

Broughton Astley Neighbourhood Plan

Site Options and Assessment

Broughton Astley Parish Council

July 2023

Quality information

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Abbreviations used in the report

Abbreviation Definition

BAPC	Broughton Astley Parish Council
DLUHC	Department for Levelling-Up, Housing and Communities
dph	Dwellings per hectare
Ha	Hectare
HDC	Harborough District Council
SHELAA	Strategic Housing and Economic Land Availability Assessment
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest

Executive Summary

The parish of Broughton Astley, located within the district of Harborough, was designated as a neighbourhood area by Harborough District Council on 29 October 2012. Following an Independent Examination and neighbourhood planning referendum (16th January 2014), the Broughton Astley Neighbourhood Plan 2013-2028 was 'made' by the Council on 20th January 2014, and it became part of the development plan for the district.

Despite not having a specific housing requirement from Harborough District Council, the Neighbourhood Plan Steering Group identified a need for housing and community and leisure facilities and allocated sites accordingly. Site allocations included two sites for a total of 500 homes, and also included a reserve site for 28 homes. The Plan also allocated a site for community and leisure facilities. The two residential site allocations (site 1, made up of parts (a) and (b) and site 2 have both been developed, delivering 500 homes within the neighbourhood area, as well as community and leisure facilities.

Since the Broughton Astley Neighbourhood Plan 2013-2028 was 'made', neighbouring authority Leicester City Council has been unable to meet its own housing needs, with an unmet need of more than 18,000 homes (as of September 2022). As a result, Leicester City Council has signed an agreement with neighbouring authorities (including Harborough) to share out the unmet need. The Neighbourhood Plan Steering Group sees an opportunity to support Leicester City Council and Harborough District Council plan proactively to meet the unmet need and have decided to undertake a review of the Broughton Astley Neighbourhood Plan.

The Broughton Astley Neighbourhood Plan Review being prepared in the context of the adopted Harborough Local Plan 2011-2031. Harborough District Council is in the early stages of preparing a new Local Plan which is planned to be adopted in 2026.

The Neighbourhood Plan Steering Group is seeking to identify sites which could potentially be allocated for housing in the Neighbourhood Plan to meet a locally identified housing need (in the context of the unmet housing need from the wider area). There is no explicit housing requirement for the neighbourhood area currently.

This report assesses 19 sites within the neighbourhood area which have been identified through the Harborough District Council (HDC) Strategic Housing and Economic Land Availability Assessment (SHELAA) and Broughton Astley Parish Council's Call for Sites exercise. The sites have been assessed for suitability for residential development.

11 sites have been identified as suitable for development and available:

- 21/8045 (NP01) – Land to the east of Broughton Chase (all)
- 21/8159 – Land off Crowfoot Way (all)
- 21/8251 – Land east of Dunton Road (all)
- 21/8158 – Land off Crowfoot Way (part: the part of the site also known as 21/8159)

- 21/8218 – Land east of Frolesworth Road (part: some or all of the northernmost field, south of Old Rectory Close. Access would need to be taken from Frolesworth Road)
- 21/8220 (NP04) – Land at Witham Villa (part: the southern or central part of the site, adjacent to the new housing and accessed via Broughton Road)
- 21/8223 (NP05) – Land south of Dunton Road (part: the northernmost field, south of Dunton Road. Access would need to be taken from Dunton Road)
- 21/8252 – Land east of Dunton Road (part: possibly the southernmost field, north of Dunton Road. However, there are sites which are closer to the centre of the settlement. Development at the western edge of the site is closer to the centre of the settlement. However, this area is likely to be more sensitive to development from a landscape and visual impact perspective)
- 21/8248 – Land east of Dunton Road (part: possibly the southernmost field, north of Dunton Road. However, there are sites which are closer to the centre of the settlement. Development at the western edge of the site is closer to the centre of the settlement. However, this area is likely to be more sensitive to development from a landscape and visual impact perspective)
- 21/8249 – Land east of Dunton Road (part: possibly the southernmost field, north of Dunton Road. However, there are sites which are closer to the centre of the settlement. Development at the western edge of the site is closer to the centre of the settlement. However, this area is likely to be more sensitive to development from a landscape and visual impact perspective)
- 21/8250 Land east of Dunton Road (part: possibly the southernmost field, north of Dunton Road. However, there are sites which are closer to the centre of the settlement. Development at the western edge of the site is closer to the centre of the settlement. However, this area is likely to be more sensitive to development from a landscape and visual impact perspective)

