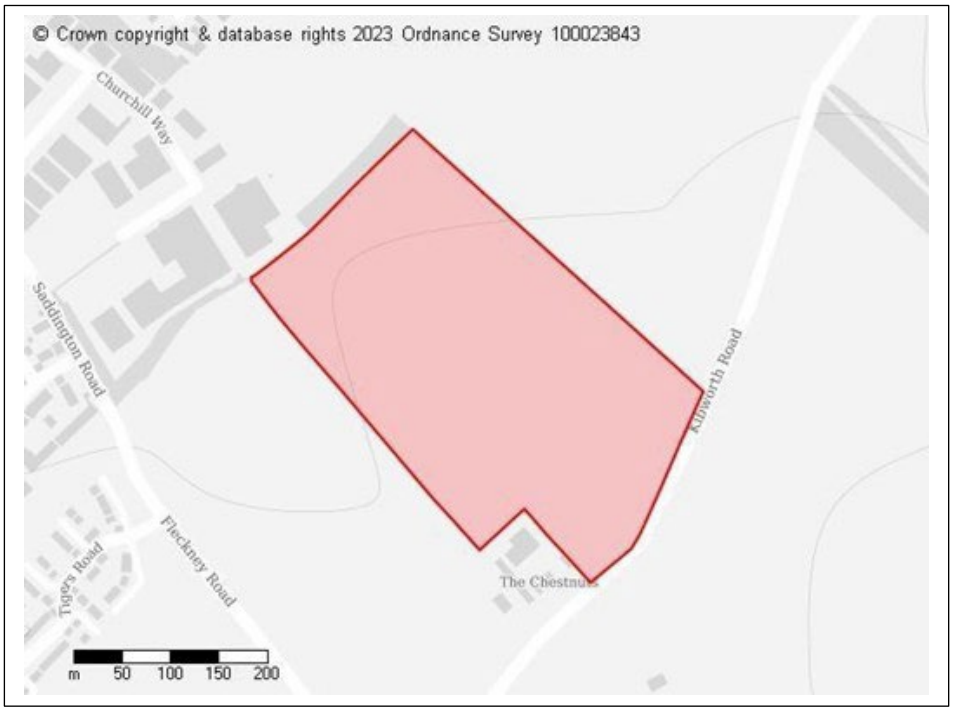
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is isloated from the built form of Fleckney.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8076

Site Name: land lying north-west of Kibworth Road, Saddington

Nearest Settlement: Fleckney



Site Area (Ha): 10.6	**Developable Area (Ha):** 10.6
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, employment/industrial
Estimated Dwelling Capacity: 199	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developeable in 11-15 years
Brownfield/Greenfield:	Greenfield

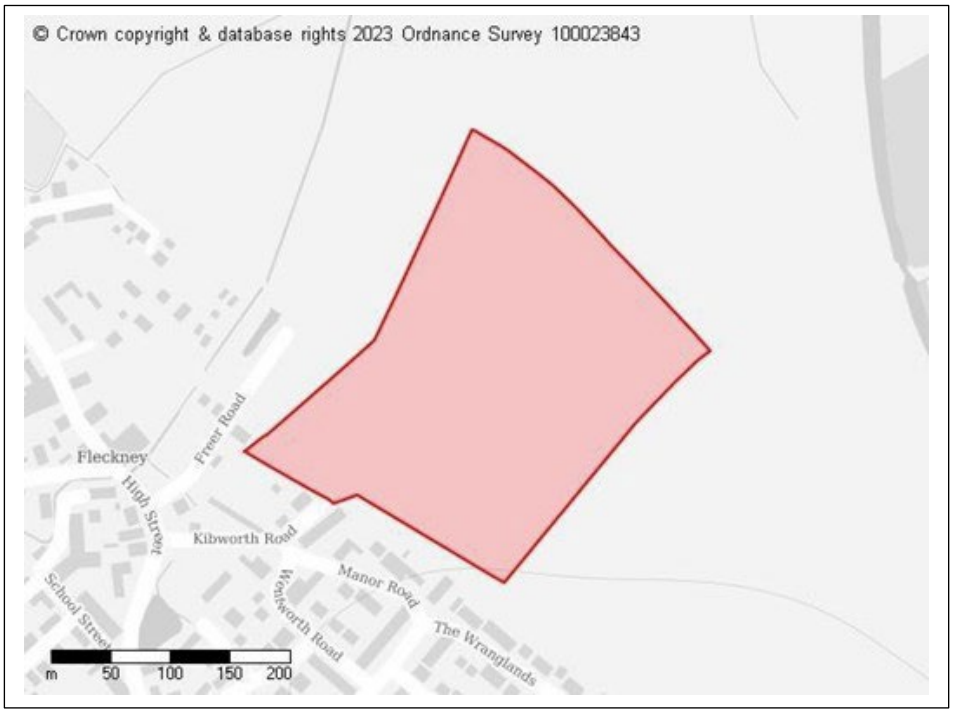
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is isolated from the built form of Fleckney.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8088

Site Name: Land to the east of Fleckney Meadows

Nearest Settlement: Fleckney



Site Area (Ha): 6.89	**Developable Area (Ha):** 6.89
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential
Estimated Dwelling Capacity: 110	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Development
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

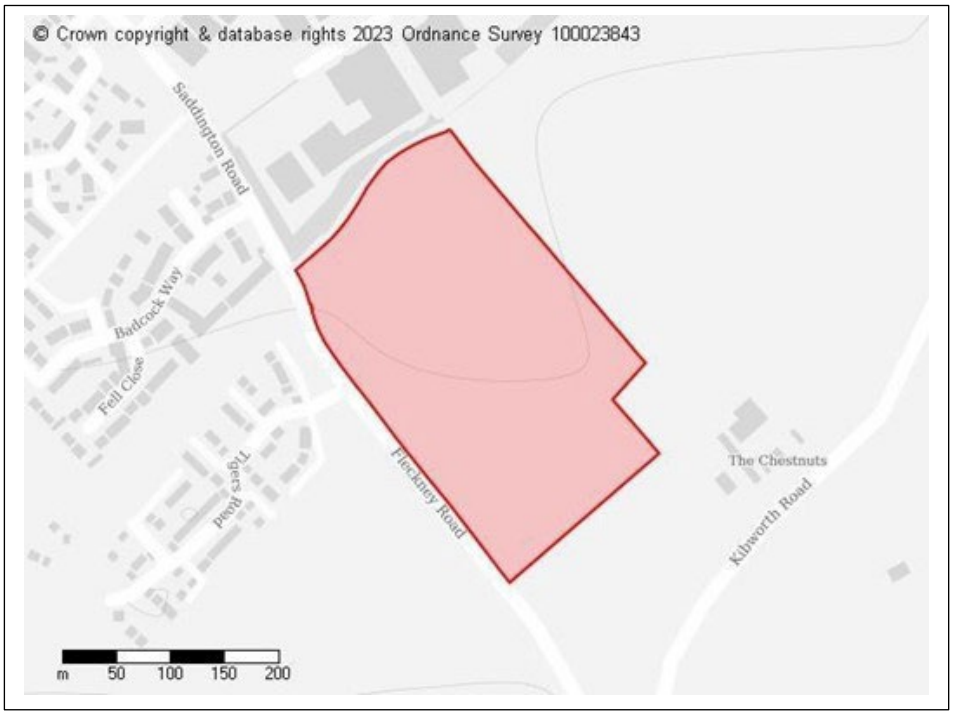
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site encroaches into open countryside between the village and the Canal.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8166

Site Name: Land to the east of Fleckney Road

Nearest Settlement: Fleckney



Site Area (Ha): 7.13	**Developable Area (Ha):** 7.13
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Industrial units, residential, agriculture
Estimated Dwelling Capacity: 134	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

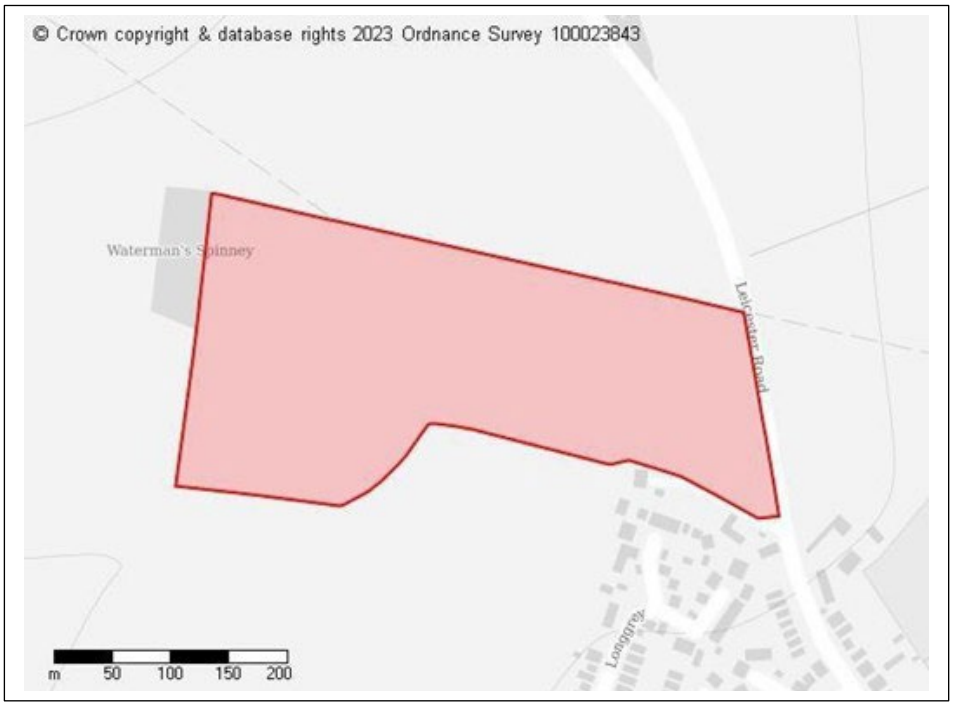
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. Site lies within Saddington Area of Separation
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8101

Site Name: Land west of Leicester Road

Nearest Settlement: Fleckney



Site Area (Ha): 9	**Developable Area (Ha):** 8.3
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Predominantly agriculture, residential
Estimated Dwelling Capacity: 156	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Development
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

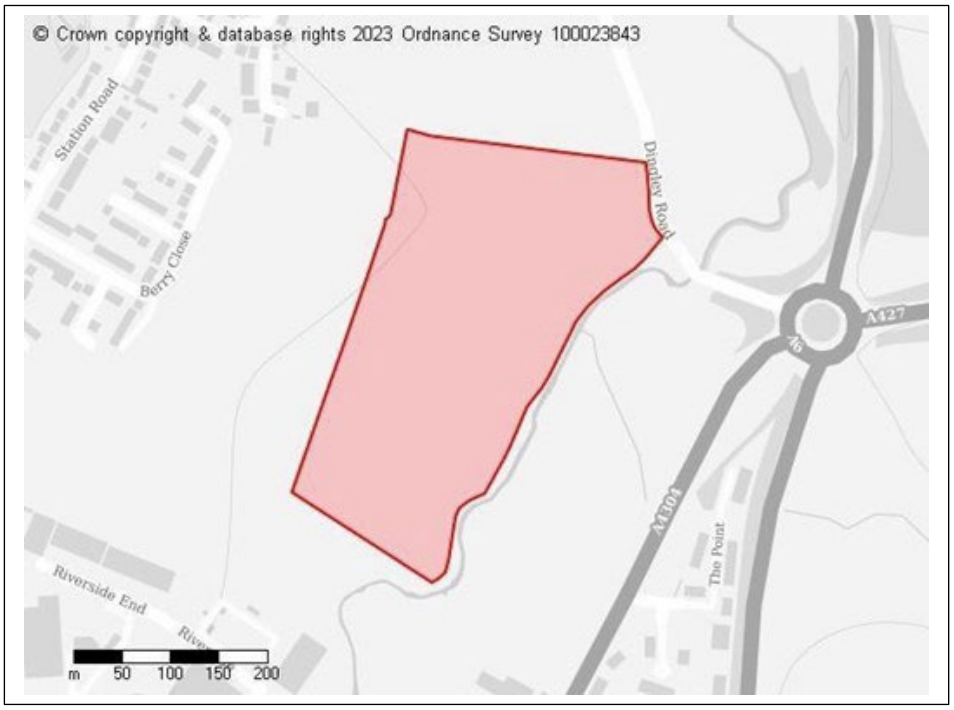
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site encroaches into open countryside to the northwest of Fleckney.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8053

Site Name: Land off Dingley Road

Nearest Settlement: Great Bowden



Site Area (Ha): 9.38	**Developable Area (Ha):** 9.38
Proposed Use: Gen Employment	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** 36,582
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developeable in 11-15 years
Brownfield/Greenfield:	Greenfield

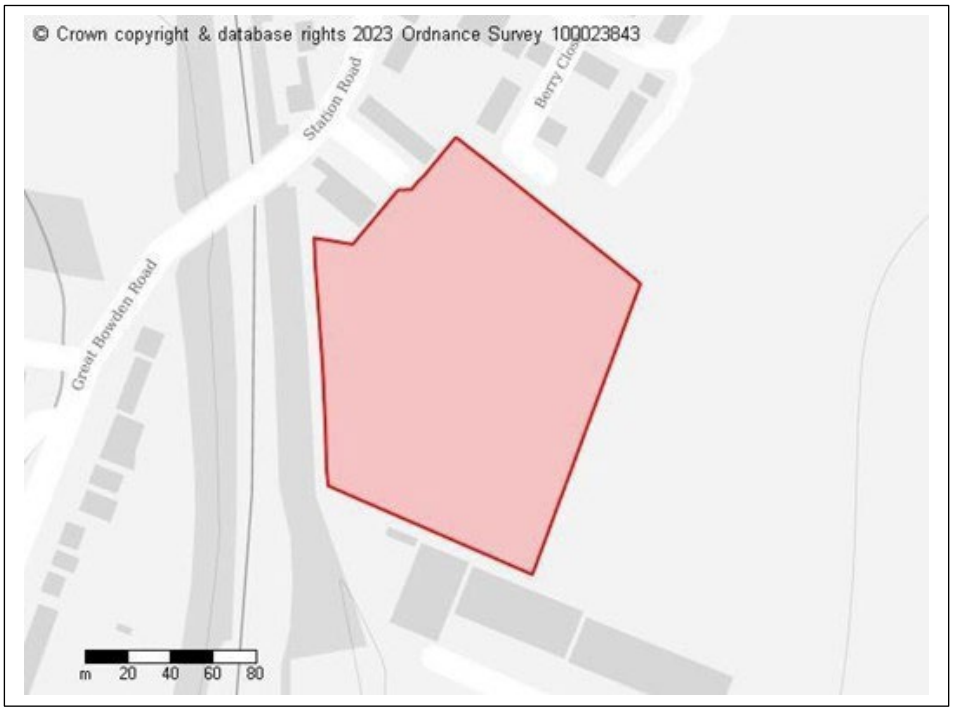
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	NA
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	NA
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes. The site is close to the A6. However, the site is not connected to the built form of Market Harborough or Great Bowden.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes. Appropriate to scale / function of Market Harborough, as districts main economic centre, but less /not appropriate to G Bowden scale & economic function.
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Great Bowden/Market Harborough Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8052

Site Name: Land off Bankfield Drive

Nearest Settlement: Great Bowden



Site Area (Ha): 2	**Developable Area (Ha):** 2
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential
Estimated Dwelling Capacity: 50	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Development
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

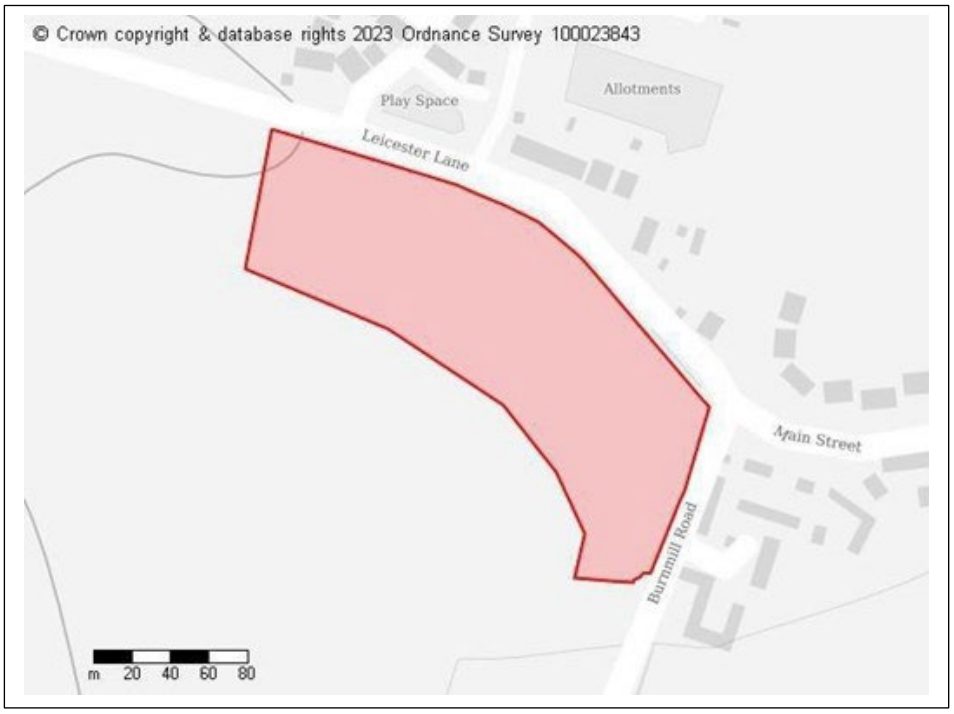
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Great Bowden/Market Harborough Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8175

Site Name: Land off Leicester Lane

Nearest Settlement: Great Bowden



Site Area (Ha): 2.21	**Developable Area (Ha):** 2.21
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential and agriculture
Estimated Dwelling Capacity: 41	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Development
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

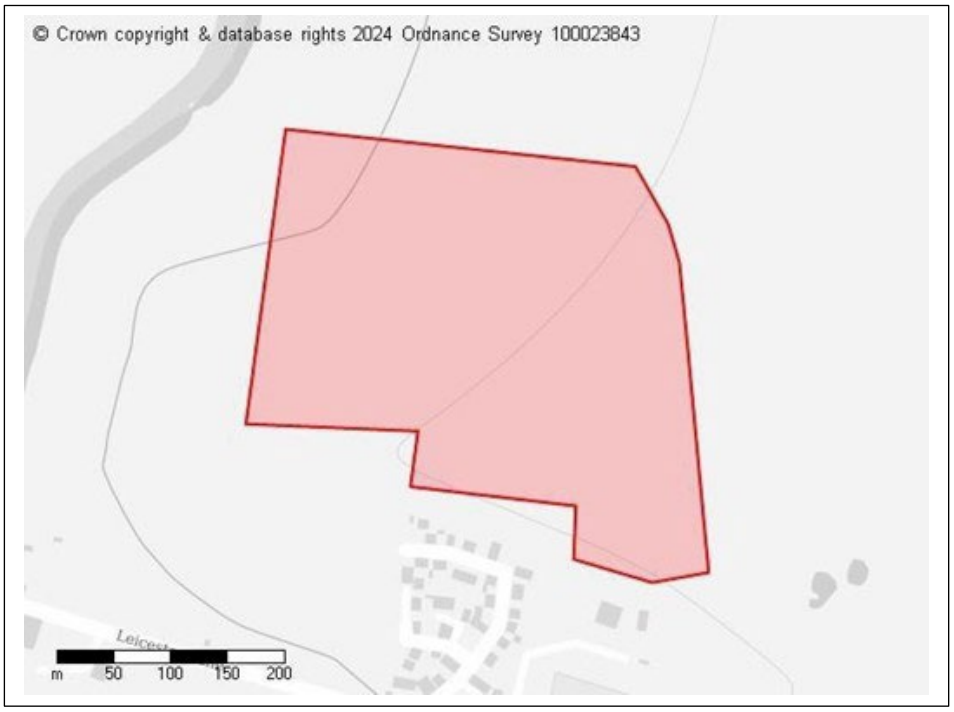
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Great Bowden/Market Harborough Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10487

Site Name: Land off Leicester Lane

Nearest Settlement: Great Bowden



Site Area (Ha): 11.2	**Developable Area (Ha):** 11.2
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture to the North, East and West and residential to the South.
Estimated Dwelling Capacity: 210	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Development
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

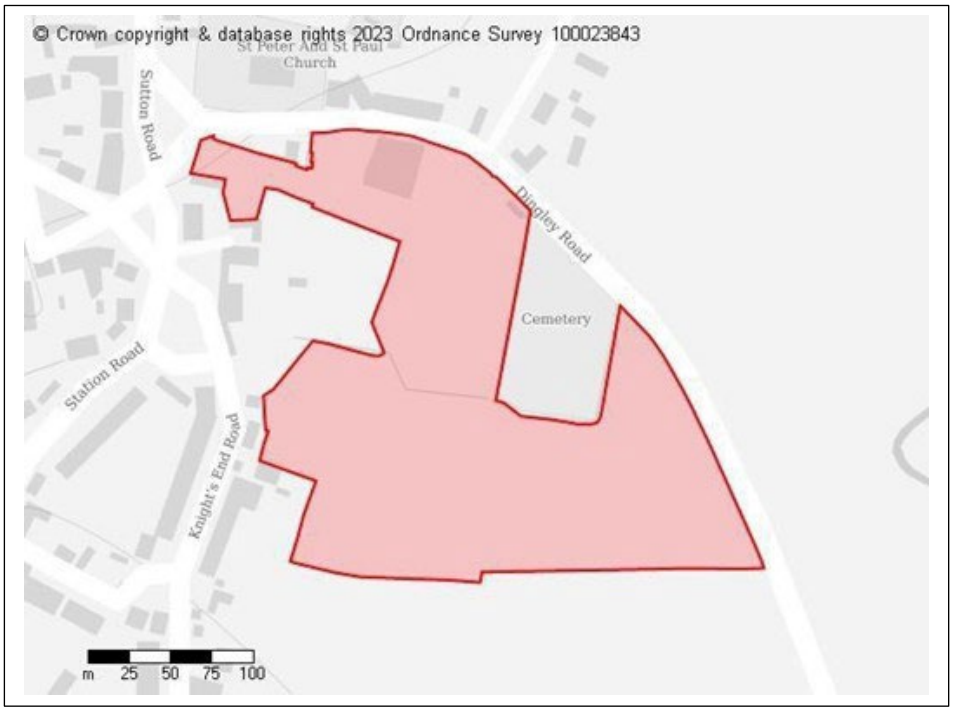
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. Although connected to Great Bowden the site would encroach into open countryside on the north western edge of the village.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8126

Site Name: Land south of Dingley Road

Nearest Settlement: Great Bowden



Site Area (Ha): 4.45	**Developable Area (Ha):** 4.45
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, cemetery, residential
Estimated Dwelling Capacity: 83	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

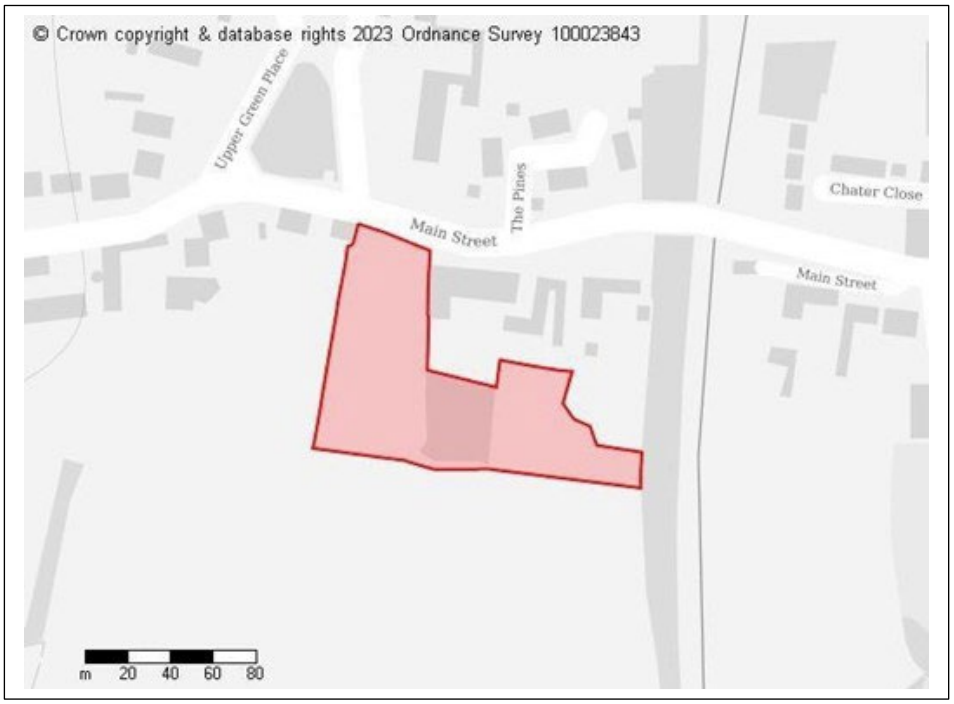
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Great Bowden/Market Harborough Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8172

Site Name: Land south of Main Street

Nearest Settlement: Great Bowden



Site Area (Ha): 0.84	**Developable Area (Ha):** 0.84
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential, agriculture and railway line
Estimated Dwelling Capacity: 21	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

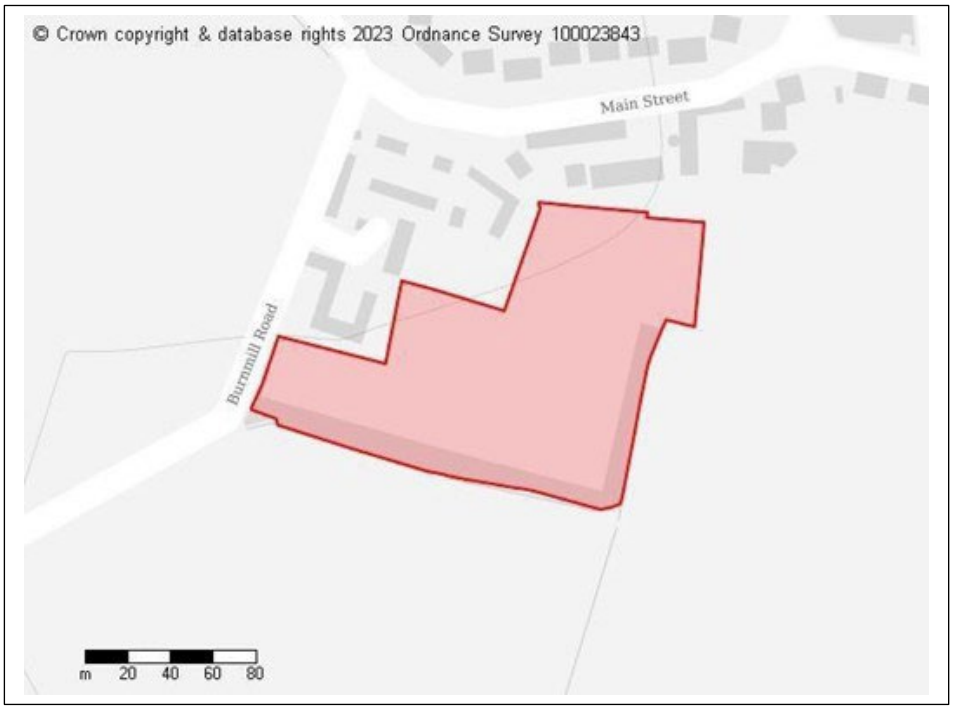
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Great Bowden/Market Harborough Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8173

Site Name: Land to the rear of the former Top Yard Farm, off Burnmill Road

Nearest Settlement: Great Bowden



Site Area (Ha): 1.65	**Developable Area (Ha):** 1.65
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture and residential
Estimated Dwelling Capacity: 41	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Development
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

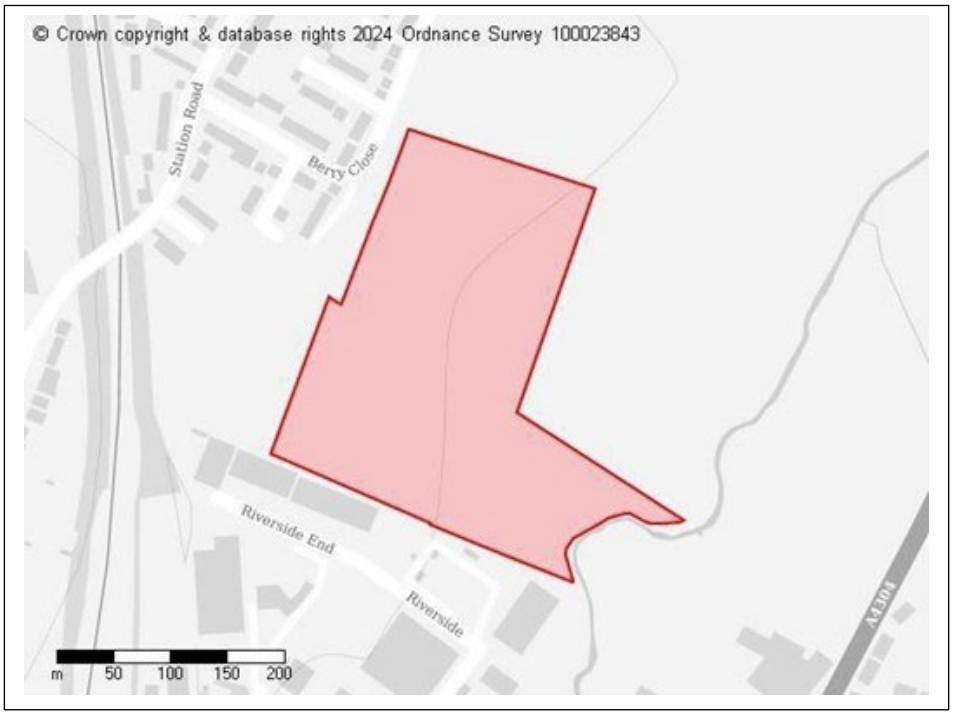
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Great Bowden/Market Harborough Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10711

Site Name: Land to the North of Riverside Industrial Estate

Nearest Settlement: Great Bowden



Site Area (Ha): 6.78	**Developable Area (Ha):** 6.78
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Industrial and Residential - adjacent to the Riverside Industrial Estate.
Estimated Dwelling Capacity: 127	**Estimated Employment/ Retail Floorspace (M^2):** Not specified
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

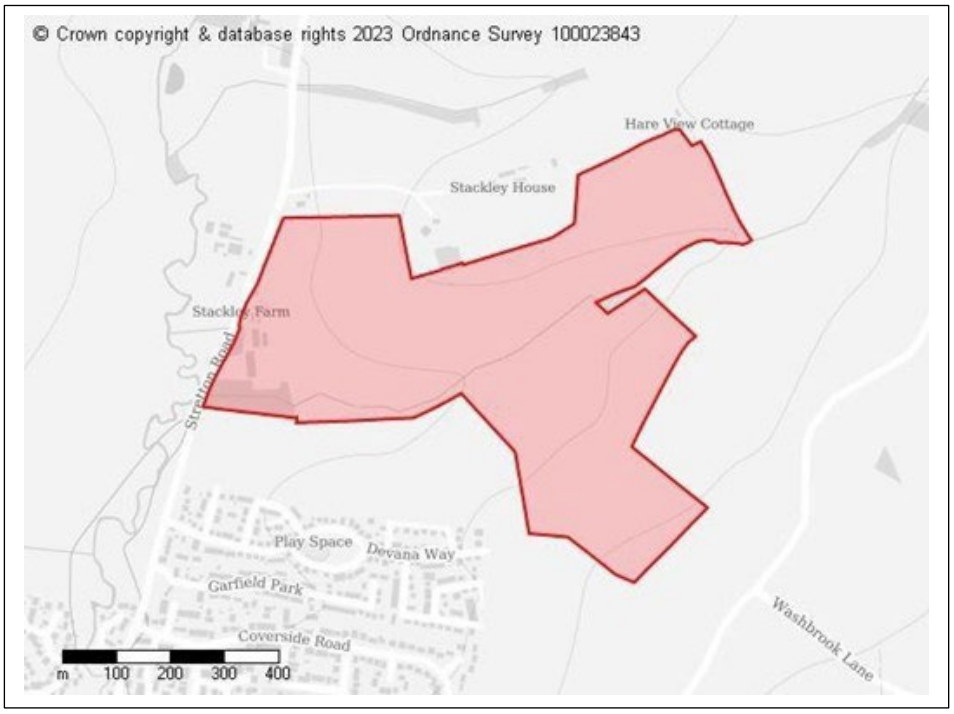
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes. Adjacent to Riverside & Riverside End Ind Estates. Market Harborough is district's main economic centre.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Great Bowden/Market Harborough Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8197

Site Name: Land east of Stretton Road

Nearest Settlement: Great Glen



Site Area (Ha): 36.65	**Developable Area (Ha):** 36.65
Proposed Use: Mixed Use	**Current Use/s:** Agriculture (including buildings)
Adjacent Land uses:	Agriculture
Estimated Dwelling Capacity: 550	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developeable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

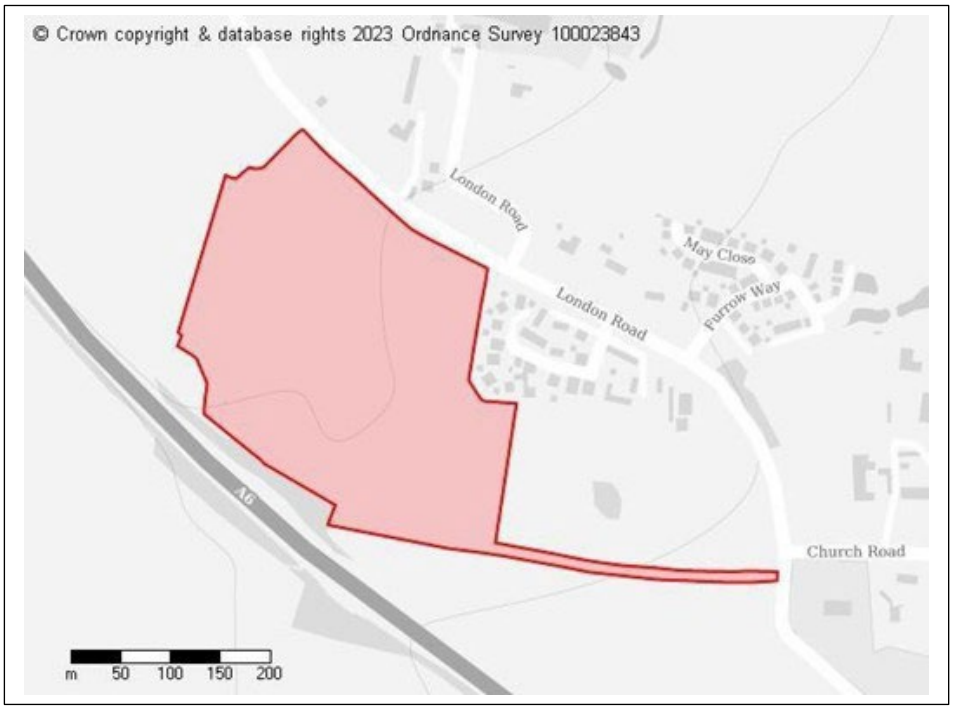
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The is isolated from Great Glen and would encroach into open countryside.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8044

Site Name: Land south of London Road

Nearest Settlement: Great Glen



Site Area (Ha): 9.5	**Developable Area (Ha):** 9.5
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential, agriculture, school, A6
Estimated Dwelling Capacity: 178	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	Greenfield

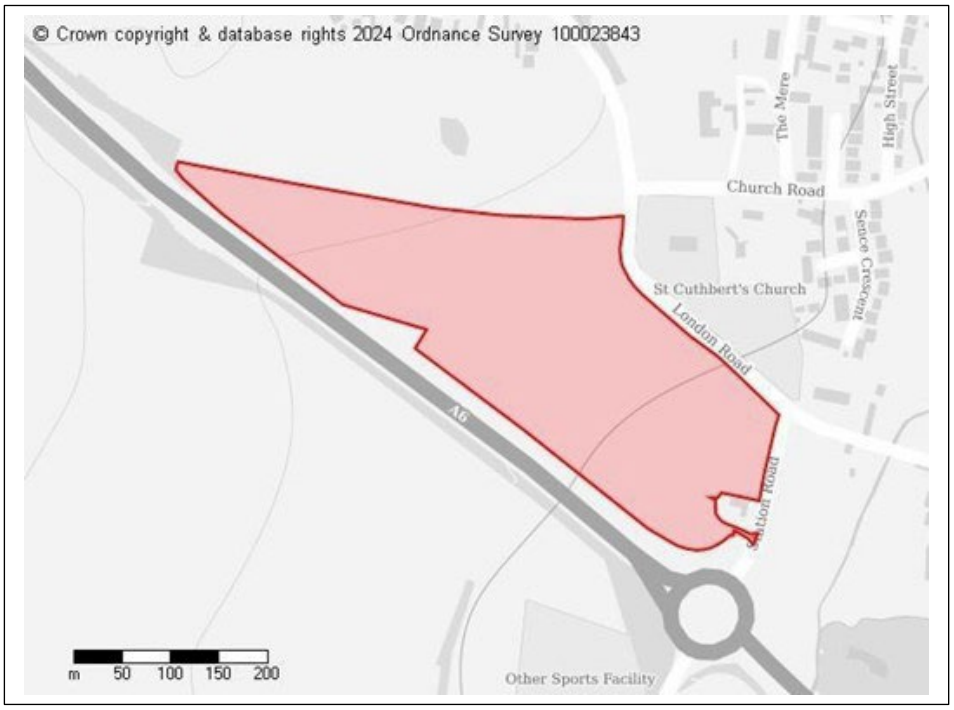
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is not well related to the built form of Great Glen with London Road forming a physical barrier.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the proposed Oadby and Great Glen Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10368/ 8194

Site Name: Land South of London Road

Nearest Settlement: Great Glen



Site Area (Ha): 9.21	**Developable Area (Ha):** 9.21
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, Church, pub, A6 (bypass)
Estimated Dwelling Capacity: 173	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developeable in 11-15 years
Brownfield/Greenfield:	Greenfield

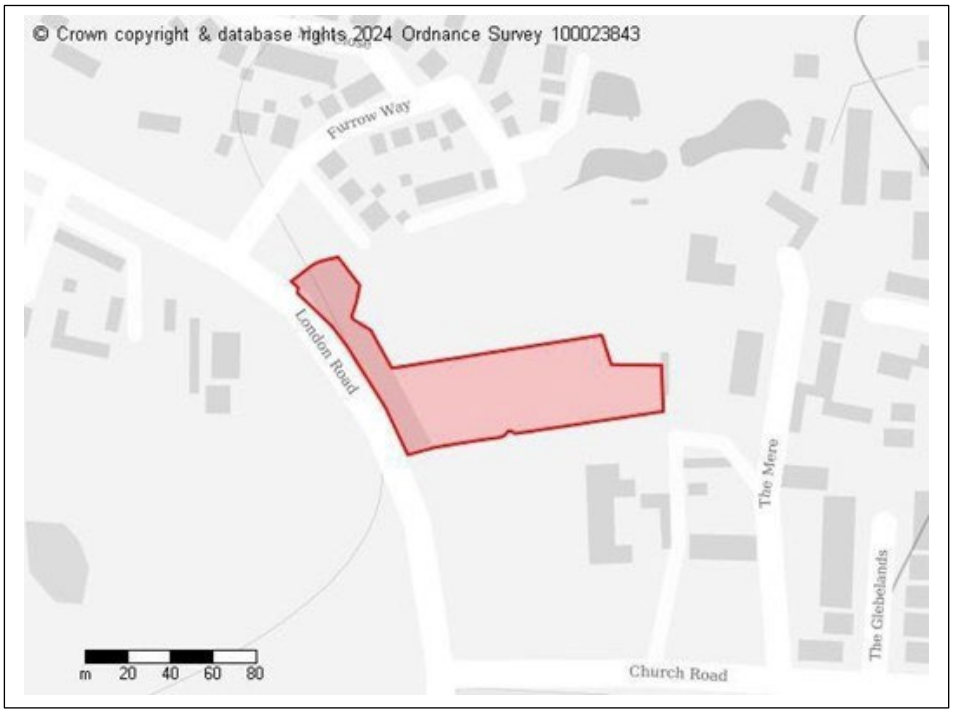
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is not well related to the built form of Great Glen with London Road forming a physical barrier.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12190

Site Name: NP/20/GG/01 - Land North Of Glen House

Nearest Settlement: Great Glen



Site Area (Ha): 0.58	**Developable Area (Ha):** 0.58
Proposed Use: Residential	**Current Use/s:** Vacant, woodland
Adjacent Land uses:	Residential, scrubland
Estimated Dwelling Capacity: 10	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	Greenfield

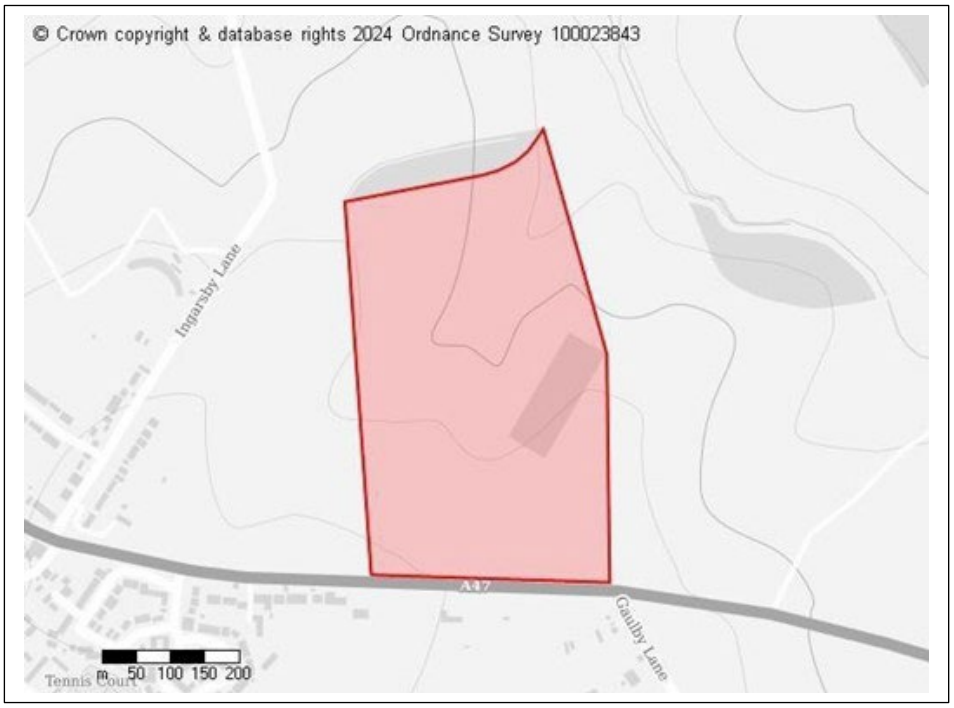
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site is allocated in a Neighbourhood Plan
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10484

Site Name: Land North of A47, Houghton on the Hill

Nearest Settlement: Houghton on the Hill



Site Area (Ha): 19.13	**Developable Area (Ha):** 19.13
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential
Estimated Dwelling Capacity: 359	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

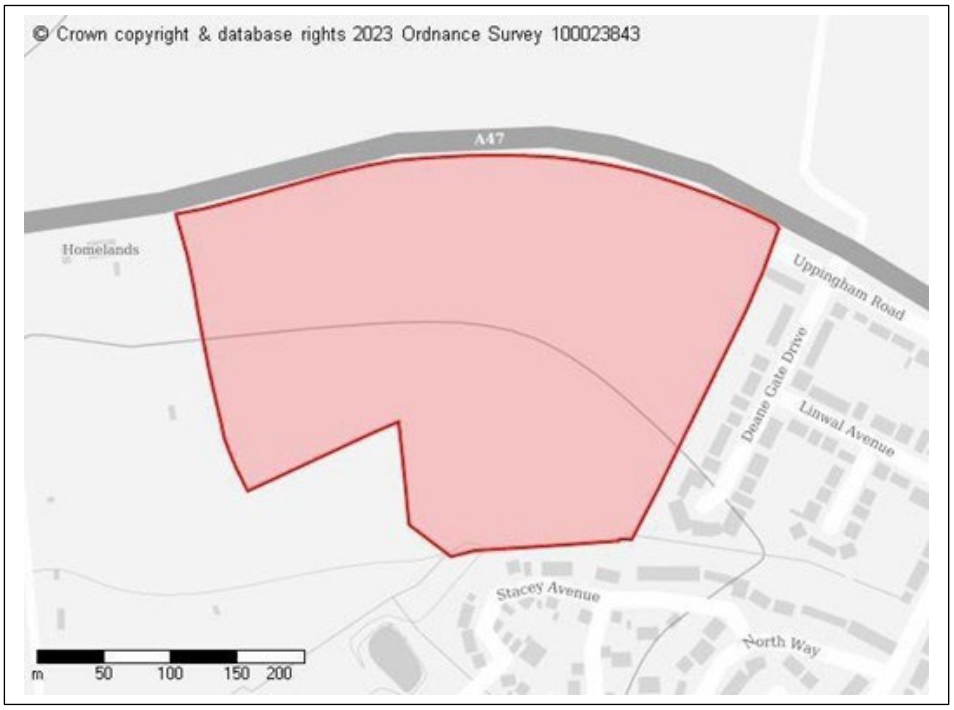
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site does not relate well to the existing settlement.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8047

Site Name: South of Uppingham Road

Nearest Settlement: Houghton on the Hill



Site Area (Ha): 9.58	**Developable Area (Ha):** 5.58
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential, agriculture
Estimated Dwelling Capacity: 105	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

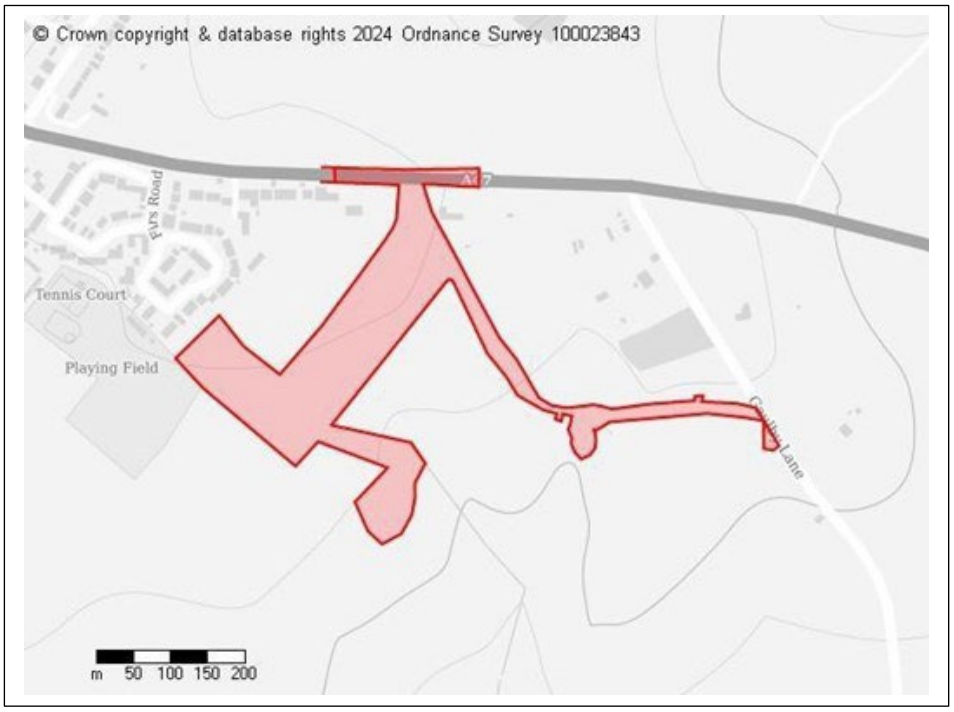
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site encroaches into the open countryside to the west.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 9356

Site Name: Land east of Houghton on the Hill, south of A47

Nearest Settlement: Houghton on the Hill



Site Area (Ha): 6.95	**Developable Area (Ha):** 6.95
Proposed Use: Residential	**Current Use/s:** Agricultural land
Adjacent Land uses:	Agricultural, residential, adjacent to a proposed new golf course to the south of the site.
Estimated Dwelling Capacity: 70	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	Greenfield

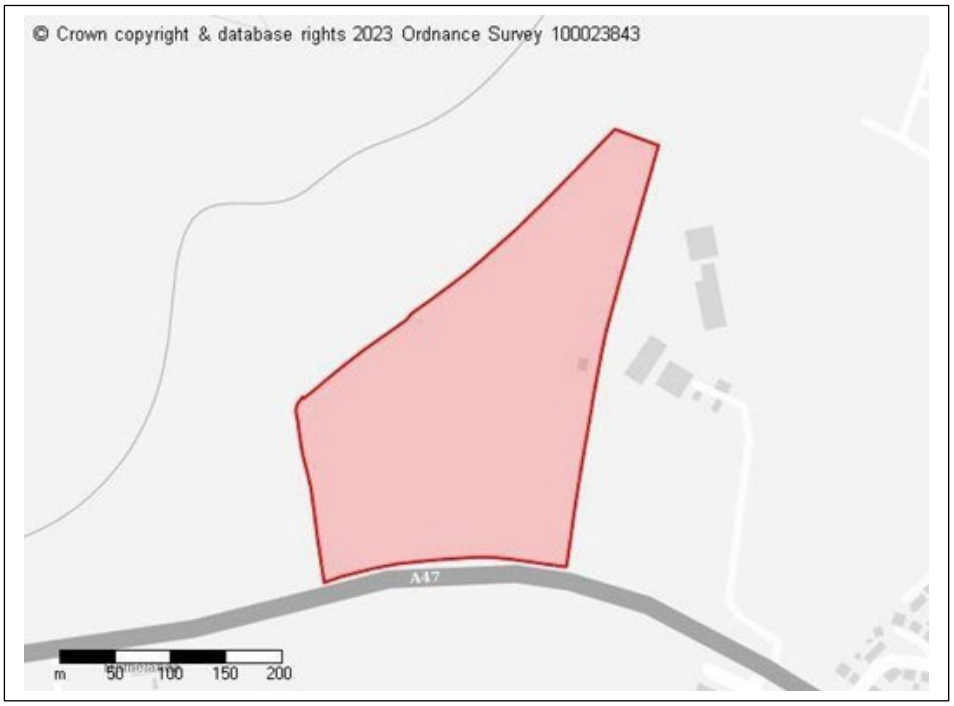
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site does not relate well to the existing settlement.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8025