Three sites have been identified as potentially suitable for development, subject to the mitigation of constraints, and available:

21/8144 – Land north of Cottage Lane (part: western side of site, adjacent to the new housing. However, a suitable access from the west needs to be demonstrated. Cottage Lane is not suitable as a vehicular access to the site)

21/8154 (NP03) – Land off Frolesworth Road (part: eastern end of the site appears to have the easiest access potential but relates poorly to the existing settlement and settlement pattern)

NP02 – Old Mill Road (part: residential development should be directed to the areas of the site with the lowest risk of flooding, in accordance with national and local planning policy. Access to the site would need to be taken from Millbrook Drive)

The remaining five sites are not considered suitable for residential development.

Should the Steering Group decide to propose allocation(s) for residential development, the next steps will be for them to select the sites for allocation in the Neighbourhood Plan, based on the findings of this site assessment; an assessment of viability; the aims and objectives of the Neighbourhood Plan; community consultation and consultation with landowners; discussions with Harborough District Council; any other relevant evidence that becomes available; and other considerations such as the appropriate density of the proposed site(s) to reflect local character.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Broughton Astley Neighbourhood Plan. The work undertaken was agreed with Broughton Astley Parish Council (BAPC) and the Department for Levelling Up, Housing and Communities (DLUHC) in November 2022 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 The purpose of the site assessment is to assess whether the identified sites are suitable for development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development proposals comply with the strategic policies of the adopted Development Plan. The report is also intended to help the Neighbourhood Plan Steering Group to ensure that the Basic Conditions considered by the independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 1.3 It is important that the site process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

Local context

- 1.4 The parish of Broughton Astley is approximately 13 km southwest of Leicester, 20 km west of Market Harborough and 24 km northeast of Coventry.
- 1.5 Within the Local Plan Broughton Astley is defined as a Key Centre. Local services are spread across the village as well as neighbouring village Sutton in the Elms. Within the parish there is a supermarket (Aldi), Leisure Centre, two primary schools, a community college, a dentist, a doctor's surgery and two post offices. The closest train station to the parish is Narborough Train Station located approximately 4.75 km northeast, with hourly services between Leicester and Birmingham.
- 1.6 There are five Listed Buildings (Church of St Mary - Grade II*, Broughton Astley War Memorial - Grade II, Baptist Chapel - Grade II, The Stone House - Grade II and Quaker Cottage - Grade II) within the parish.
- 1.7 Broughton Astley has a population of 9,651 according to the 2021 Census.

The Neighbourhood Plan

- 1.8 The parish of Broughton Astley, located within the district of Harborough, was designated as a neighbourhood area by Harborough District Council on 29 October 2012, see **Figure 1-1**. Following an Independent Examination and neighbourhood planning referendum (16th January 2014), the Broughton Astley Neighbourhood Plan 2013-2028 was 'made' by the Council on 20th January 2014, and it became part of the development plan for the district.
- 1.9 Despite not having a specific housing requirement from Harborough District Council, the Neighbourhood Plan Steering Group identified a need for housing and community and leisure facilities and allocated sites accordingly. Site allocations included two sites for a total of 500 homes, and also included a

reserve site for 28 homes. The Plan also allocated a site for community and leisure facilities. The two residential site allocations (site 1, made up of parts (a) and (b) and site 2 have both been developed, delivering around 500 homes within the neighbourhood area, as well as community and leisure facilities.

- 1.10 Since the Broughton Astley Neighbourhood Plan 2013-2028 was 'made', neighbouring authority Leicester City Council has been unable to meet its own housing needs, with an unmet need of more than 18,000 homes (as of September 2022). As a result, Leicester City Council has signed an agreement with neighbouring authorities (including Harborough) to share out the unmet need. The Neighbourhood Plan Steering Group sees an opportunity to support Leicester City Council and Harborough District Council plan proactively to meet the unmet need and have decided to undertake a review of the Broughton Astley Neighbourhood Plan.