Site Name: Land North of Uppingham Road (west)

Nearest Settlement: Houghton on the Hill



Site Area (Ha): 6.92	**Developable Area (Ha):** 6.92
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Predominantly agriculture, farmstead
Estimated Dwelling Capacity: 130	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developeable in 11-15 years
Brownfield/Greenfield:	Greenfield

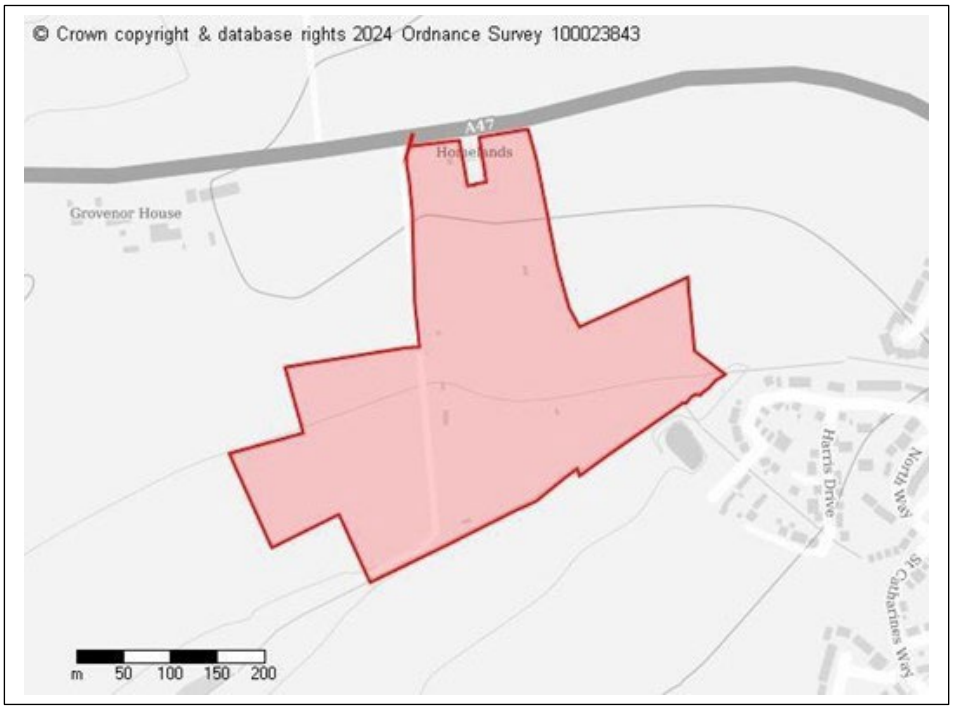
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site does not relate well to the existing settlement.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 9633

Site Name: Land south of Uppingham Road, west of Houghton on the Hill

Nearest Settlement: Houghton on the Hill



Site Area (Ha): 10.85	**Developable Area (Ha):** 10.85
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential, agricultural, recent residential development to the south east of the site.
Estimated Dwelling Capacity: 160	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

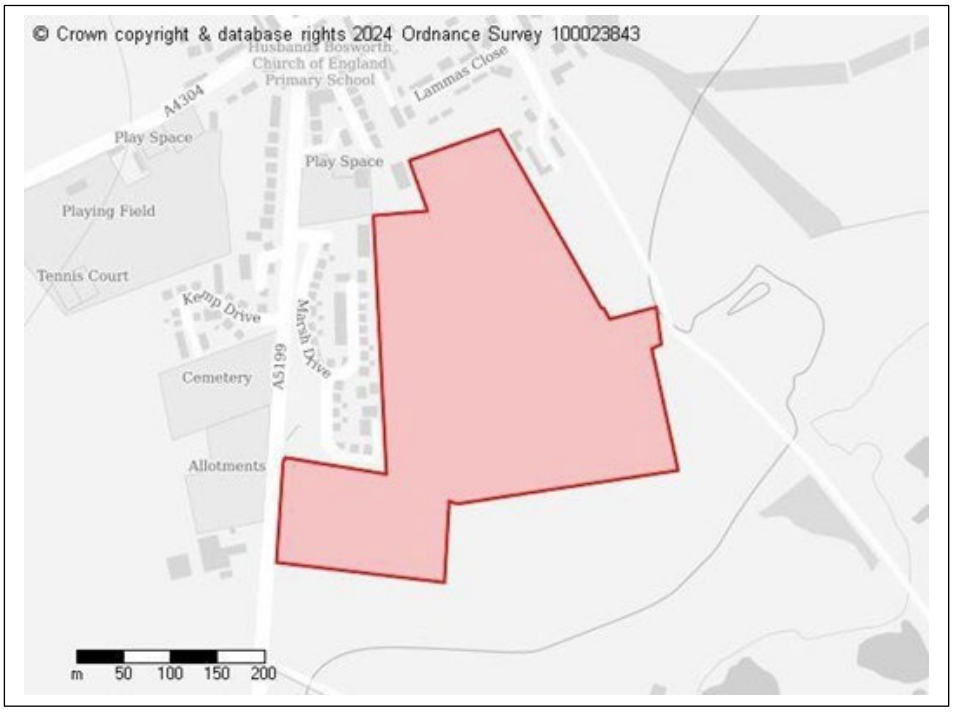
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site does not relate well to the existing settlement and is in open countryside.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 9895

Site Name: Land East of Welford Road

Nearest Settlement: Husbands Bosworth



Site Area (Ha): 10.42	**Developable Area (Ha):** 10.42
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential, agriculture, medical centre, telephone exchange
Estimated Dwelling Capacity: 195	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Deliverable in 6-10 years
Brownfield/Greenfield:	Greenfield

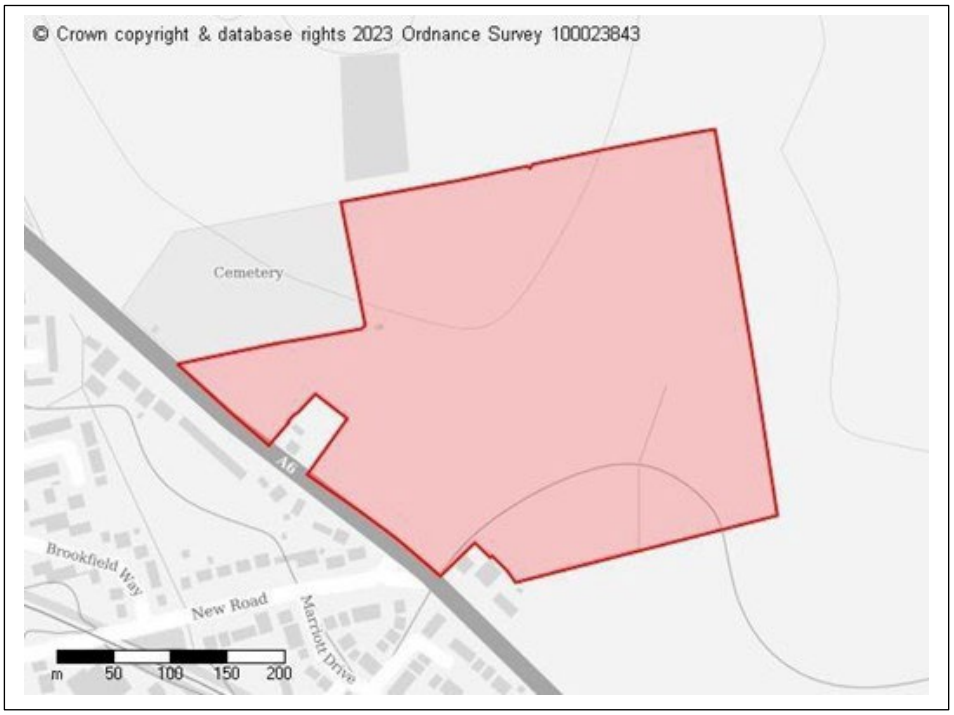
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8236

Site Name: Land north-east of Harborough Road

Nearest Settlement: Kibworth



Site Area (Ha): 12.66	**Developable Area (Ha):** 12.66
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential, cemetery, telephone exchange
Estimated Dwelling Capacity: 135	**Estimated Employment/ Retail Floorspace (M^2):** 3,900
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

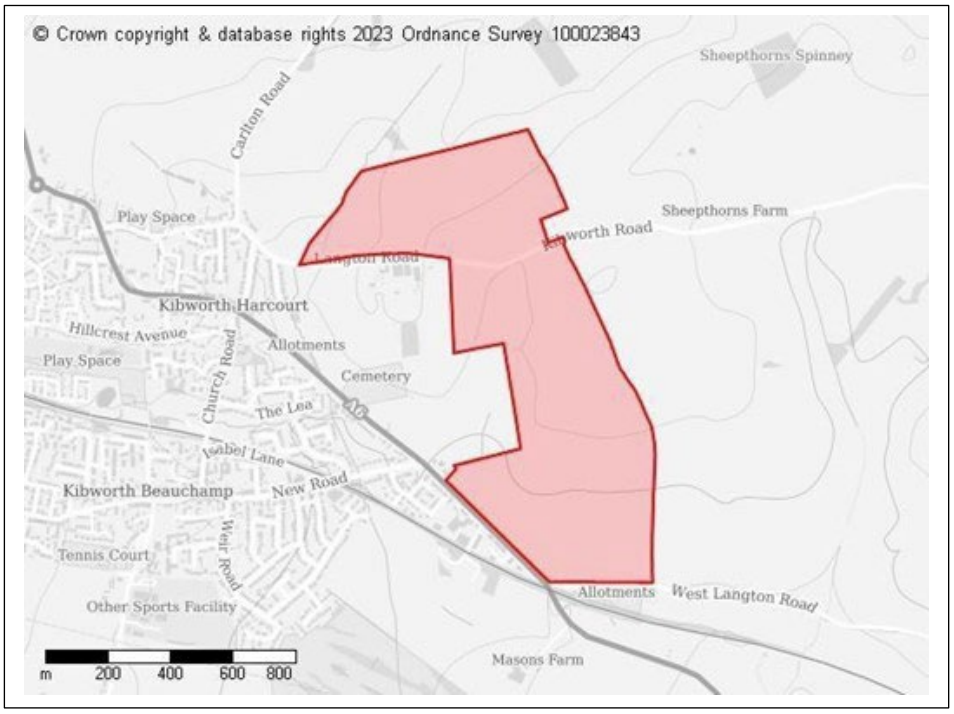
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is not well connected to the existing settlement form to the south fo the A6. It would represent encroachment into open countryside.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes. The site is adjacent to the A6.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes. Employment (1ha) appropriate to district need.
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8162

Site Name: Land off A6

Nearest Settlement: Kibworth



Site Area (Ha): 71.4	**Developable Area (Ha):** 1,065
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, commercial, residential
Estimated Dwelling Capacity: 1489	**Estimated Employment/ Retail Floorspace (M^2):** Not specified
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

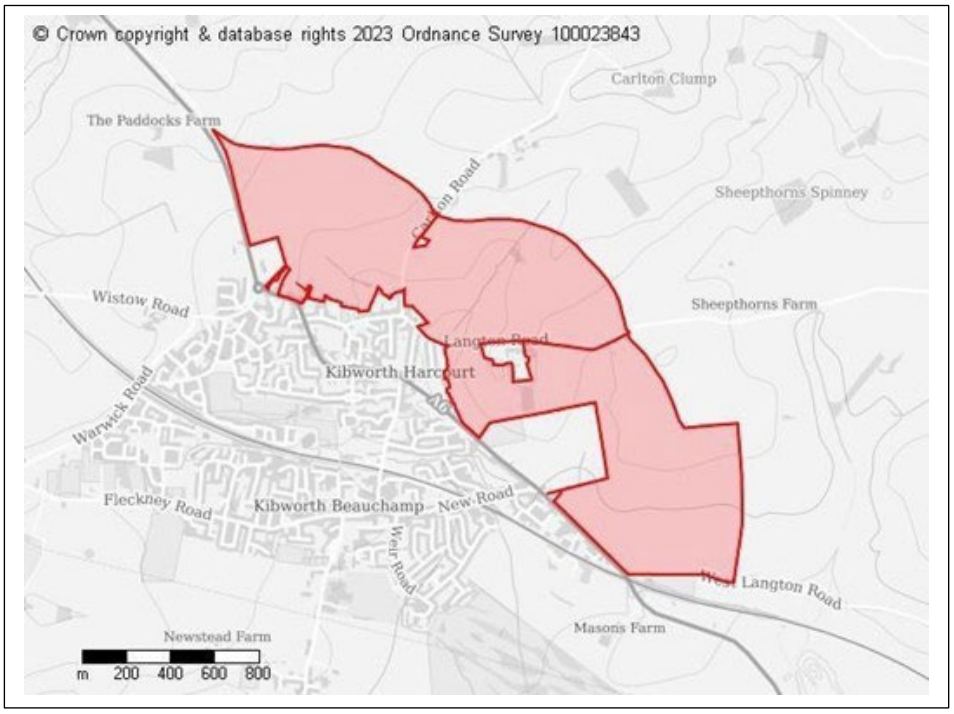
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is not well connected to the existing settlement form to the south fo the A6. It would represent encroachment into open countryside.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8060

Site Name: Land north east of Kibworth Harcourt

Nearest Settlement: Kibworth



Site Area (Ha): 164.62	**Developable Area (Ha):** 164.62
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential
Estimated Dwelling Capacity: 1489	**Estimated Employment/ Retail Floorspace (M^2):** 97,500
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

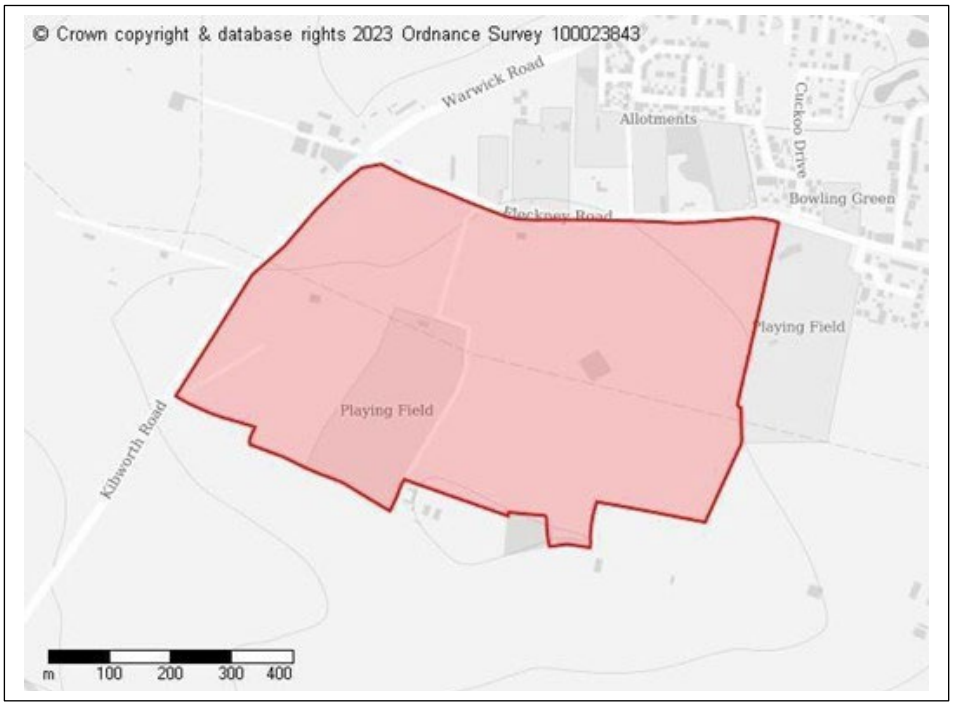
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes. Site is adjacent to the A6.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	No. Inappropriate if 25ha of employment.
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8242

Site Name: Land South of Fleckney Road

Nearest Settlement: Kibworth



Site Area (Ha): 38.61	**Developable Area (Ha):** 38.61
Proposed Use: Mixed Use	**Current Use/s:** Agriculture, football ground
Adjacent Land uses:	Predominantly agriculture, cricket ground, garden centre/nursery, single dwellings
Estimated Dwelling Capacity: 579	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Deliverable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

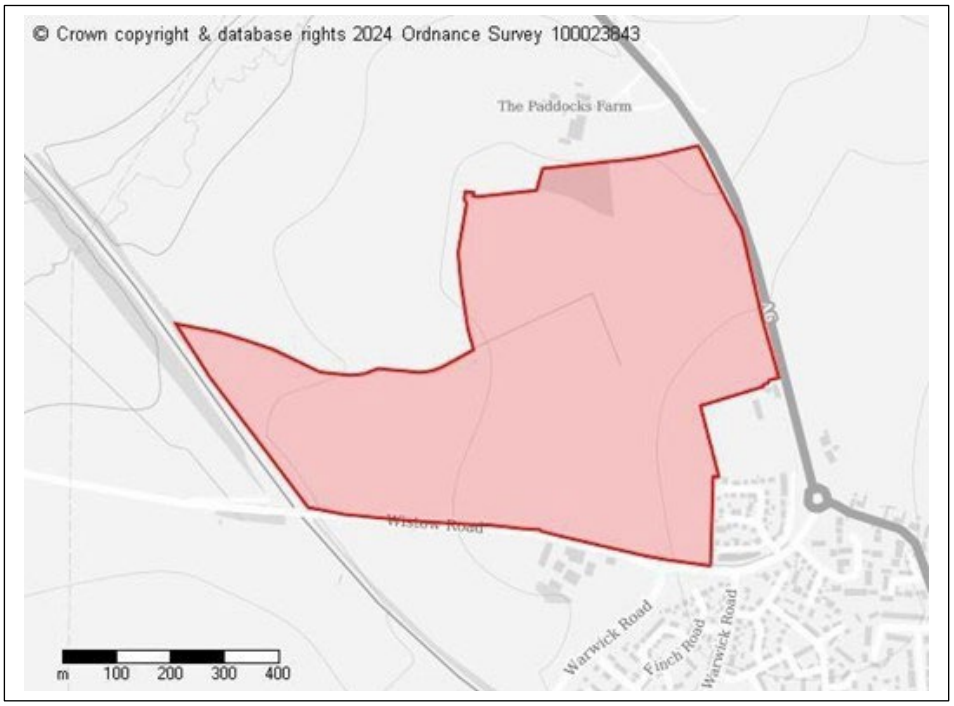
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12187

Site Name: Land north of Wistow Road

Nearest Settlement: Kibworth



Site Area (Ha): 45.73	**Developable Area (Ha):** 45.73
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential, agricultural, employment
Estimated Dwelling Capacity: 700	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

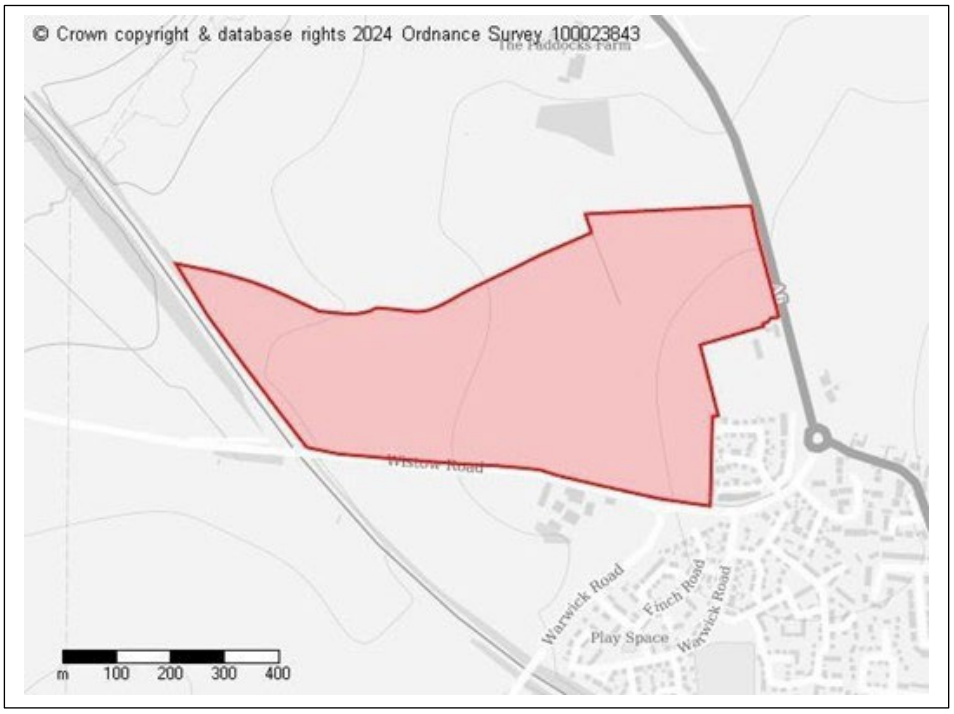
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10519

Site Name: Land north of Wistow Road

Nearest Settlement: Kibworth



Site Area (Ha): 34.16	**Developable Area (Ha):** 34.16
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential, employment and agricultural
Estimated Dwelling Capacity: 641	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

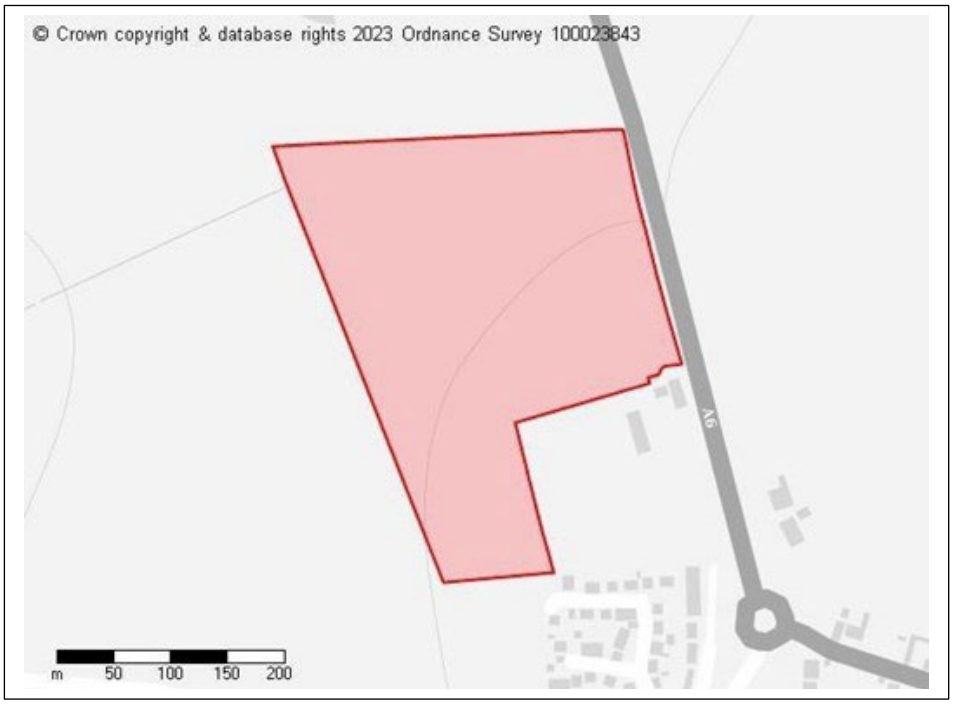
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8238

Site Name: Land west of Leicester Road

Nearest Settlement: Kibworth



Site Area (Ha): 8.32	**Developable Area (Ha):** 8.32
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential
Estimated Dwelling Capacity: 156	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

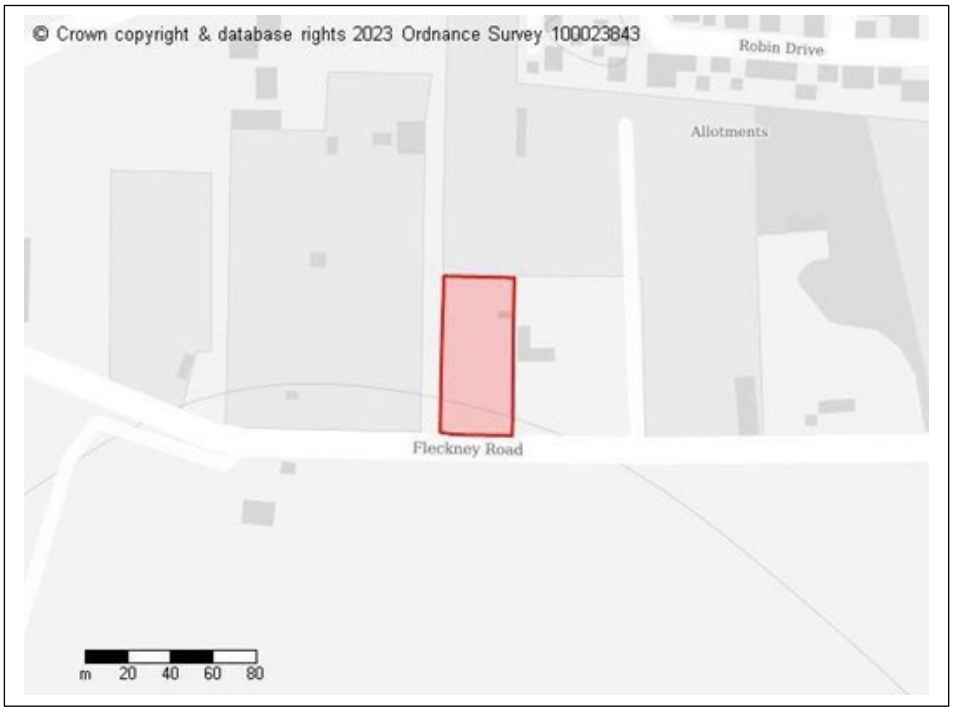
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No.The site it is not well related to the existing built form and it extends into open countryside.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8113

Site Name: Land adjacent to The Hollies, Fleckney Road

Nearest Settlement: Kibworth



Site Area (Ha): 0.25	**Developable Area (Ha):** 0.25
Proposed Use: Residential	**Current Use/s:** Residential garden
Adjacent Land uses:	Garden centre/nursery, dwelling, allotments
Estimated Dwelling Capacity: 8	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

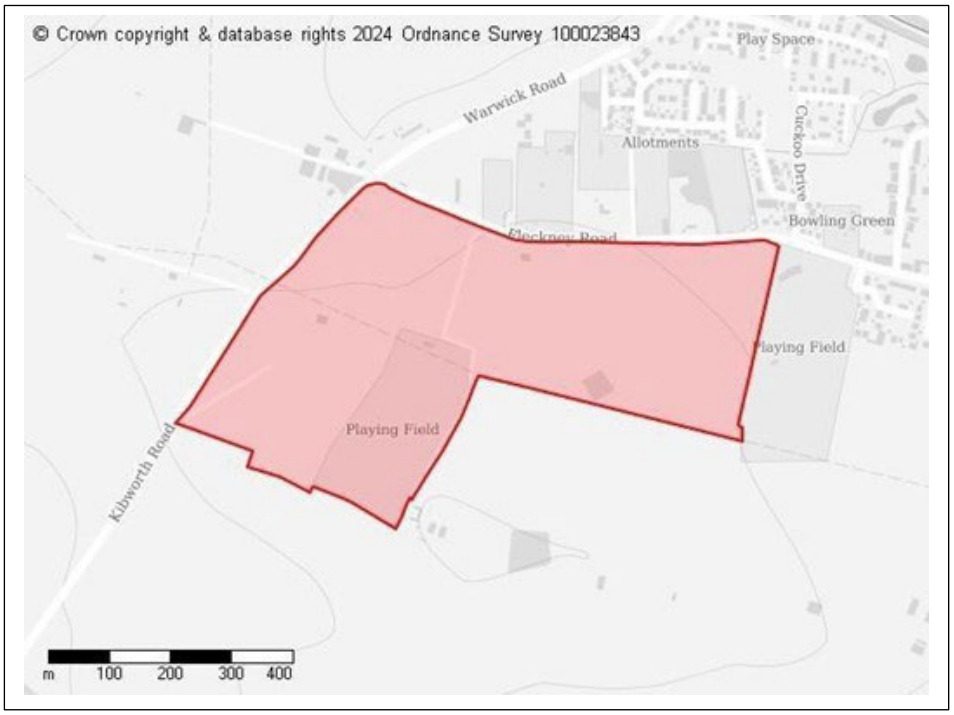
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10612

Site Name: Land South of Fleckney Road

Nearest Settlement: Kibworth



Site Area (Ha): 29.21	**Developable Area (Ha):** 29.21
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential
Estimated Dwelling Capacity: 547	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

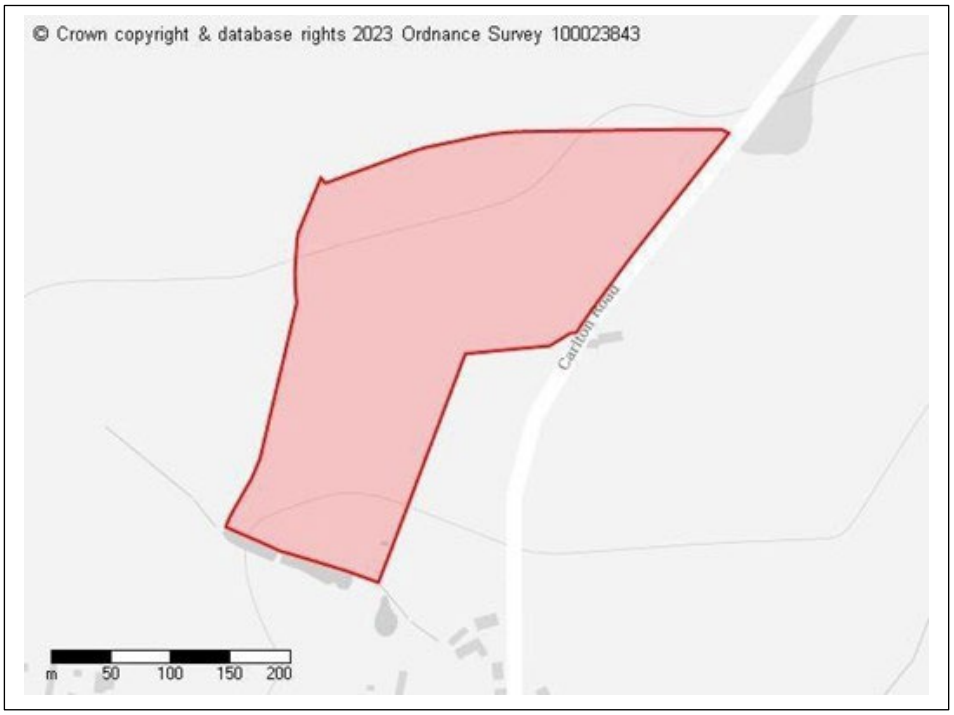
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8199

Site Name: Land off Carlton Road

Nearest Settlement: Kibworth



Site Area (Ha): 7.37	**Developable Area (Ha):** 7.37
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential
Estimated Dwelling Capacity: 138	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years
Brownfield/Greenfield:	Grenfield

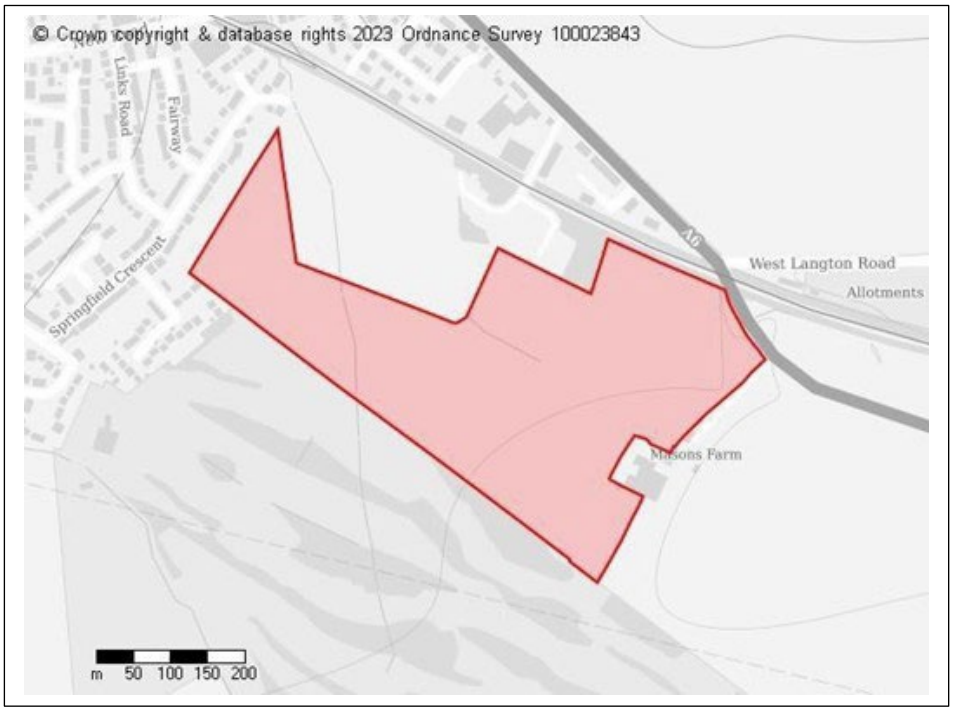
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is not connected to the built form of Kibworth and would represent encroachment into open countryside.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8042

Site Name: Land south of Harborough Road/A6

Nearest Settlement: Kibworth



Site Area (Ha): 16.67	**Developable Area (Ha):** 13.67
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential, golf course, business park, railway line, sewage treatment works, agriculture
Estimated Dwelling Capacity: 256	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

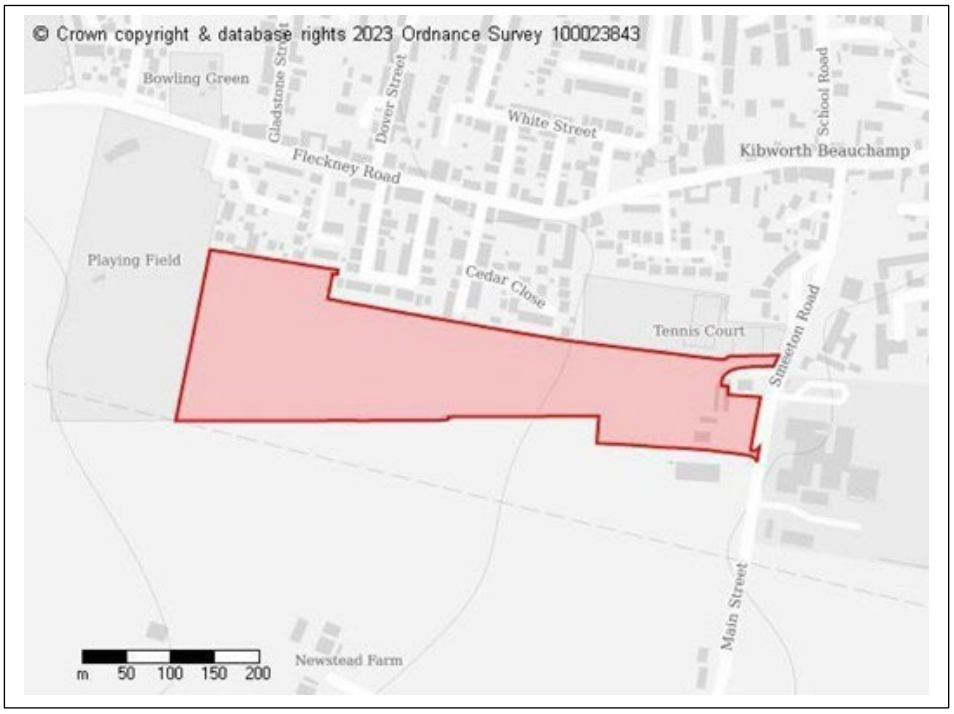
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site has minimal connection to the existing settlement form.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8061

Site Name: Land west of Smeeton Road

Nearest Settlement: Kibworth



Site Area (Ha): 7.99	**Developable Area (Ha):** 7.99
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential, agriculture, medical centre, park, secondary school
Estimated Dwelling Capacity: 150	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

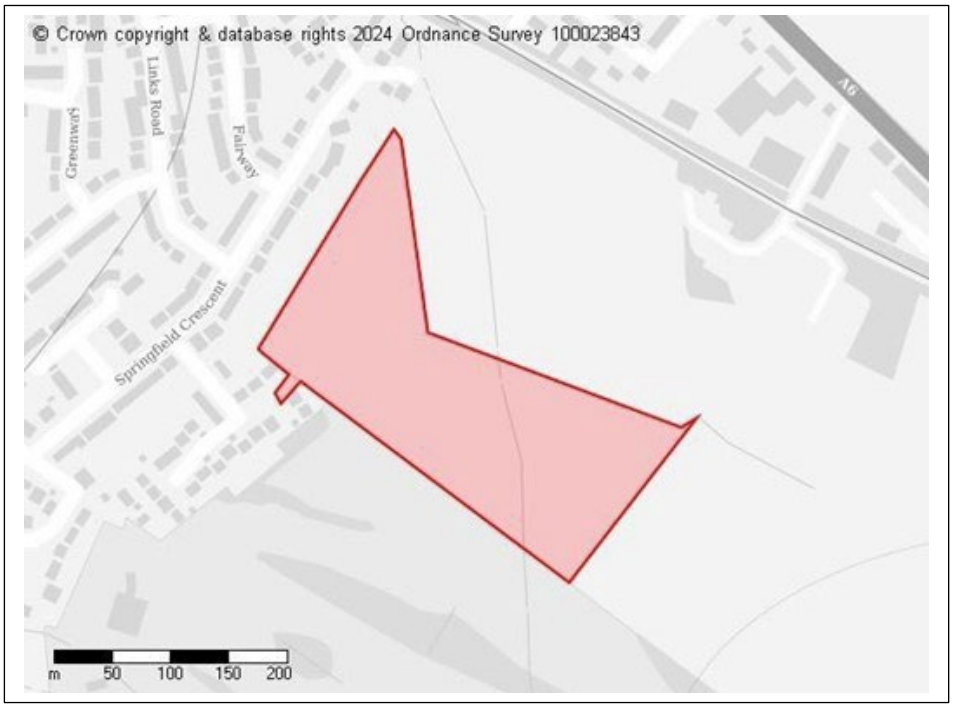
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Kibworth Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10478

Site Name: Land at Wentworth Close

Nearest Settlement: Kibworth



Site Area (Ha): 4.74	**Developable Area (Ha):** 3.34
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Dwellings, agriculture
Estimated Dwelling Capacity: 63	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

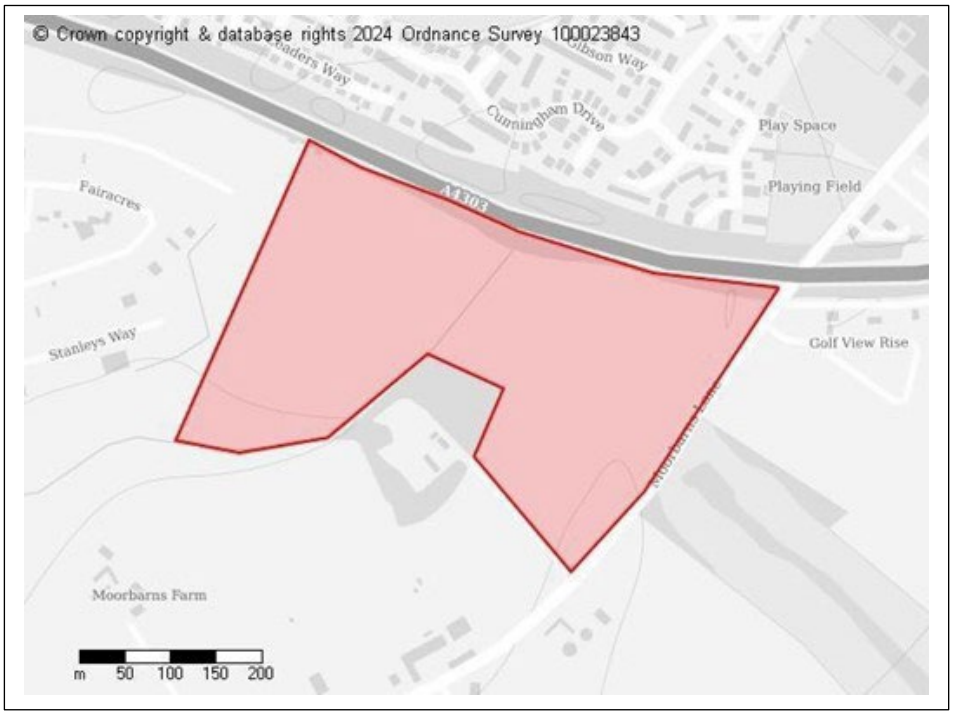
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site has minimal connection to the existing settlement form.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 9301

Site Name: Land to the west of Moorbarns Lane (Employment)

Nearest Settlement: Lutterworth



Site Area (Ha): 13	**Developable Area (Ha):** 13
Proposed Use: Gen Employment	**Current Use/s:** Agriculture
Adjacent Land uses:	A4303, Gypsy, Traveller and Showpeople site, Golf course, agricultural land, Land South of Lutterworth employment allocation for B1 uses (Policy L2) and waste disposal facility.
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** 45,500
Deliverable or Developable:	Developable ELR: Site is considered available. Site is not commercially attractive or deliverable.
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

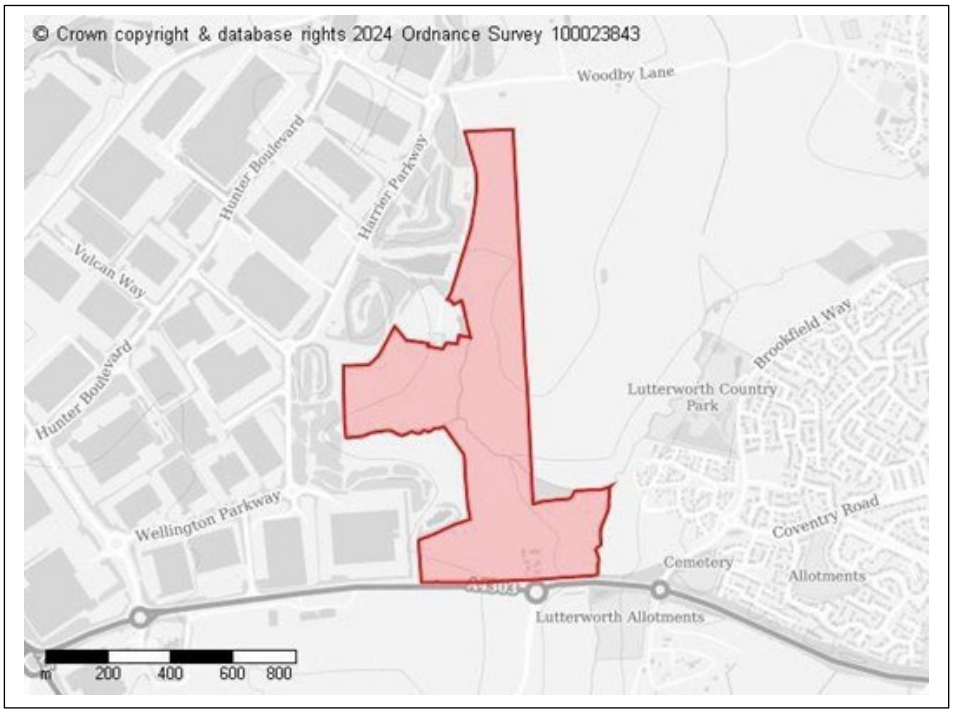
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	NA
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	NA
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes. Site is adjacent to the settlement boundary, although separated from it by the A4303 (a major physical barrier). In close proximity to the M1. The western part of the site adjoins an existing allocated Local Plan employment site which is to be real
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	No. While the scale is appropriate to Lutterworth (the District's 2nd largest economic centre), it is inappropriate in scale in combination with committted employment provision in Lutterworth.
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10238

Site Name: Land north of the A4303 and west of Lutterworth

Nearest Settlement: Lutterworth



Site Area (Ha): 45.99	**Developable Area (Ha):** 45.99
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Woodland adjacent to the western boundary of the site, Magna Park logistics and distribution beyond. New employment uses currently being development to the south, and new housing development and agricultural land to the east. North of the site is agricult
Estimated Dwelling Capacity: 531	**Estimated Employment/ Retail Floorspace (M^2):** 39,220
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

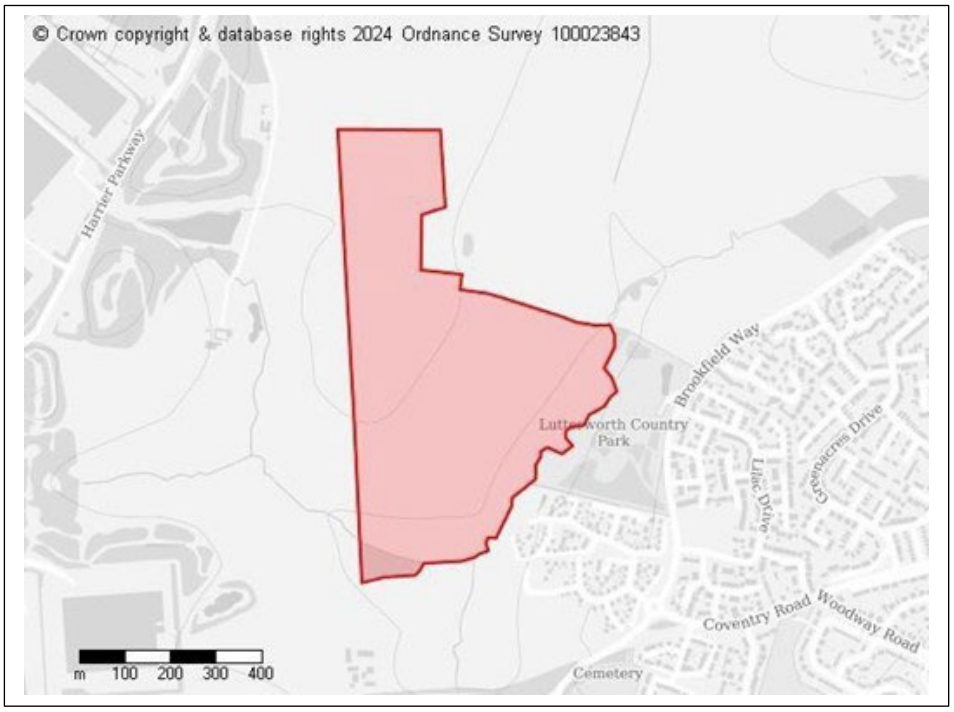
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is not well related to the existing built form of Lutterworth.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inapropriate scale
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	No. The site is not well related to the existing built form of Lutterworth. Seperated from emplopyment area (Magna Park) by Magna Wood.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Bitteswell/Magna Park/Lutterworth Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10082

Site Name: Land north of the A4303, west of Lutterworth

Nearest Settlement: Lutterworth



Site Area (Ha): 32.87	**Developable Area (Ha):** 32.87
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Lutterworth Country Park and the Mulberry housing development off the Coventry Road (ref 15/01665/OUT) are located adjacent to the east of the site, agricultural land to the north, south, and west. Magna Park logistics and distribution park is located cir
Estimated Dwelling Capacity: 617	**Estimated Employment/ Retail Floorspace (M^2):** Not specified
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developeable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

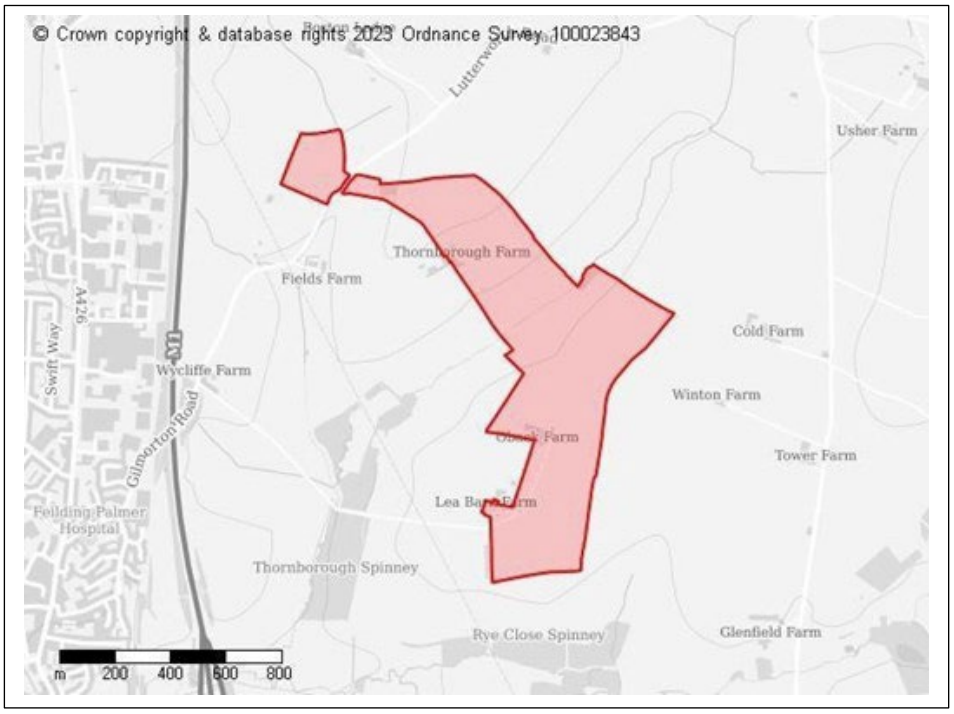
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site has minimal connection to the existing built form of Lutterworth.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inapropriate scale
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	No. The site has minimal connection to the existing built form of Lutterworth. Does not adjoin Magna Park.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	No. Scale of employment not quantified. Potentially appropriate to the Lutterworth (the districts 2nd largest economic centre). However, inappropriate in combination with employment provision at committed SDA.
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Bitteswell/Magna Park/Lutterworth Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8152

Site Name: North and South of Gilmorton Road (Extension to Lutterworth East SDA)

Nearest Settlement: Lutterworth



Site Area (Ha): 51.93	**Developable Area (Ha):**
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture. Land to the west of the site is an allocated Strategic Development Area (East of Lutterworth SDA).
Estimated Dwelling Capacity: 716	**Estimated Employment/ Retail Floorspace (M^2):** 17,640
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developeable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

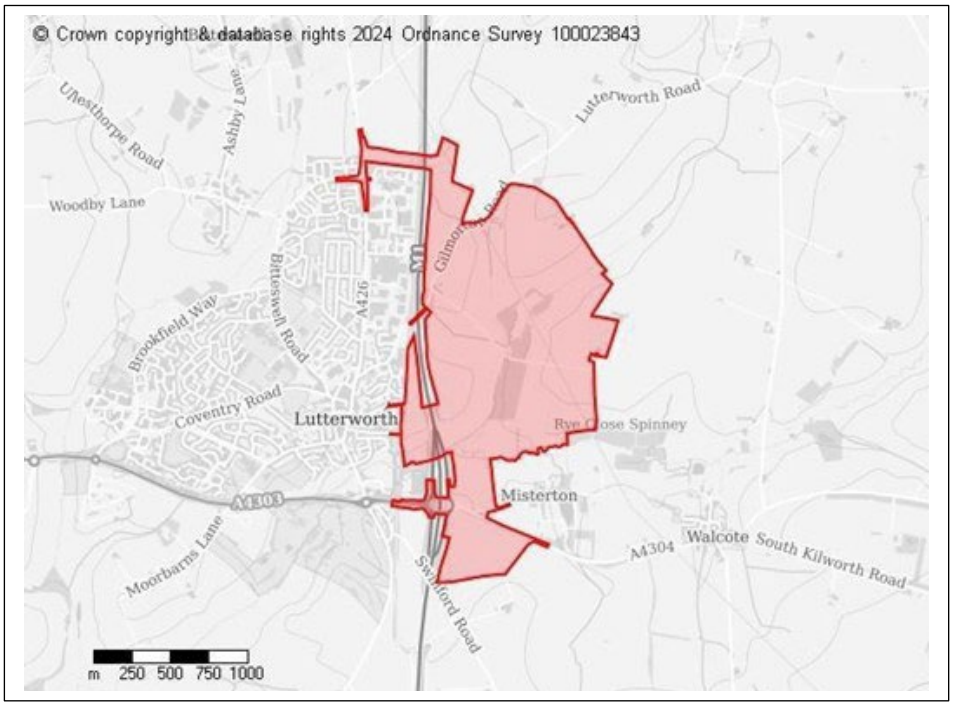
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. Dependent on delivery of the SDA.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	No. Dependent on delivery of the SDA.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12210

Site Name: L1 Land East of Lutterworth

Nearest Settlement: Lutterworth



Site Area (Ha): 211.39	**Developable Area (Ha):** 203.39
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Agricultural, residential, employment
Estimated Dwelling Capacity: 2,750	**Estimated Employment/ Retail Floorspace (M^2):** 86000
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable within 5 years, Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

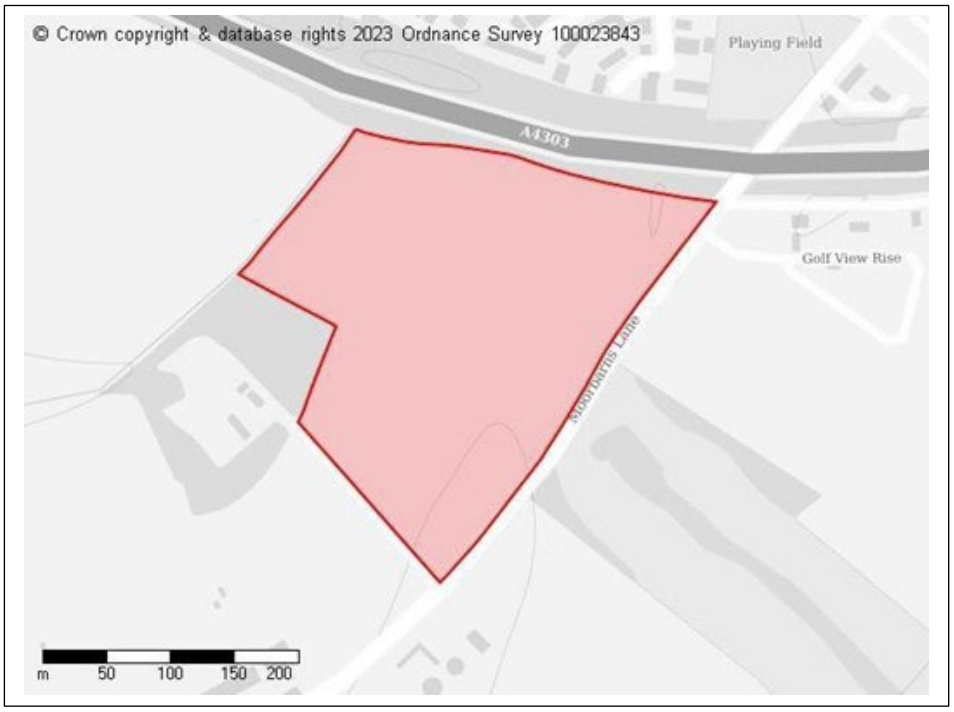
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site has planning permission.
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8136

Site Name: Land off Moorbarns Lane

Nearest Settlement: Lutterworth



Site Area (Ha): 6.69	**Developable Area (Ha):** 6.69
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, golf course, household waste site and A4303
Estimated Dwelling Capacity: 63	**Estimated Employment/ Retail Floorspace (M^2):** 12,730
Deliverable or Developable:	Developable ELR: Site considered available. Potentially achievable subject to market appeal and amenity concerns, access to be investigated and potential contamination could delay the site and affect viability. Site not commercially attractive or develo
SHELAA Timeframe:	Developeable in 11-15 years
Brownfield/Greenfield:	Greenfield

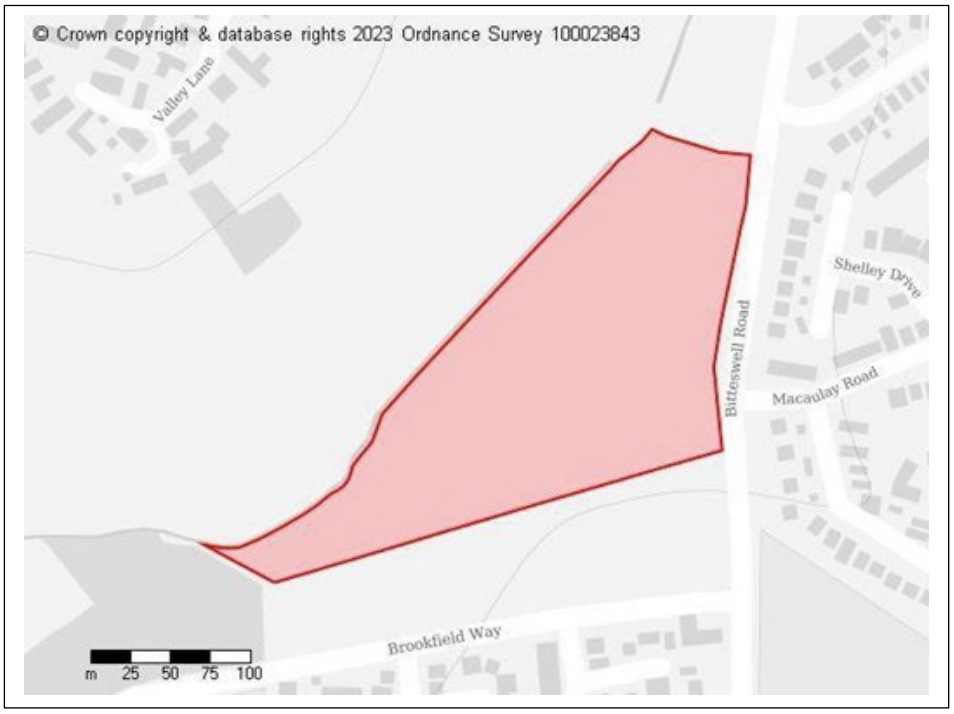
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. Adjoins Lutterworth but is beyond physical barrier of A4303.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	No. Does not adjoin an existing employment area, and is beyond physical barrier of A4303.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes. Scale is appropriate to Lutterworth, the District's 2nd largest economic centre.
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8034

Site Name: Land off Bitteswell Road

Nearest Settlement: Lutterworth



Site Area (Ha): 3.93	**Developable Area (Ha):** 3.93
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture and housing to east of Bitteswell Road
Estimated Dwelling Capacity: 74	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

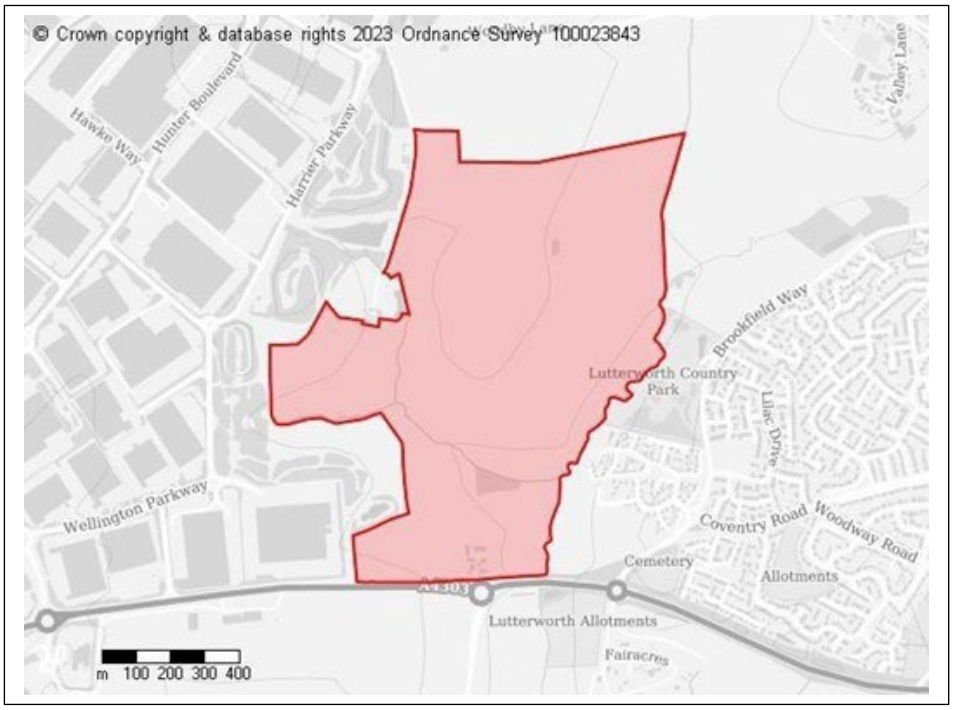
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. Not well related to built form of Lutterworth.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Site lies within Bitteswell/Lutterworth/Magna Park Area of Separation
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8191

Site Name: Land north of Coventry Road

Nearest Settlement: Lutterworth



Site Area (Ha): 93.54	**Developable Area (Ha):** 93.54
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, woodland & country park and committed residential / employment
Estimated Dwelling Capacity: 1403	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

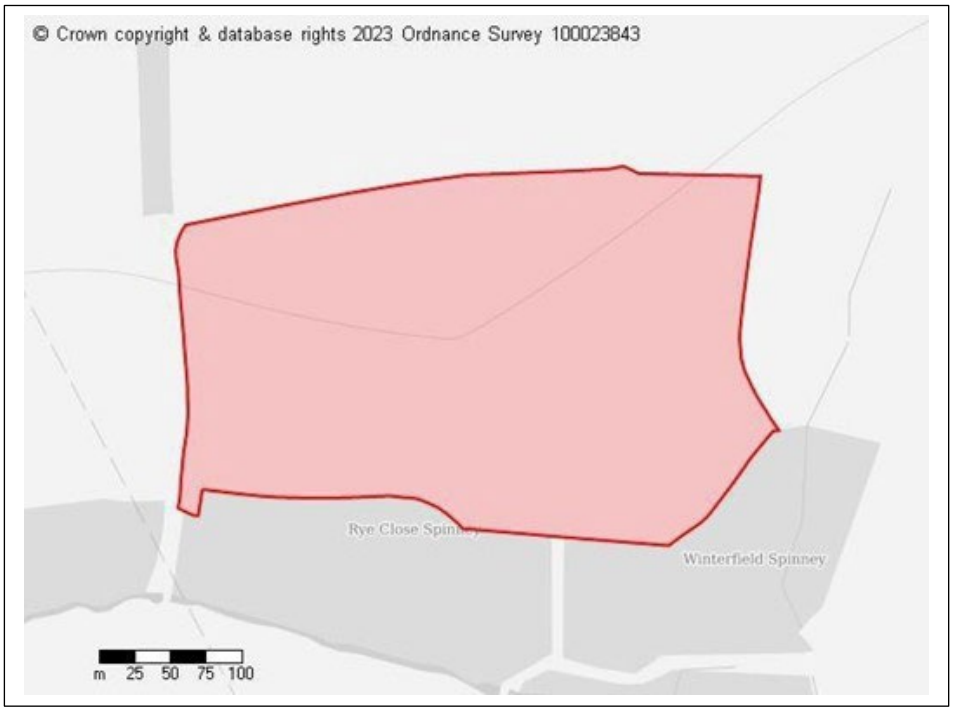
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site has minimal connection to the existing built form of Lutterworth.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inapropriate scale
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Bitteswell/Magna Park/Lutterworth Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8107

Site Name: Land North West of Walcote

Nearest Settlement: Lutterworth



Site Area (Ha): 9.27	**Developable Area (Ha):** 9.27
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture and woodland
Estimated Dwelling Capacity: 174	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

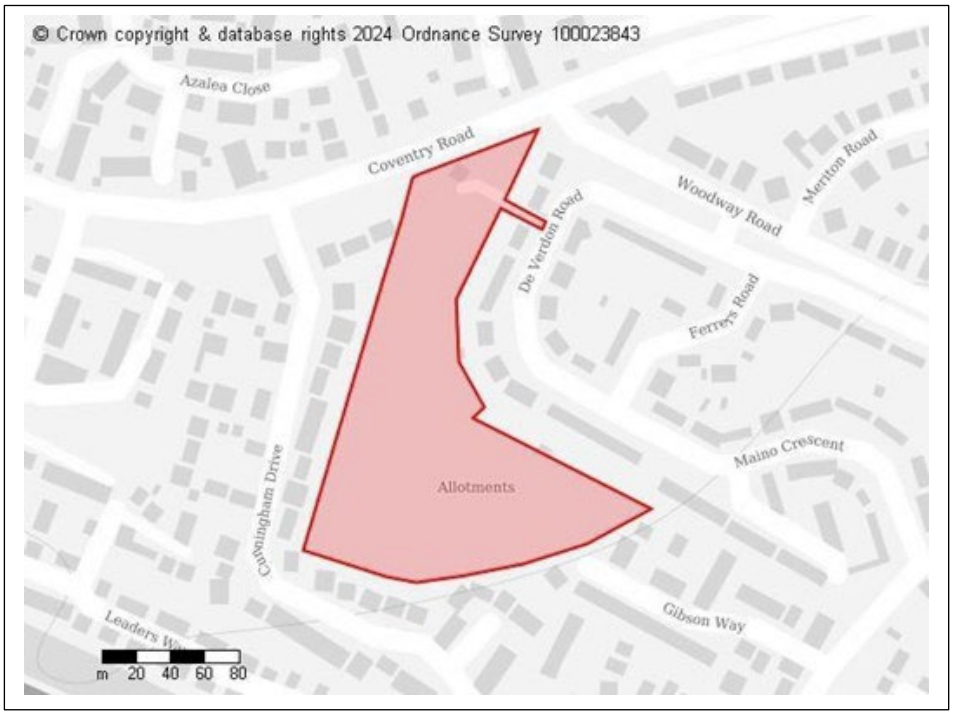
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. Dependent on delivery of the SDA.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12203

Site Name: Allotments, De Verdon Road

Nearest Settlement: Lutterworth



Site Area (Ha): 2.15	**Developable Area (Ha):** 2.15
Proposed Use: Residential	**Current Use/s:** Former allotments now green space
Adjacent Land uses:	Residential
Estimated Dwelling Capacity: 72	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	Greefield

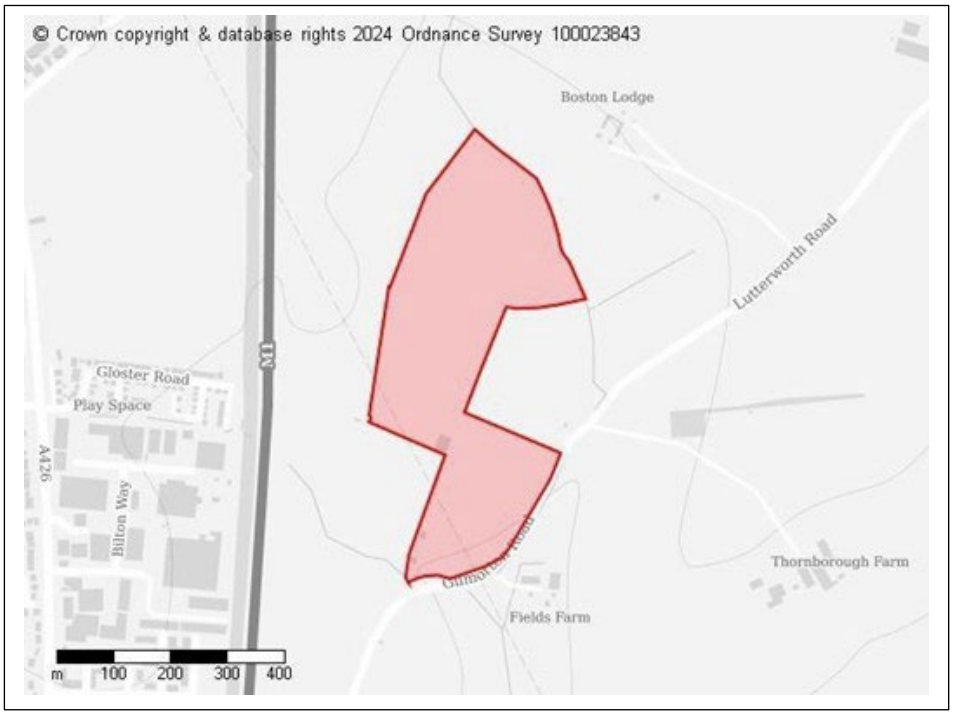
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site has planning permission and construction has commenced.
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10318

Site Name: Land at Gilmorton Road

Nearest Settlement: Lutterworth



Site Area (Ha): 15.12	**Developable Area (Ha):** 15.12
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Agricultural, north of Lutterworth East Strategic Development Area (SDA)
Estimated Dwelling Capacity: 124	**Estimated Employment/ Retail Floorspace (M^2):** 6,545
Deliverable or Developable:	Developable
SHELAA Timeframe:	Deliverable in 6-10 years
Brownfield/Greenfield:	Greenfield

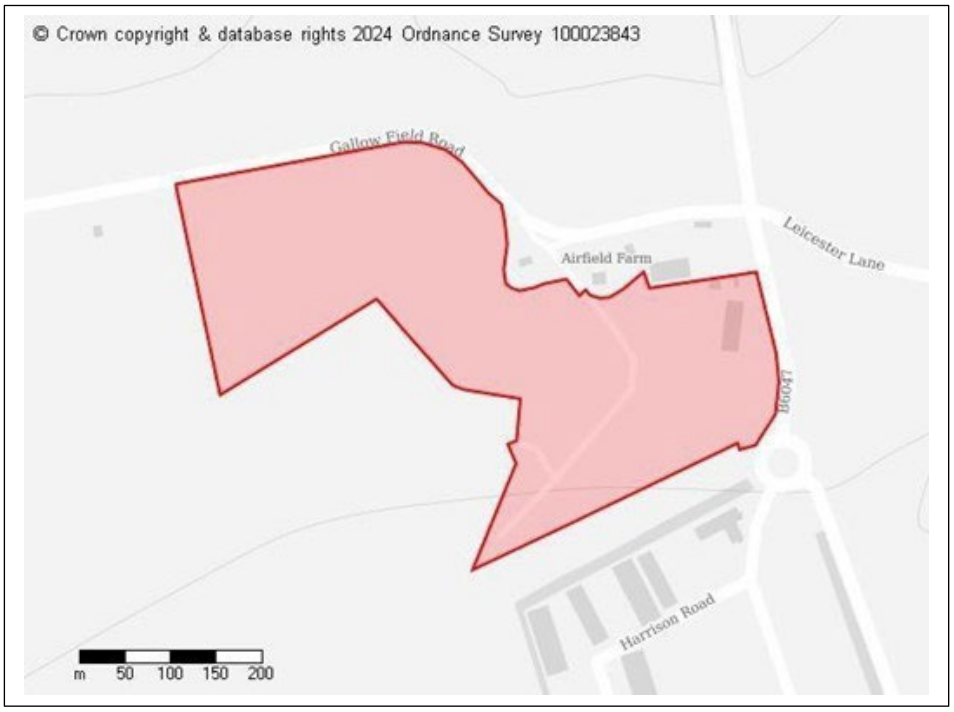
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. Dependent on delivery of the SDA.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	No. Dependent on delivery of the SDA.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10242

Site Name: Harborough Road

Nearest Settlement: Market Harborough



Site Area (Ha): 13.19	**Developable Area (Ha):** 6
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agricultural, residential, industrial/storage
Estimated Dwelling Capacity: 113	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

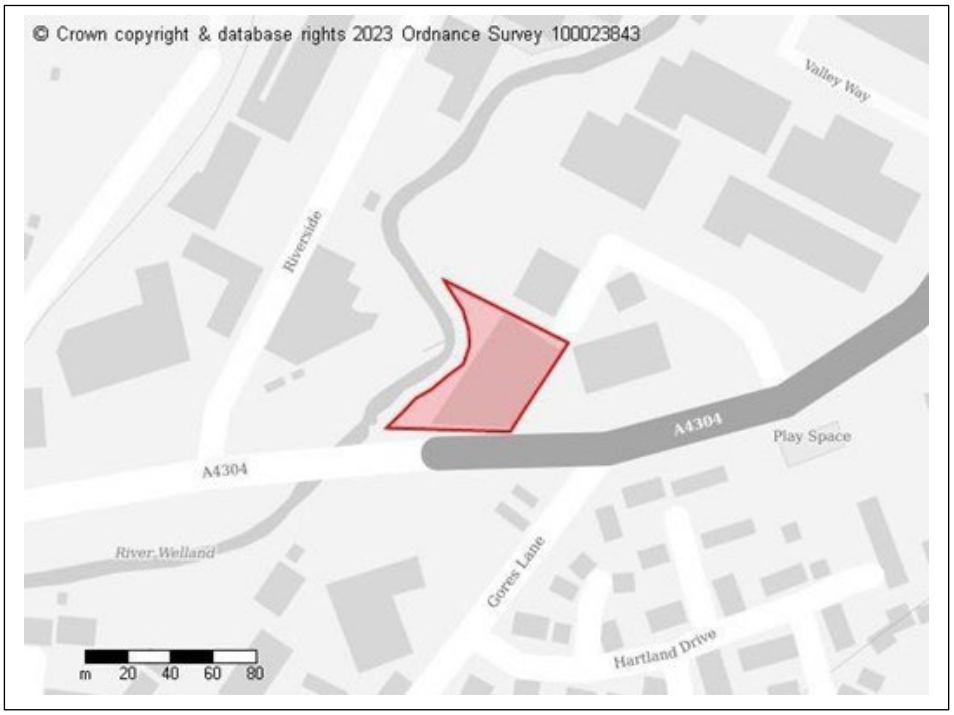
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	Site has planning permisison for employment use
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8121

Site Name: Rockingham Road Industrial Estate (Plot 13)

Nearest Settlement: Market Harborough



Site Area (Ha): 0.27	**Developable Area (Ha):** 0.27
Proposed Use: Residential	**Current Use/s:** Employment (industrial unit)
Adjacent Land uses:	Retail (bulky-goods warehouses), employment (industrial), river Welland
Estimated Dwelling Capacity: 8	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years
Brownfield/Greenfield:	PDL

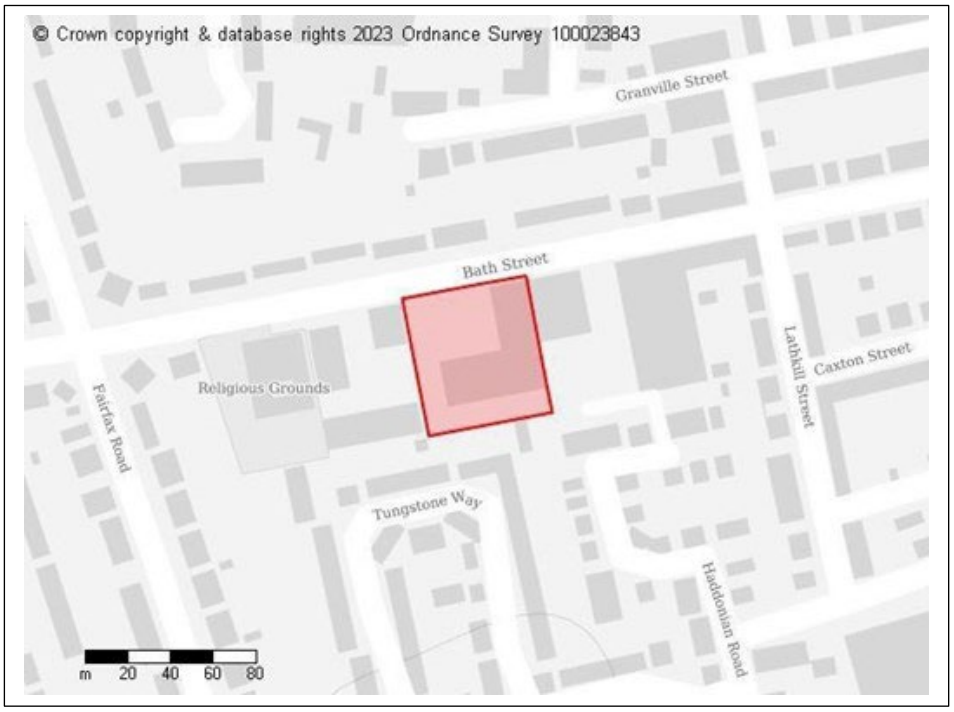
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site comprises an existing building within a protected General Employment area and is not appropriate for assessment for residential use.
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8189

Site Name: Courtyard Workshops, off Bath Street

Nearest Settlement: Market Harborough



Site Area (Ha): 0.38	**Developable Area (Ha):** 0.38
Proposed Use: Gen Employment	**Current Use/s:** Employment (industrial units)
Adjacent Land uses:	Residential, employment
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** 1,482
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	PDL

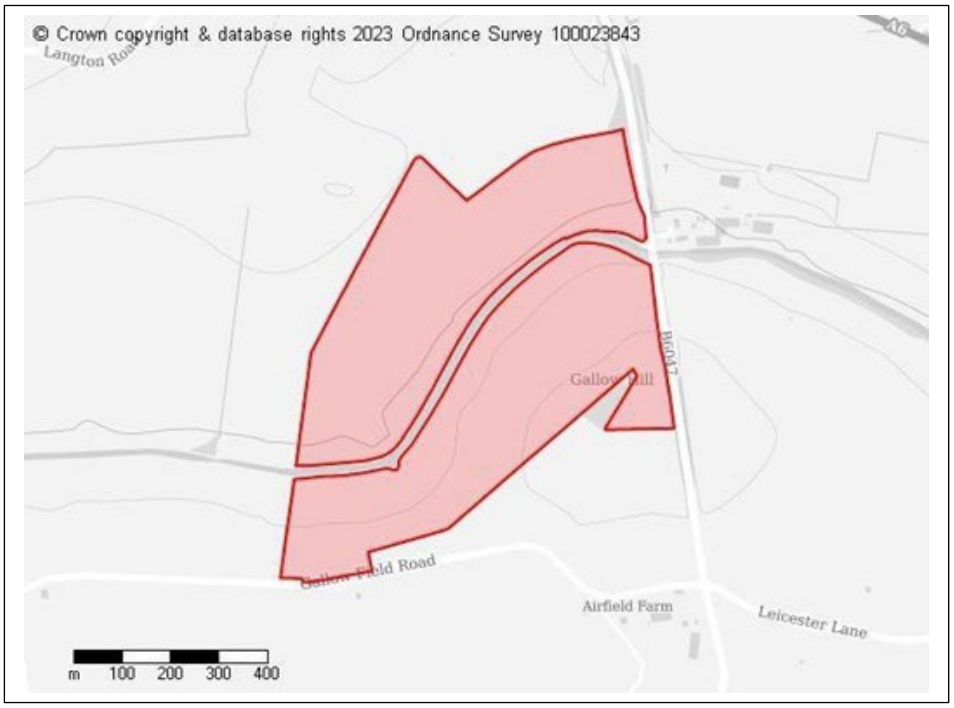
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	NA
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	NA
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	Redevelopment of existing employment site for employment use-no net gain
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8222

Site Name: Land north of Gallow Field Road

Nearest Settlement: Market Harborough



Site Area (Ha): 41.58	**Developable Area (Ha):** 41.58
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, Market Harborough Showground (south), JG Pears animal by-product and food waste (east).
Estimated Dwelling Capacity: 624	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

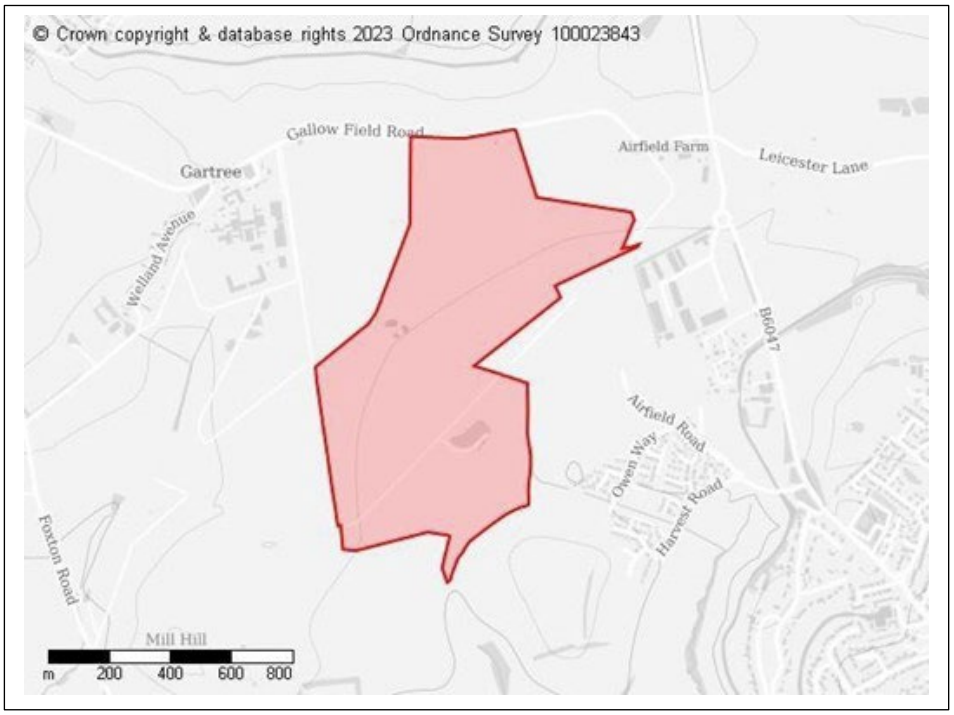
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is unrelated to the existing built form of Market Harborough
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. Southern part of site is in Foxton Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8234

Site Name: Land south of Gallow Field Road

Nearest Settlement: Market Harborough



Site Area (Ha): 76.08	**Developable Area (Ha):** 58.08
Proposed Use: Residential	**Current Use/s:** Agriculture and agricultural showground
Adjacent Land uses:	Business park, agriculture, prison and residential development currently under construction
Estimated Dwelling Capacity: 871	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

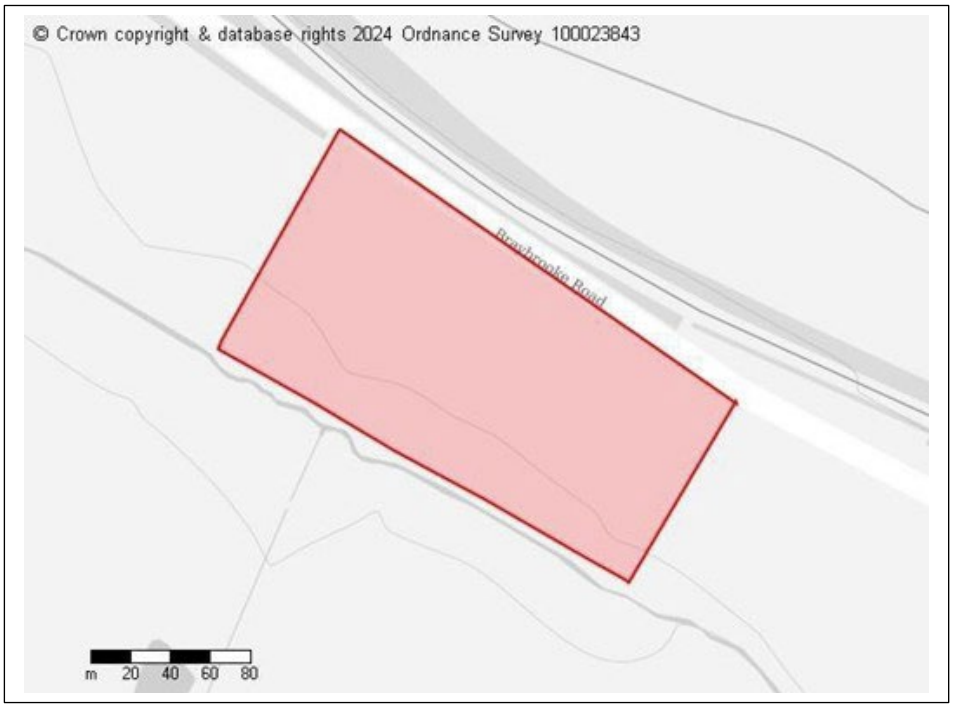
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes.
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. Southern part of the site is within the Lubenham Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10170

Site Name: Land to the South of Braybrooke Road

Nearest Settlement: Market Harborough



Site Area (Ha): 2.69	**Developable Area (Ha):** 2.58
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, housing
Estimated Dwelling Capacity: 48	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

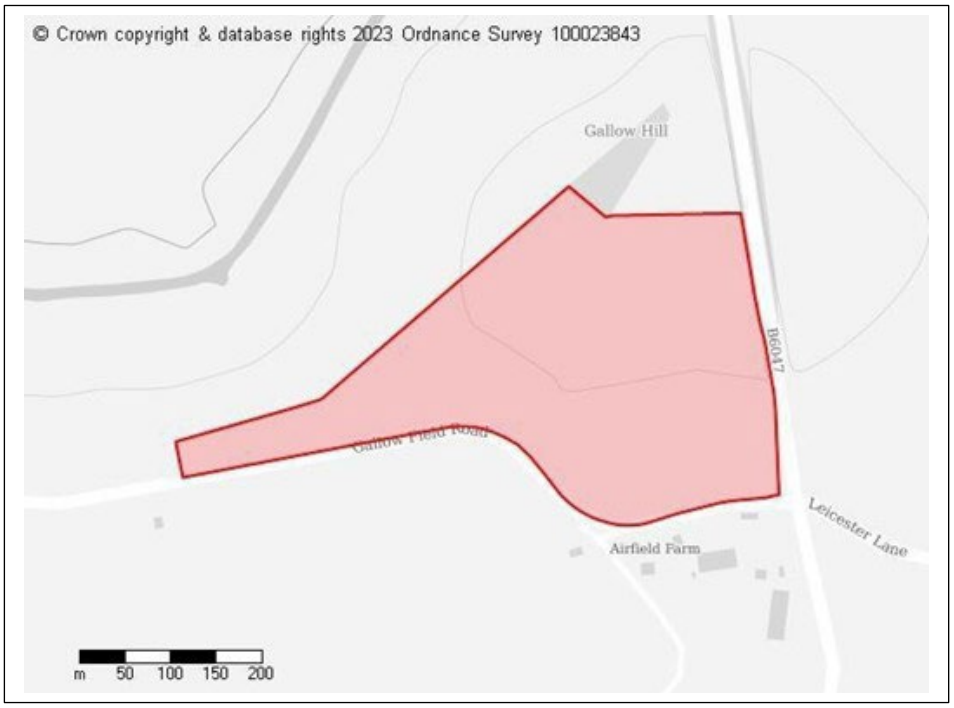
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is in open countryside in an isolated location and unrelated to the built form of Market Harborough.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8019

Site Name: Land west of Harborough Road

Nearest Settlement: Market Harborough



Site Area (Ha): 12.28	**Developable Area (Ha):** 12.01
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture and mixed use
Estimated Dwelling Capacity: 225	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

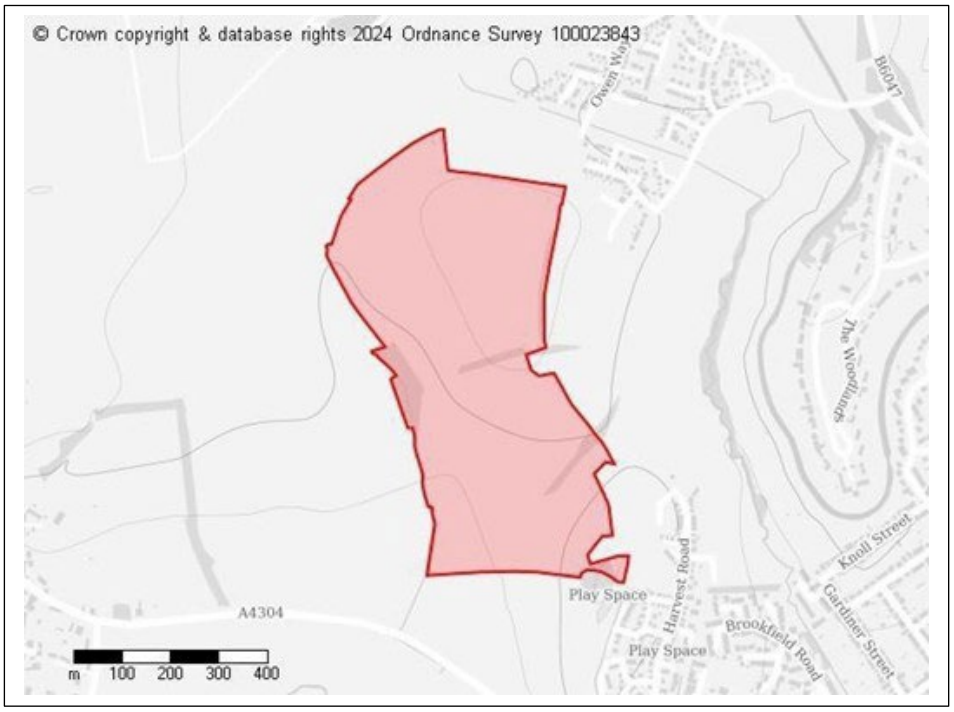
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. Southern part of site is in Foxton Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10489

Site Name: West of Market Harborough

Nearest Settlement: Market Harborough



Site Area (Ha): 31.79	**Developable Area (Ha):** 31.79
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential
Estimated Dwelling Capacity: 596	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

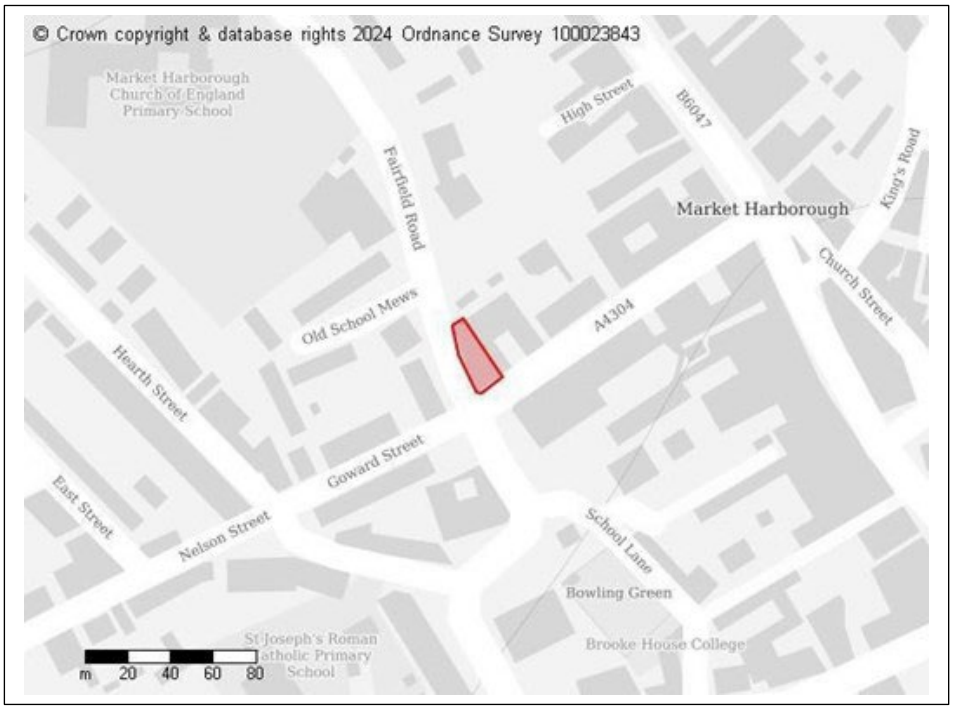
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. Site lies within the Lubenham Area of Seperation
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12218

Site Name: 20 Abbey Street

Nearest Settlement: Market Harborough



Site Area (Ha): 0.03	**Developable Area (Ha):** 0.03
Proposed Use: Residential	**Current Use/s:** Garage (vacant)
Adjacent Land uses:	Commercial, residential
Estimated Dwelling Capacity: 9	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	PDL

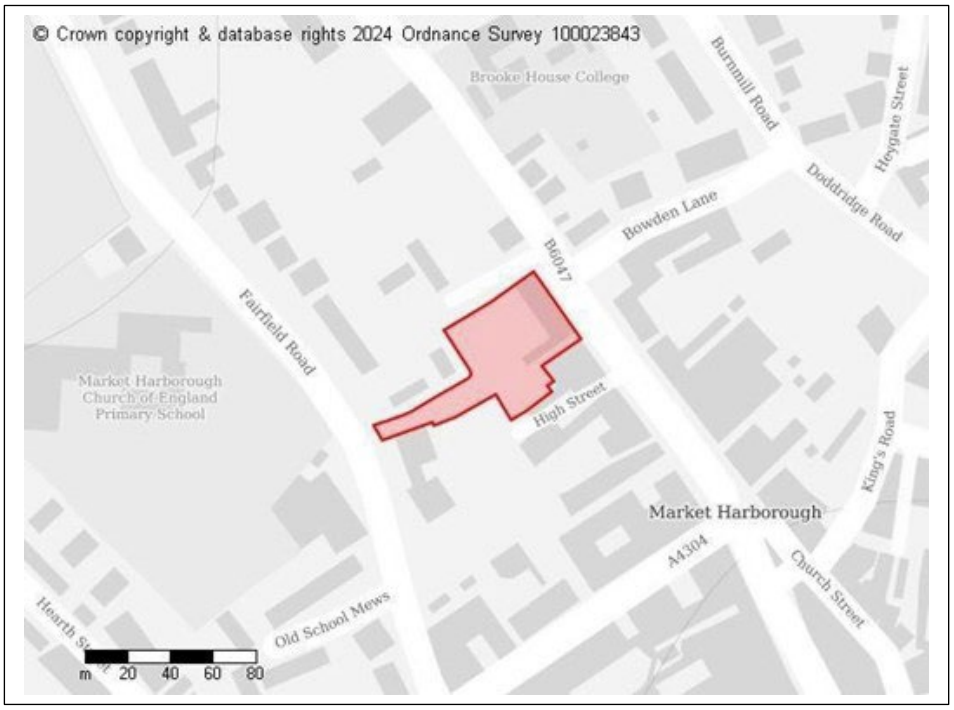
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site has planning permission and construction has commenced.
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12204

Site Name: 39, 40, 40a High Street, Market Harborough

Nearest Settlement: Market Harborough



Site Area (Ha): 0.26	**Developable Area (Ha):** 0.26
Proposed Use: Residential	**Current Use/s:** Offices
Adjacent Land uses:	Student halls to the south, retail, offices, cafes in the surrounding area, college and church opposite on High Street, car parking and residential to the rear.
Estimated Dwelling Capacity: 11	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	PDL

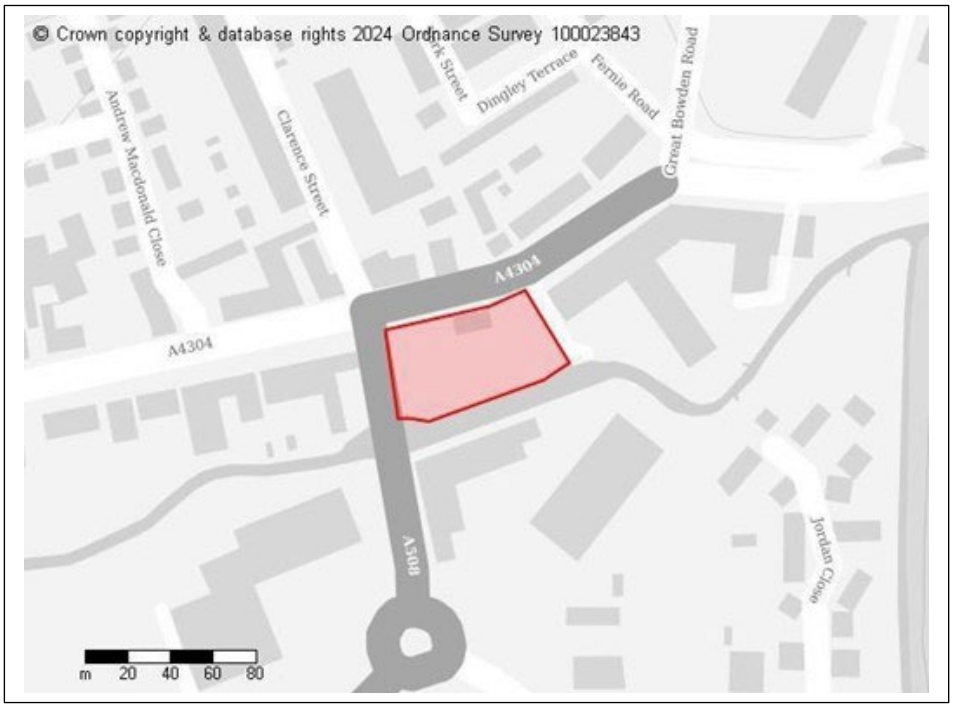
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site has planning permission and is a commited site
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12215

Site Name: Former Harboro' Rubber site

Nearest Settlement: Market Harborough



Site Area (Ha): 0.4	**Developable Area (Ha):** 0.4
Proposed Use: Residential	**Current Use/s:** Vacant brownfield land. Former Harborough Rubber Works Site.
Adjacent Land uses:	Residential flatted development, Listed buildings (Original North West Building at Harborough Rubber Works), A4304 road and the River Welland
Estimated Dwelling Capacity: 83	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	PDL

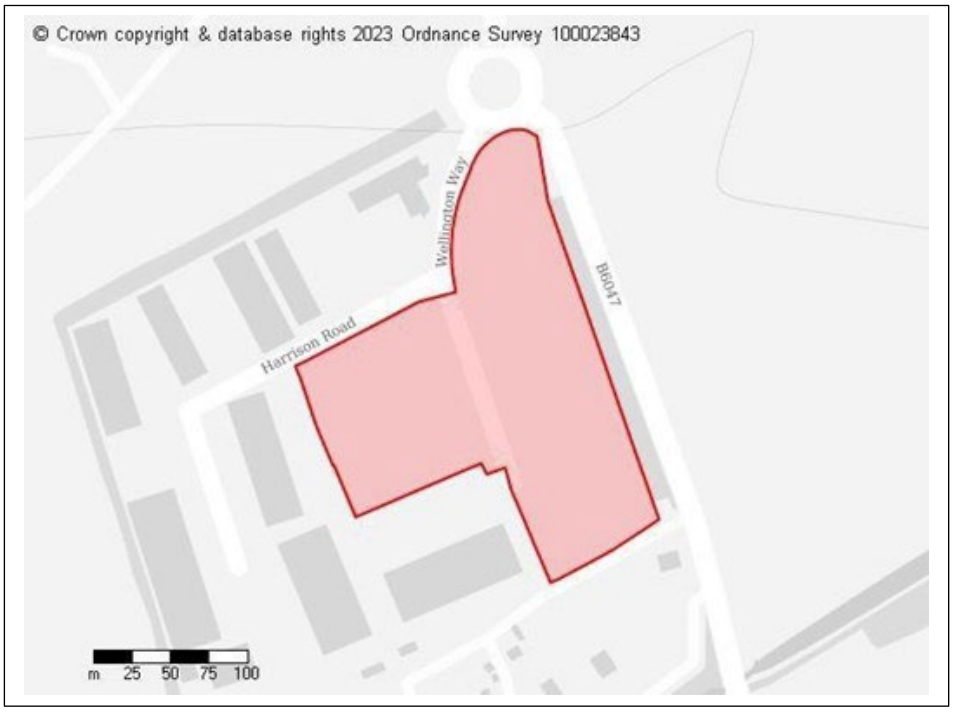
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site has planning permission and is a commited site
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8193

Site Name: Land at Airfield Business Park, west of Harborough Road

Nearest Settlement: Market Harborough



Site Area (Ha): 3.28	**Developable Area (Ha):** 3.28
Proposed Use: Gen Employment	**Current Use/s:** Serviced development site (part of Airfield Business Park)
Adjacent Land uses:	Business Park, Gypsy Traveller & Travelling Showpeople site, B6047 with agriculture beyond.
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** 12,792
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	Greenfield

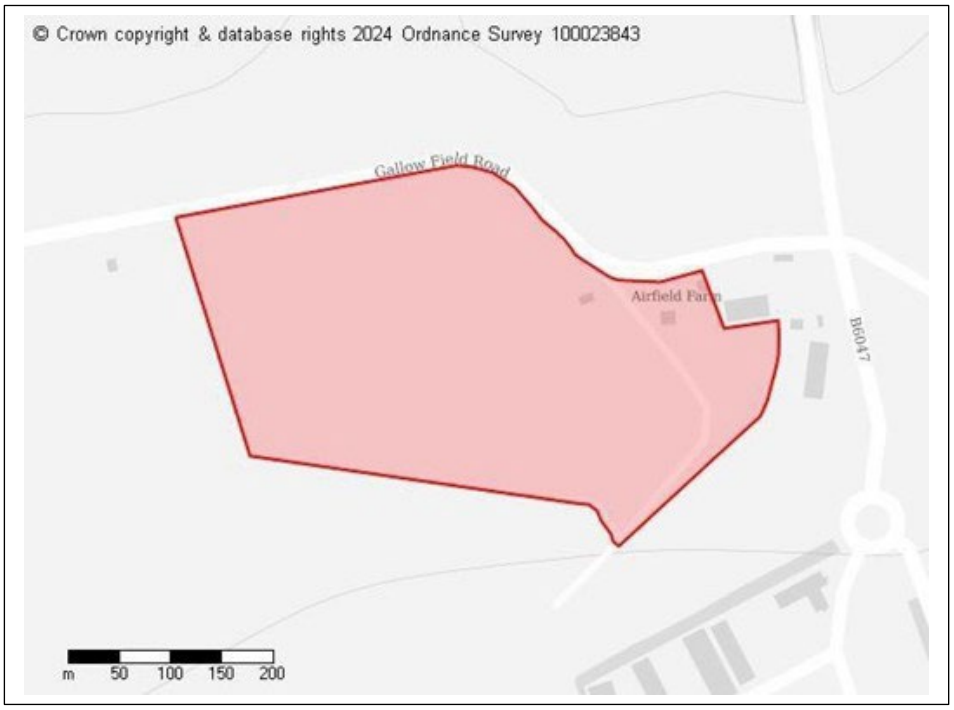
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	NA
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	NA
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site has planning permission and is a commited site
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12205

Site Name: MH4 land at Airfield Farm (Wellington Business Park)

Nearest Settlement: Market Harborough



Site Area (Ha): 13.21	**Developable Area (Ha):** 7.26
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential, industrial/storage
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** 28,314
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

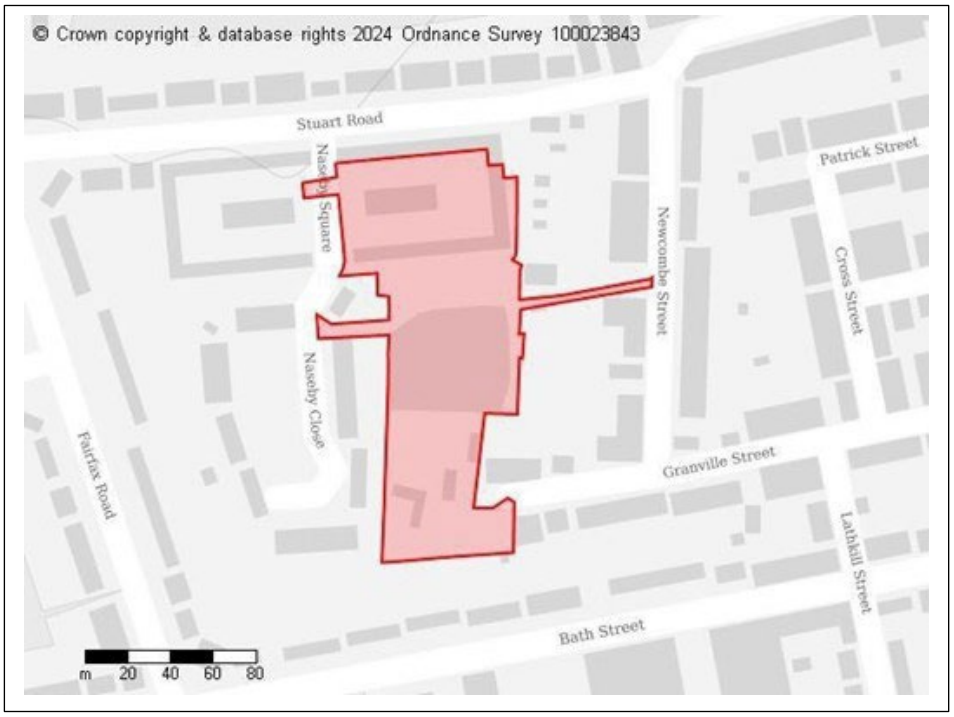
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	NA
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	NA
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site has planning permission and is a commited site
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12208

Site Name: Naseby Square

Nearest Settlement: Market Harborough



Site Area (Ha): 1.24	**Developable Area (Ha):** 1.24
Proposed Use: Residential	**Current Use/s:** Residential, green space
Adjacent Land uses:	Residential, commercial
Estimated Dwelling Capacity: 38	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Deliverable
SHELAA Timeframe:	Deliverable in 5 years
Brownfield/Greenfield:	PDL

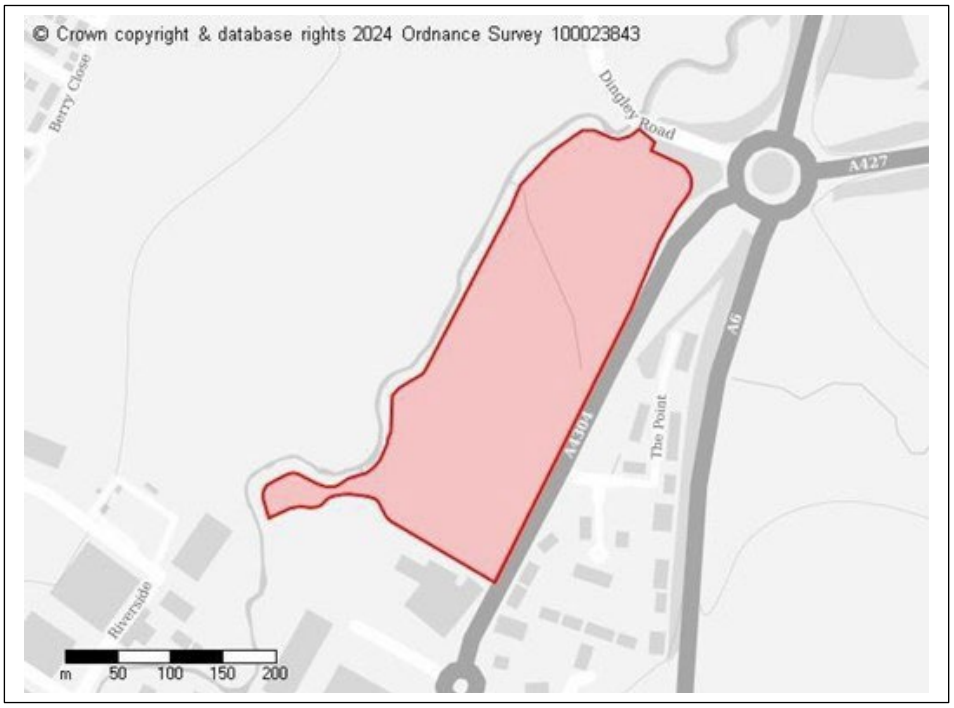
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site has planning permission and is a commited site
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10398

Site Name: Land West of Rockingham Road

Nearest Settlement: Market Harborough



Site Area (Ha): 6.3	**Developable Area (Ha):** 6.3
Proposed Use: Gen Employment	**Current Use/s:** Agriculture
Adjacent Land uses:	Agricultural to the west and north, The Point Business Park to the east, and office and retail to the south.
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** 25,200
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

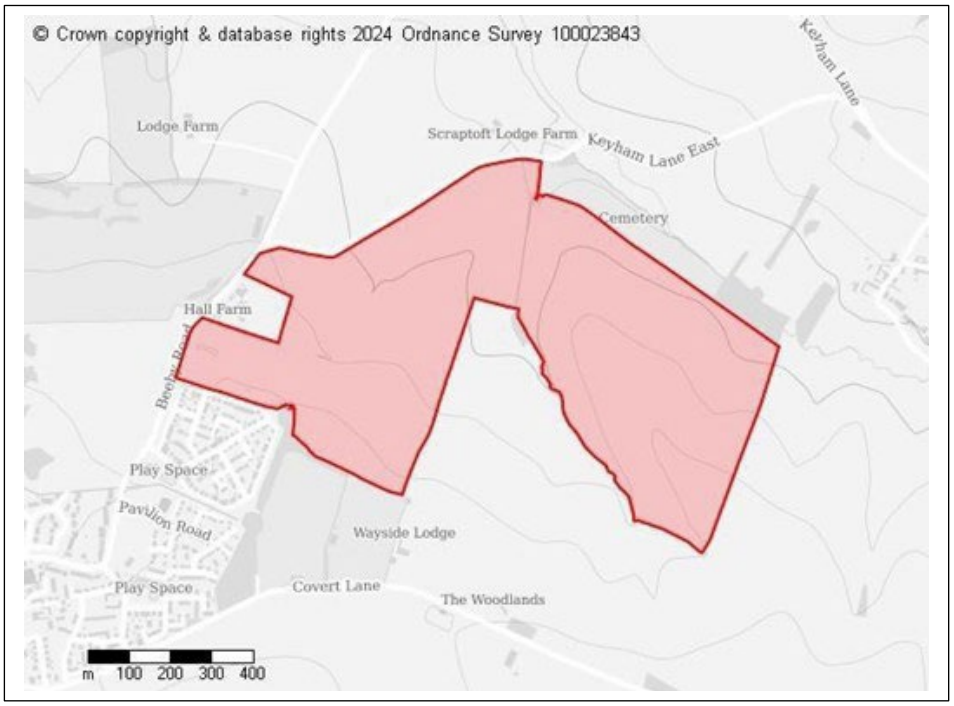
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	Yes. Could provide an appropriate extension to Euro Business Park (a GEA). Potential to support economic growth if employment uses.
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes. Scale is appropriate to Market Harborough (the districts largest economic centre)
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. Lies within the Local Plan Great Bowden/ Market Harborough Area of Separation
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10053

Site Name: Land east of Beeby Road

Nearest Settlement: Scraptoft



Site Area (Ha): 60.29	**Developable Area (Ha):** 60.29
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential and agricultural
Estimated Dwelling Capacity: 905	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

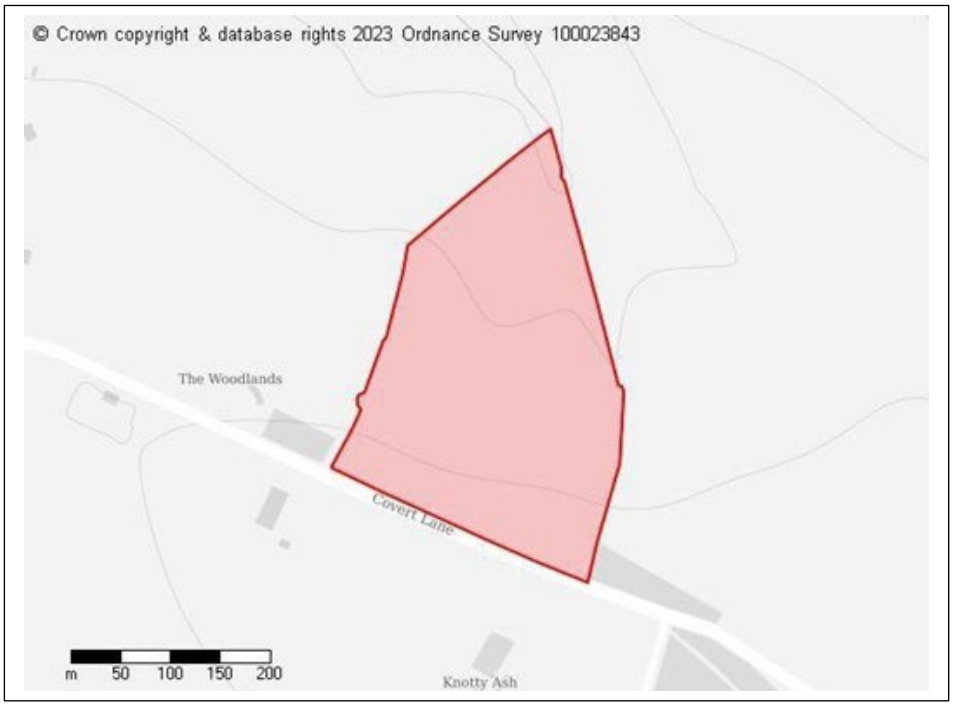
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site extends into open countryside. Only the western part of the site has a relationship with the built form of Scraptoft.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8137

Site Name: Land north of Covert Lane

Nearest Settlement: Scraptoft



Site Area (Ha): 7.75	**Developable Area (Ha):** 7.75
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture
Estimated Dwelling Capacity: 145	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

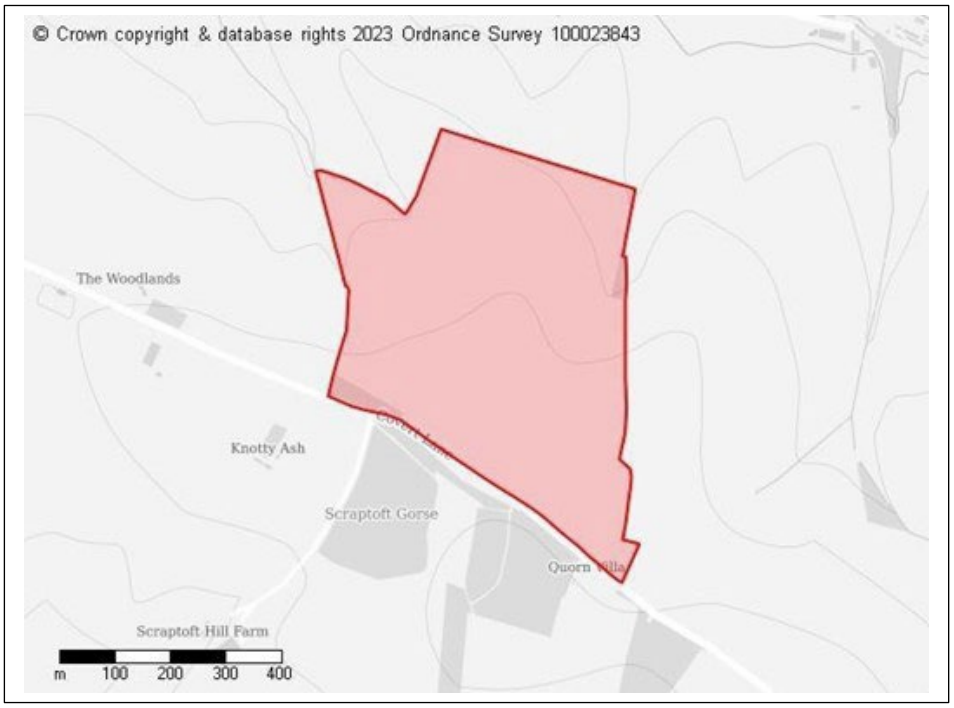
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is in open countryside in an isolated location and unrelated to the built form of Scraptoft.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8147

Site Name: Land north of Covert Lane (east)

Nearest Settlement: Scraptoft



Site Area (Ha): 28.56	**Developable Area (Ha):** 28.56
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture
Estimated Dwelling Capacity: 536	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

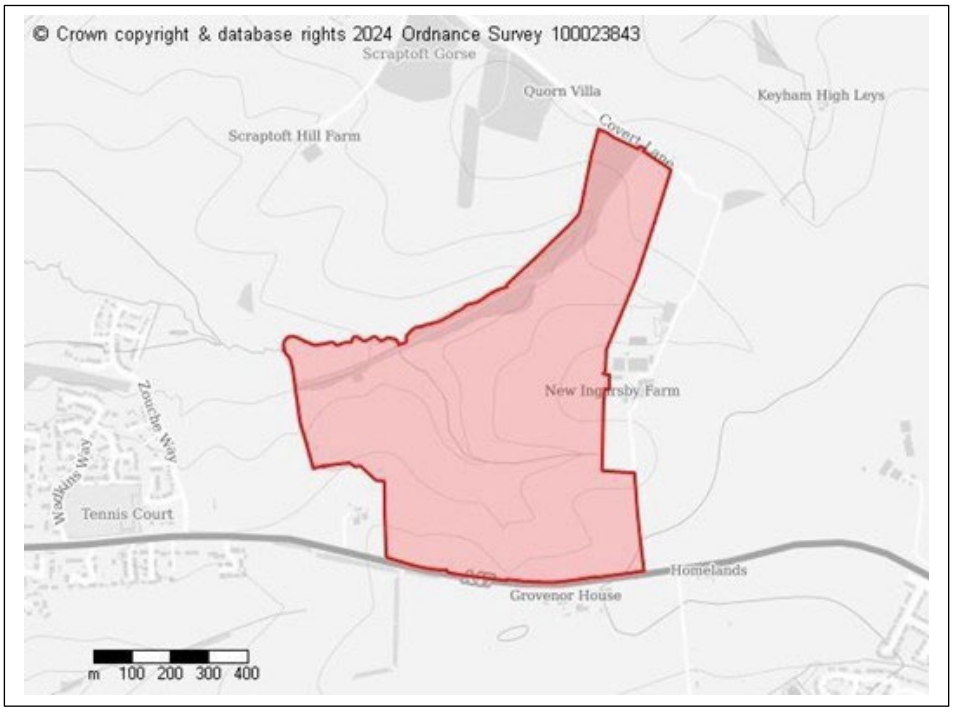
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is in open countryside in an isolated location and unrelated to the built form of Scraptoft.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10143

Site Name: Land north of Uppingham Road, Houghton on the Hill

Nearest Settlement: Scraptoft



Site Area (Ha): 56.9	**Developable Area (Ha):** 56.9
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential and agriculture
Estimated Dwelling Capacity: 845	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

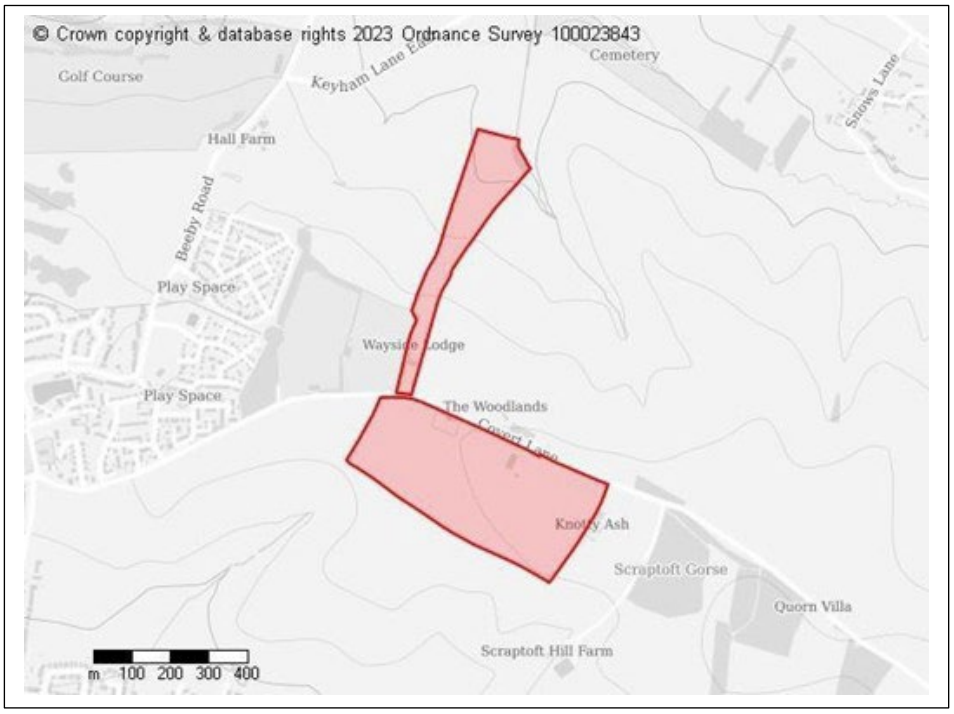
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is in open countryside in an isolated location and unrelated to the built form of Scraptoft.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8089

Site Name: Land north and south of Covert Lane

Nearest Settlement: Scraptoft



Site Area (Ha): 21.54	**Developable Area (Ha):** 21.54
Proposed Use: Residential	**Current Use/s:** Residential, equestrian, amenity, garden, covered reservoir
Adjacent Land uses:	Predominantly agriculture, sports pitches, equestrian, residential
Estimated Dwelling Capacity: 404	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Mixed

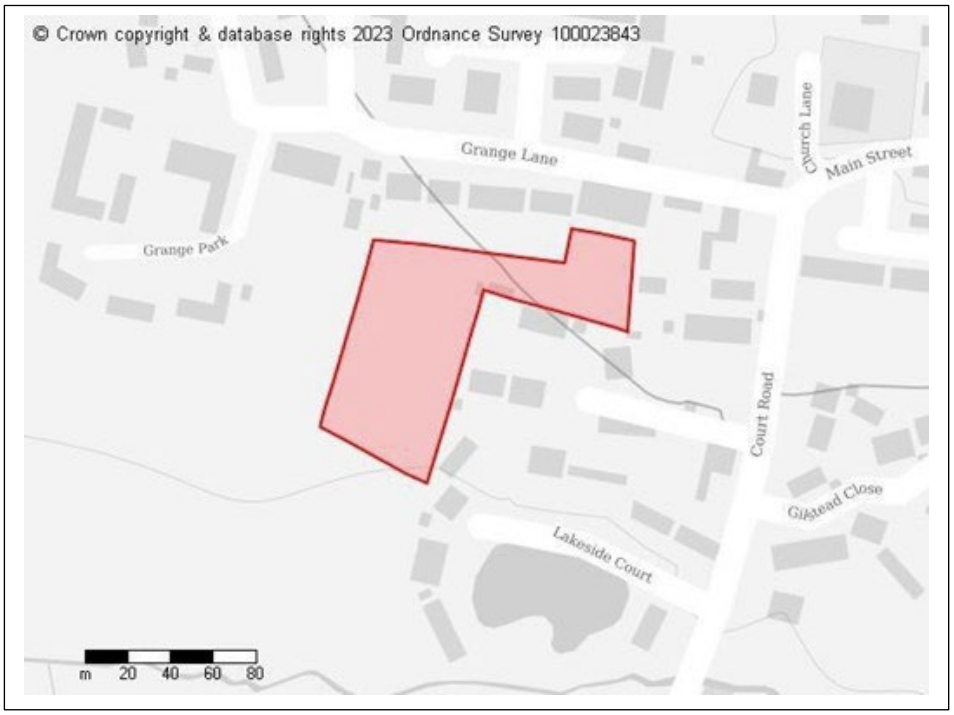
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	N/A
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	N/A
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8177

Site Name: Land rear of Firs Farm, The Square

Nearest Settlement: Thurnby & Bushby



Site Area (Ha): 0.77	**Developable Area (Ha):** 0.77
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Residential and agriculture
Estimated Dwelling Capacity: 19	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

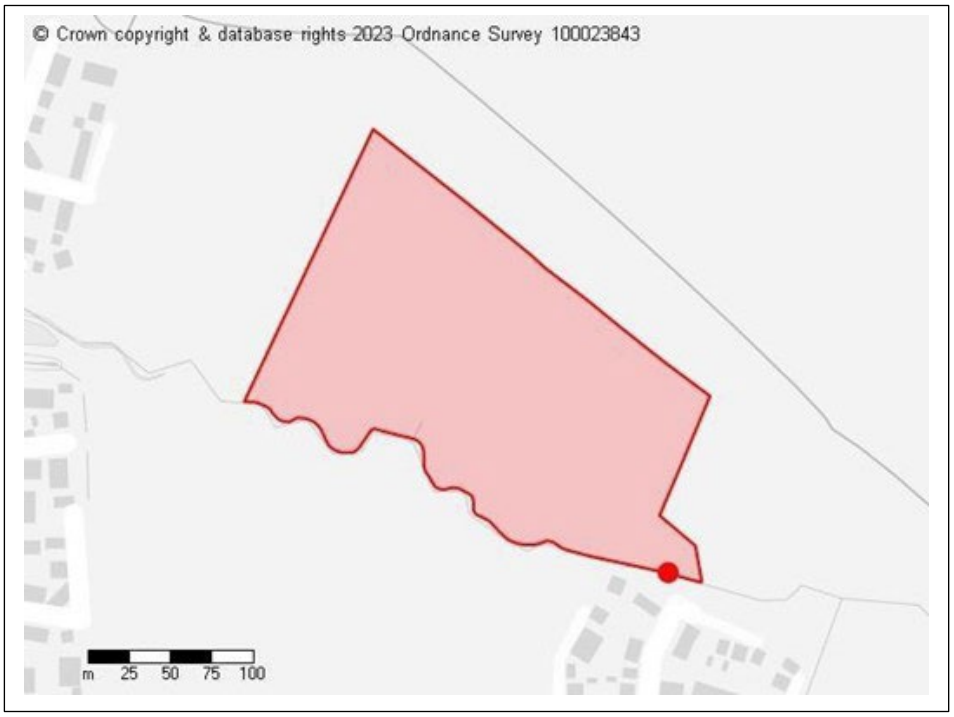
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	Lies within Thurnby/Leicester/Oadby Green Wedge
7-Are there any other reasons to exclude the site at this stage of the assessment?	
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8243

Site Name: Charles' Field, Land north of Thurnby Brook

Nearest Settlement: Thurnby & Bushby



Site Area (Ha): 3.81	**Developable Area (Ha):** 3.81
Proposed Use: Residential	**Current Use/s:** Agricultural
Adjacent Land uses:	Residential, agriculture, commited sports field
Estimated Dwelling Capacity: 71	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

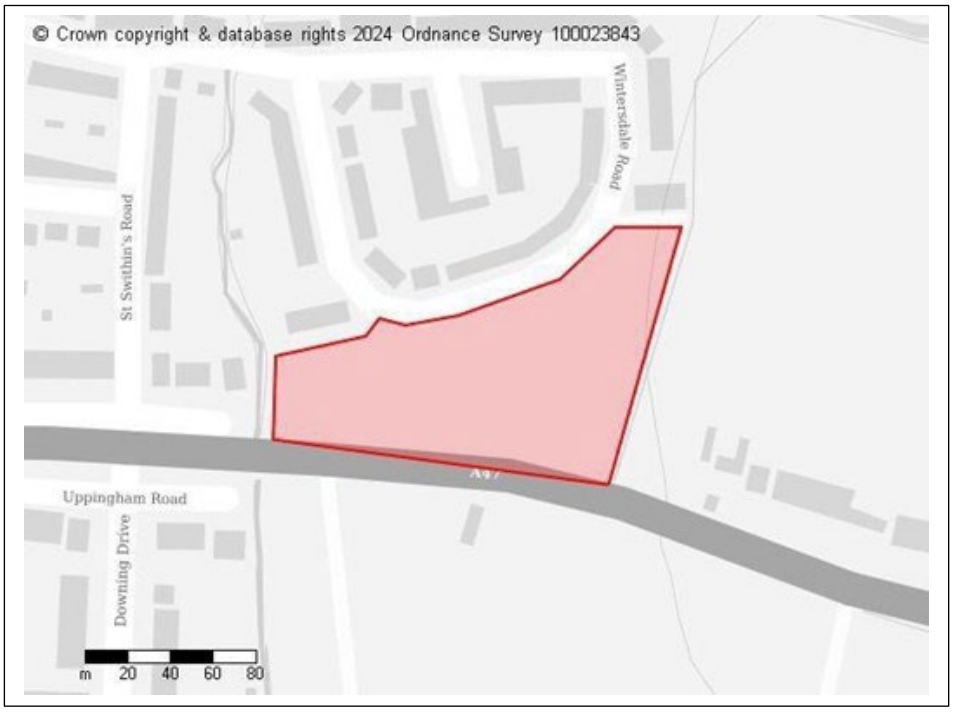
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	Yes. The site lies within the Local Plan Leicester/Scraptoft/Bushby Green Wedge.
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 9639

Site Name: Land adjacent to Wintersdale Road, Thurnby

Nearest Settlement: Thurnby & Bushby



Site Area (Ha): 1.23	**Developable Area (Ha):** 1.23
Proposed Use: Residential	**Current Use/s:** Vacant lot
Adjacent Land uses:	Agricultural, residential
Estimated Dwelling Capacity: 30	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

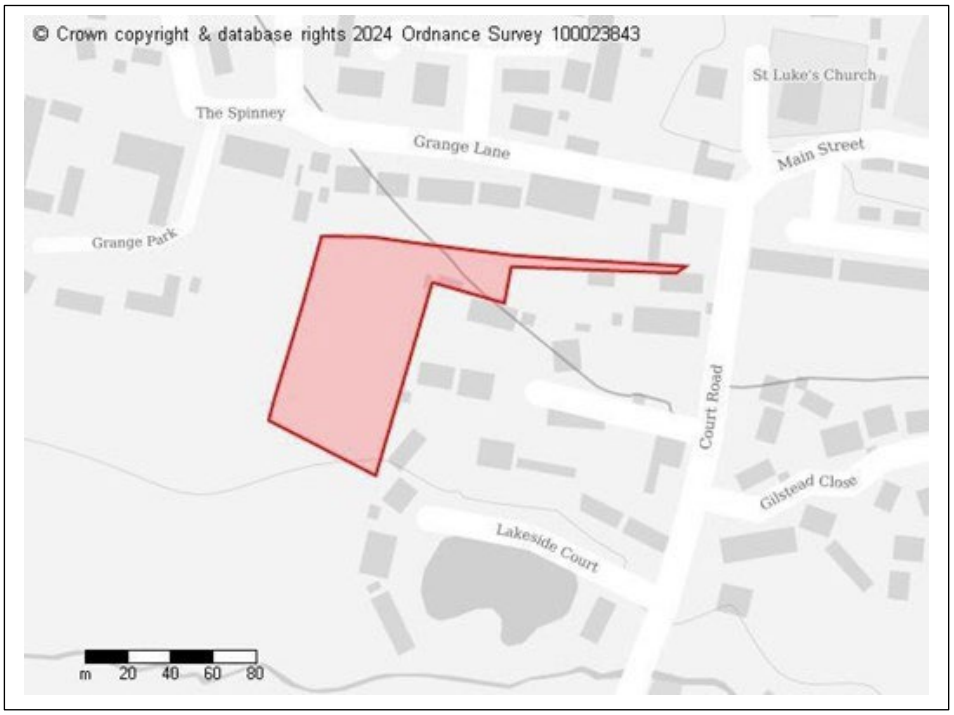
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	Yes. The site lies within the Local Plan Thurnby/ Leicester/ Oadby Green Wedge
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 9016

Site Name: Land rear of Firs Farm, Thurnby

Nearest Settlement: Thurnby & Bushby



Site Area (Ha): 0.66	**Developable Area (Ha):** 0.66
Proposed Use: Residential	**Current Use/s:** Residential
Adjacent Land uses:	Residential
Estimated Dwelling Capacity: 16	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Mixed

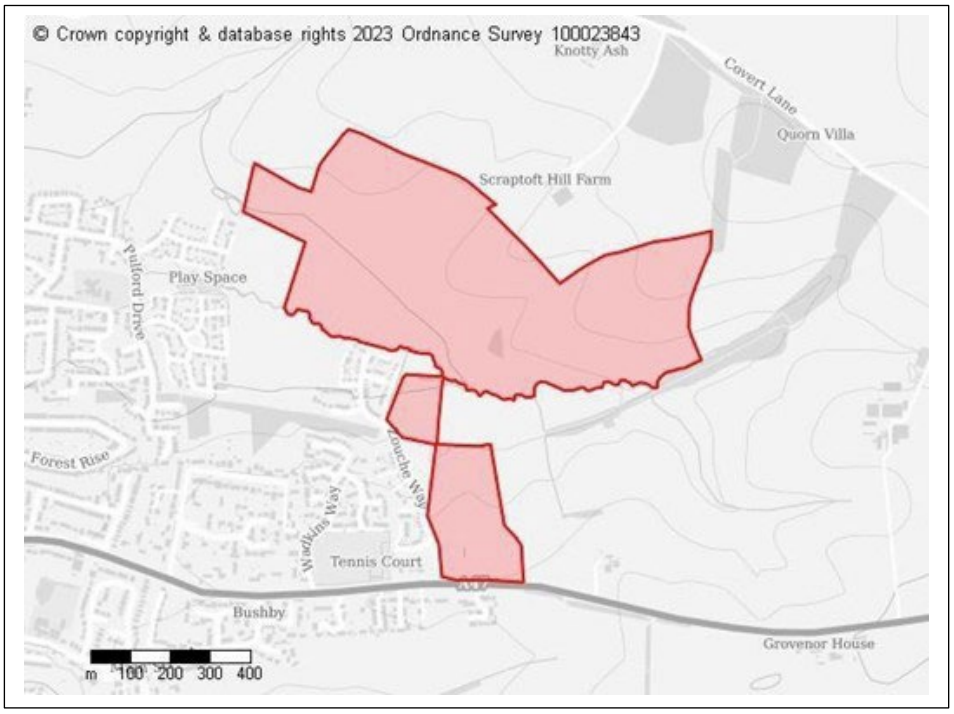
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	Yes. The site lies within the Local Plan Thurnby/ Leicester/ Oadby Green Wedge
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8240

Site Name: Scraptoft Valley, Land to the north of the A47

Nearest Settlement: Thurnby & Bushby



Site Area (Ha): 50.93	**Developable Area (Ha):** 50.93
Proposed Use: Residential	**Current Use/s:** Agricultural
Adjacent Land uses:	Agricultural, residential
Estimated Dwelling Capacity: 764	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years, Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

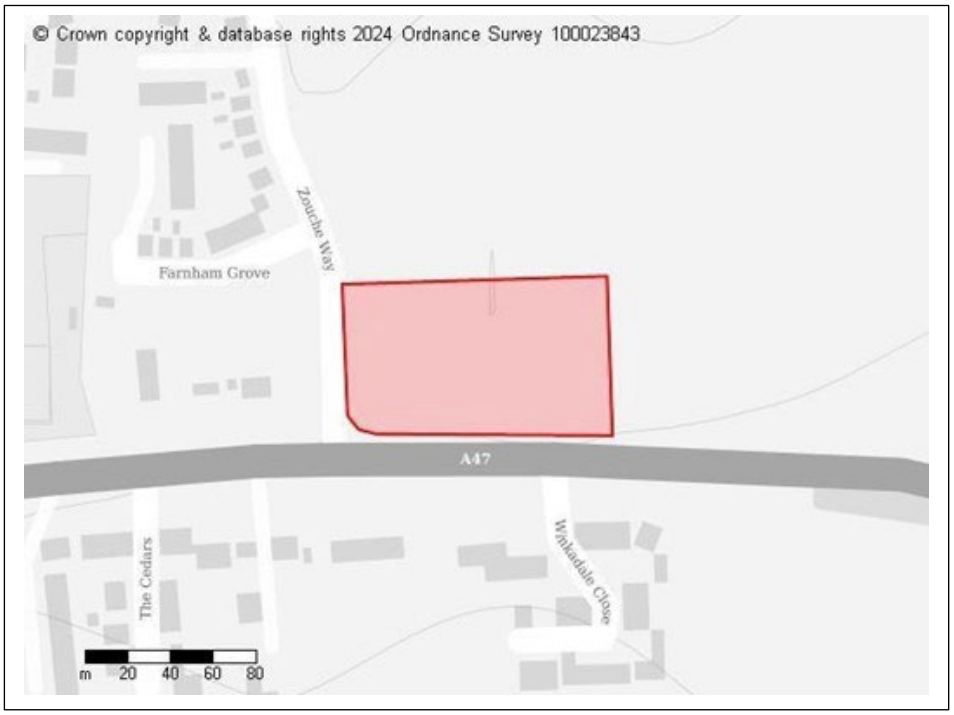
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	Yes
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	Yes. The northern and substantive part of the site lies within the Local Plan Leicester/ Scraptoft/ Bushby Green Wedge
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10476

Site Name: Land to the North of Uppingham Road

Nearest Settlement: Thurnby & Bushby



Site Area (Ha): 0.88	**Developable Area (Ha):** 0.88
Proposed Use: Retail	**Current Use/s:** Agriculture, open countryside
Adjacent Land uses:	Agriculture, open countryside, A47, residential.
Estimated Dwelling Capacity:	**Estimated Employment/ Retail Floorspace (M^2):** Not specified
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

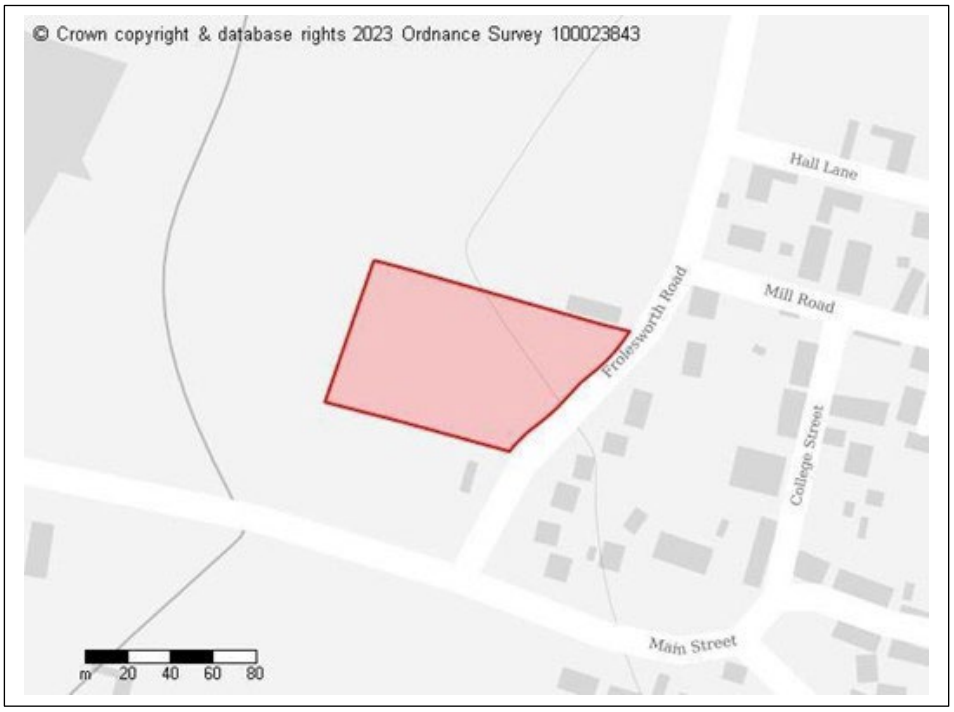
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	NA
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	NA
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	The site, which is proposed for retail use, lies outside of the Distirct's town and local centres.
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8231

Site Name: Land off Frolesworth Road

Nearest Settlement: Ullesthorpe



Site Area (Ha): 0.74	**Developable Area (Ha):** 0.74
Proposed Use: Residential	**Current Use/s:** Agricultural
Adjacent Land uses:	Agricultural, residential
Estimated Dwelling Capacity: 18	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

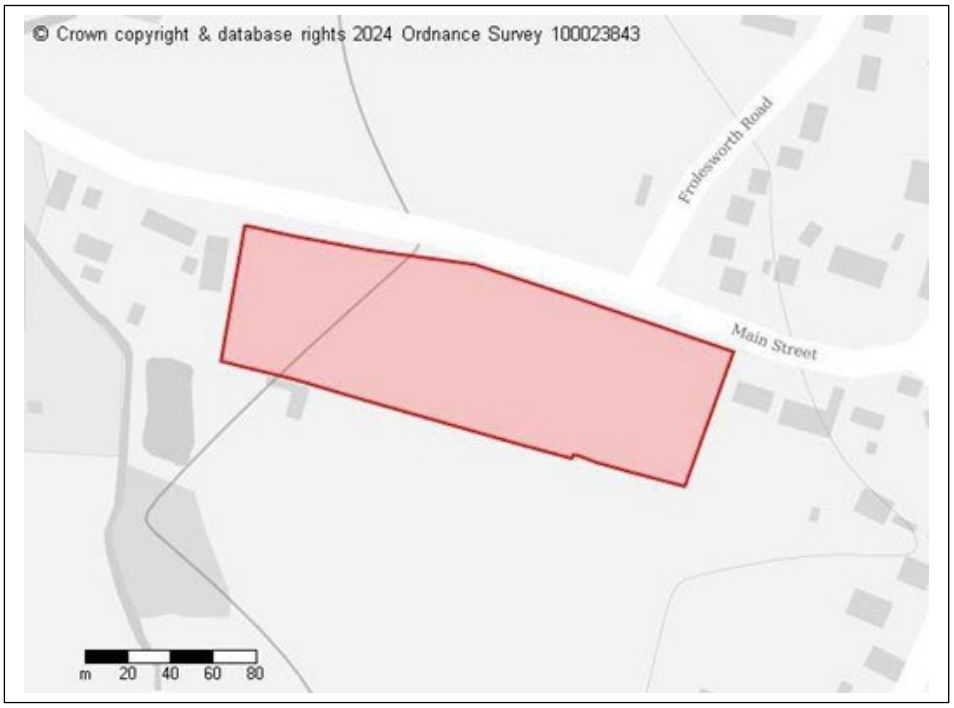
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site would be isolated developed to the west of Frolesworth Road and is not well related the built form of Ullesthorpe.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 12180

Site Name: Land to the south of Main Street

Nearest Settlement: Ullesthorpe



Site Area (Ha): 1.6	**Developable Area (Ha):** 1.6
Proposed Use: Residential	**Current Use/s:** Agricultural
Adjacent Land uses:	Agricultural, residential
Estimated Dwelling Capacity: 40	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 6-10 years
Brownfield/Greenfield:	Greenfield

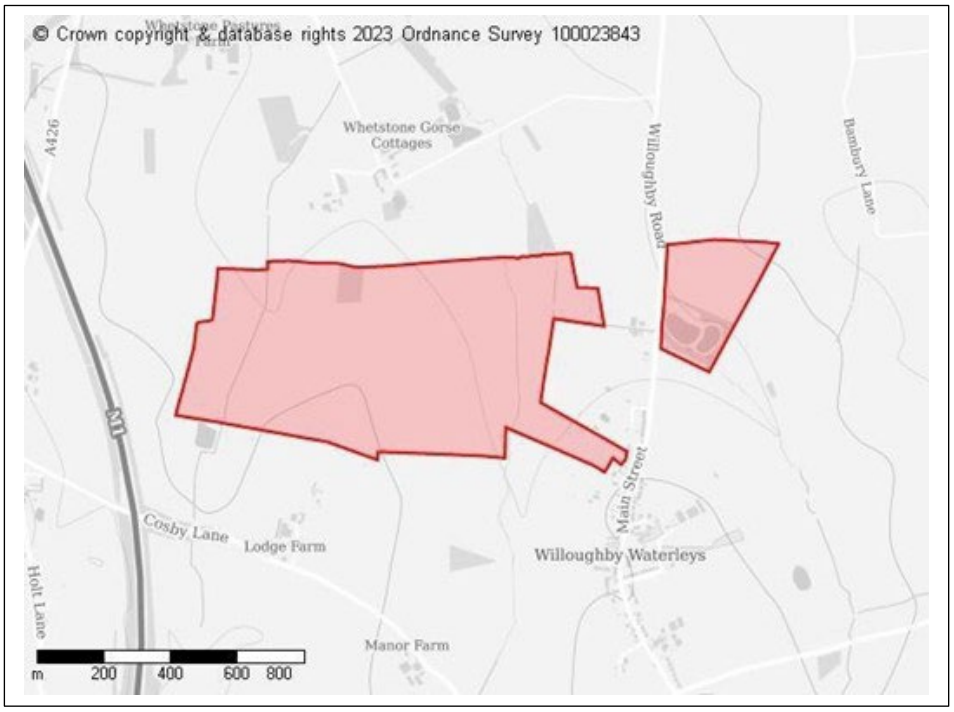
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. The site is not well related to the current built form and would reduce the separation between settlements
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 8217

Site Name: Whetstone Pastures Garden Village

Nearest Settlement: Willoughby Waterleys



Site Area (Ha): 69.09	**Developable Area (Ha):** 69.09
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture
Estimated Dwelling Capacity: 1,036	**Estimated Employment/ Retail Floorspace (M^2):** 92,903
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years, Developable in 16+ years
Brownfield/Greenfield:	Greenfield

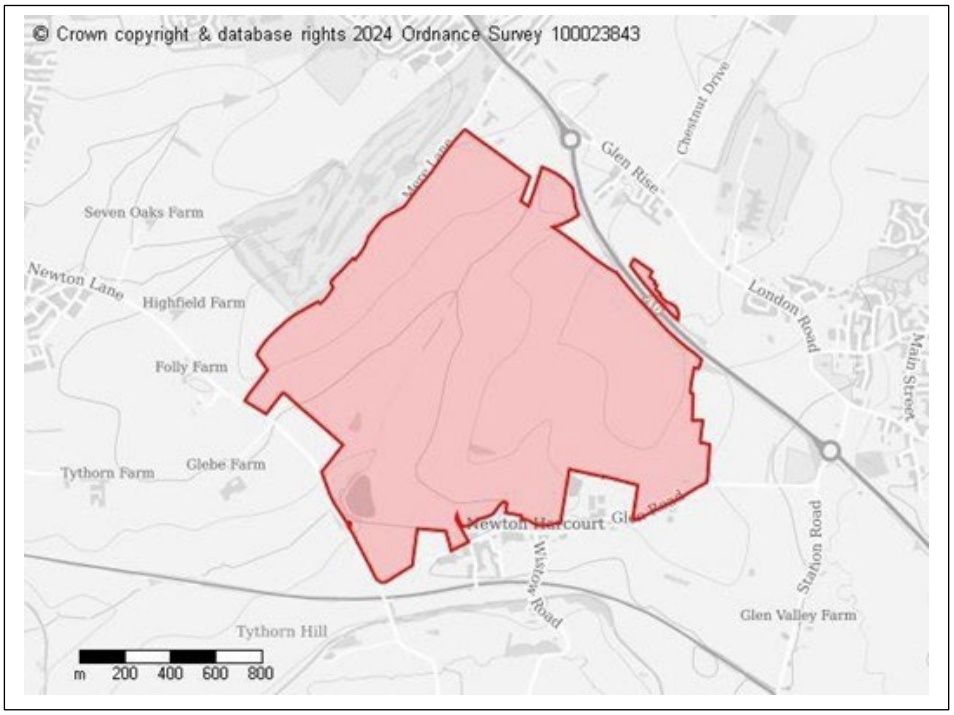
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	No
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	Yes (based on 92,000sqm of strategic B8 and 4000sqm of non strategic B8)
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10137

Site Name: Land at Newton Harcourt (known as Newton Croft)

Nearest Settlement: Wistow cum Newton Harcourt / Newton Harcourt



Site Area (Ha): 215.79	**Developable Area (Ha):** 215.79
Proposed Use: Mixed Use	**Current Use/s:** Agriculture
Adjacent Land uses:	Agricultural land, residential (village of Newton Harcourt), fishing lake, golf course, A6
Estimated Dwelling Capacity: 3,237	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developeable in 16+ years
Brownfield/Greenfield:	Greenfield

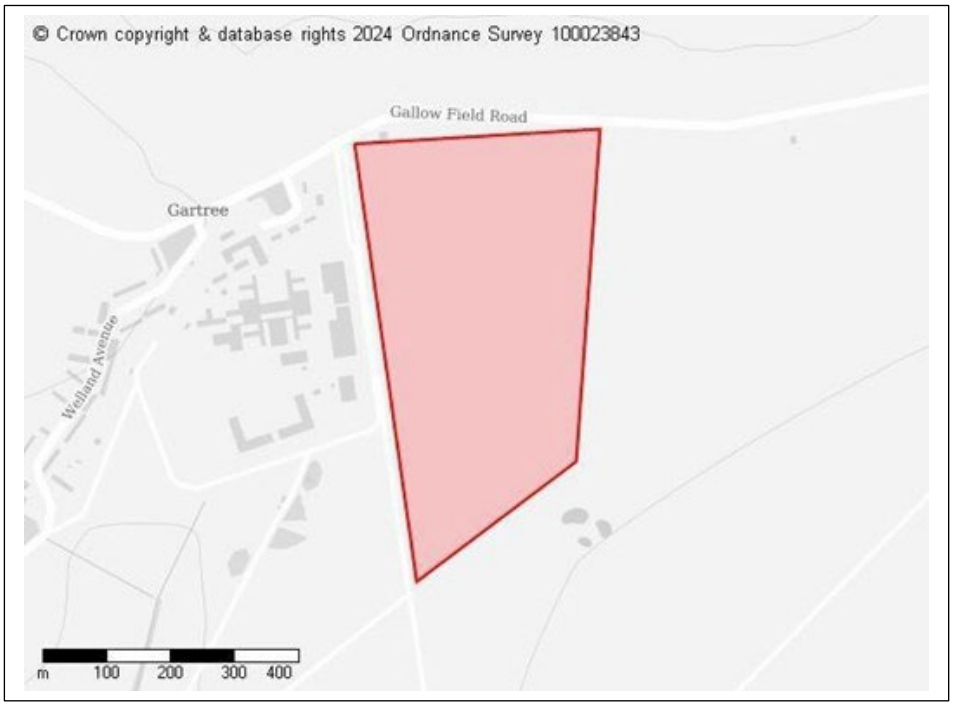
Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No. It doesn't accord with the development strategy and does not relate to a settlement identified in the settlement hierarchy.
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	No. Inappropriate scale
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	No
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment

Site Reference: 10098

Site Name: Gallowfield, due east of HM Gartree Prison

Nearest Settlement: Market Harborough



Site Area (Ha): 19.06	**Developable Area (Ha):** 16.78
Proposed Use: Residential	**Current Use/s:** Agriculture
Adjacent Land uses:	Agriculture, residential, prison
Estimated Dwelling Capacity: 314	**Estimated Employment/ Retail Floorspace (M^2):**
Deliverable or Developable:	Developable
SHELAA Timeframe:	Developable in 11-15 years
Brownfield/Greenfield:	Greenfield

Stage 3 Assessment

Criteria	Comment
1-Is the site within or would it form a logical extension to a settlement identified for residential/mixed use growth in the Development Strategy?	No
2-Is the overall scale of development appropriate to settlement function and in accordance with the development strategy settlement targets?	Yes
3- Is the site within or adjoining a settlement, the SRN/MRN or an employment area identified for employment growth in the development strategy?	NA
4-Is the overall scale of the site appropriate to the objectively assessed employment needs of the District?	NA
5-Will the site compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of an Area of Separation in protecting the identity and distinctiveness of these settlements?	Yes. The site lies within the Lubenham Area of Separation.
6-Would the site have a significant impact on a Green Wedge which cannot be mitigated for instance through compensatory provision as part of a strategic development?	No
7-Are there any other reasons to exclude the site at this stage of the assessment?	No
Stage 3 Assessment Conclusion:	Site is not taken forward for detailed assessment