2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)¹ and Neighbourhood Planning (updated February 2018)². The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit³.
- 2.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment. This includes sites identified in the designated Broughton Astley neighbourhood area from the following sources:
- Broughton Astley Neighbourhood Plan Call for Sites; and
 - HDC's Strategic Housing and Economic Land Availability Assessment (SHELAA) 2021⁴.

Task 2: Site Assessment

- 2.4 A site assessment pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance, the How to Assess and Allocate Sites for Development toolkit (Locality, 2021)⁵ and the professional knowledge and experience of the consultant team. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.5 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and

¹ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁴ Available at: https://www.harborough.gov.uk/downloads/file/7557/shelaa_main_report_final_09_22

⁵ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability.

2.6 Site surveys were carried out in person on 24 February 2023 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.

Task 3: Consolidation of Results

2.7 The desktop assessment and site survey information is drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and likely to be achievable for the proposed use:

- **Green** is for sites which are free of constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan.
- **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan.
- **Red** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

2.8 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate. If a figure has not already been put forward for the site, a figure has been provided to indicate the amount of development that would be appropriate for the site.

2.9 For sites being considered for housing where a capacity figure does not already exist, the indicative capacity has been calculated by applying a standard density of 30 dwellings per hectare (dph), in line with approach set out in the methodology for the HDC SHELAA 2021⁶, unless this conflicts with the local character and distinctiveness of the area in which case a judgement was made on the potential capacity of a site. Depending on the size of the site, a ratio has then been applied to account for the area of the site which is likely to be required for non-residential use (e.g. supporting infrastructure, community or other facilities), in accordance with the Harborough SHELAA 2021, as set out in **Table 2-1**.

⁶ Available at:

https://www.harborough.gov.uk/info/20004/planning_strategy/474/strategic_housing_and_economic_land_availability_assessment_shelaa_2021

Table 2-1 Calculation of developable area

Site area	Developable area
Up to 0.4 ha	100%
0.4 ha to 2 ha	82.5%
2 ha to 35 ha	62.5%
Over 35 ha	50%

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. Consideration should also be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2021)⁷ and is supported by the Planning Practice Guidance (PPG)⁸. The NPPF is a high level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is HDC. The key documents making up the adopted statutory development plan for Broughton Astley is the Harborough Local Plan 2011-2031⁹ and the Broughton Astley Neighbourhood Plan 2013-2028¹⁰.
- 3.5 In July 2021, HDC took the decision to begin the preparation of a new Local Plan. The Regulation 18 Consultation for the new Local Plan is expected to take place between September and October 2023, with adoption of the Plan expected in April 2026.
- 3.6 The relevant policies and findings from the above plans are presented below.

National Planning Policy

- 3.7 The policies of particular relevance to development in Broughton Astley are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.8 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.9 **Paragraph 10** states that there is a presumption in favour of sustainable development.
- 3.10 **Paragraph 11** states that the 'presumption in favour' no longer applies if an adopted neighbourhood plan is in place and is less than 5 years old (previously it had to be less than two years old).

⁷ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ Available at: www.gov.uk/government/collections/planning-practice-guidance

⁹ Available at: https://www.harborough.gov.uk/info/20004/planning_strategy/220/harborough_local_plan_2011-2031

¹⁰ Available at: <https://www.broughton-astley.gov.uk/uploads/final-print-version-281113.pdf>

- 3.11 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 1.1 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply¹¹:
- The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
 - The neighbourhood plan contains policies and allocations to meet its identified housing requirement;
 - The local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
 - The local planning authority's housing delivery was at least 45% of that required over the previous three years.
- 3.12 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.13 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.14 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.15 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to 1ha, consistent with paragraph 69a) suitable for housing in their area.
- 3.16 **Paragraph 78** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.
- 3.17 **Paragraph 80** highlights the need to avoid the development of isolated homes in the countryside.
- 3.18 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while

¹¹ There is a possibility that Paragraph 14 of the NPPF may change in the NPPF prospectus so that presumption in favour' no longer applies if an adopted neighbourhood plan is in place and is less than 5 years old (previously it had to be less than two years old).

safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 3.19 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.20 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.21 **Paragraph 199** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 3.22 **Paragraph 201** goes on to emphasises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Harborough Local Plan 2011-2031 (adopted 2019)

- 3.23 **Policy SS1 The Spatial Strategy** seeks to direct development to appropriate locations, in accordance with the settlement hierarchy. The settlement hierarchy identifies Broughton Astley as a Key Centre.
- 3.24 **Policy GD2 Settlement Development** supports development within Key Centres.
- 3.25 **Policy GD3 Development in the countryside** seeks to protect the countryside and direct development to settlements.
- 3.26 **Policy GD5 Landscape Character** states that development should be located and designed in such a way that it is sensitive to its landscape setting and landscape character area.
- 3.27 **Policy HC1 Built Heritage** states that development affecting heritage assets and their settings will be appraised in accordance with national policy and be permitted where it protects, conserves or enhances the significance, character, appearance and setting of the asset, including where possible better revealing the significance of the asset and enabling its interpretation. Development within or affecting a Conservation Area will be permitted where it preserves or enhances the character or appearance of the Conservation Area, including local design and materials. Development affecting the significance of a non-designated heritage asset and/or its setting will have regard to the scale of any harm or loss and the significance of the non-designated heritage asset.
- 3.28 **Policy GI1 Green Infrastructure Works** states that green infrastructure assets will be safeguarded and where possible enhanced by ensuring that development does not compromise their integrity or value, development contributes wherever appropriate to improvements in their quality, use and

multi-functionality and opportunities to add to or improve their contribution to the green infrastructure network are maximised through partnership working.

3.29 Policy GI2 Open space, sport and recreation states that the District's open space, sport and recreation facilities and any future additional facilities provided as part of new development will be safeguarded and enhanced through improvements to their quality and use.

3.30 Policy GI4 Local Green Space states that Local Green Spaces are allocated on the Policies Map and will retain their openness permanently.

3.31 Policy GI5 Biodiversity and Geodiversity states that Nationally and locally designated biodiversity and geodiversity sites, as shown on the Policies Map, will be safeguarded. Development should contribute towards protecting and improving biodiversity and geodiversity through, as relevant:

- a) protecting and enhancing habitats and populations of priority species;
- b) protecting and enhancing the strategic biodiversity network and wildlife corridors, particularly river and canal corridors, disused railways and all watercourses;
- c) maintaining biodiversity during construction;
- d) providing contributions to wider biodiversity improvements in the vicinity of the development;
- e) including measures aimed at allowing the District's flora and fauna to adapt to climate change;
- f) including measures to improve the water quality of any water body as required by the Water Framework Directive; and
- g) protecting features and areas of geodiversity value and enhancing them to improve connectivity of habitats, amenity use, education and interpretation.

3.32 Policy CC3 Managing Flood Risk states that new development should take place in the areas of lowest risk of flooding, including the potential future risk of climate change. Development should take place within Flood Zone 1, wherever possible.

Broughton Astley Neighbourhood Plan (adopted 2014)

3.33 The parish of Broughton Astley, was designated as a neighbourhood area by Harborough District Council on 29 October 2012. Following an Independent Examination and neighbourhood planning referendum (16th January 2014), the Broughton Astley Neighbourhood Plan 2013-2028 was 'made' by the Council on 20th January 2014, and it became part of the development plan for the district.

3.34 Site allocations included two sites for a total of 500 homes, and also included a reserve site for 28 homes. The Plan also allocated a site for community and leisure facilities. The two residential site allocations (site 1, made up of parts (a) and (b) and site 2 have both been developed, delivering around 500 homes within the neighbourhood area, as well as community and leisure facilities.

Evidence base documents

3.35 The site assessment is informed by a range of evidence base documents which support the adopted Local Plan and the emerging Local Plan, including the following:

- SHELAA (2021)¹²;
- Landscape Character Assessment (2007)¹³;
- Lutterworth and Broughton Astley Landscape Character Assessment and Landscape Capacity Study (2011)¹⁴; and
- Local List of Non-Designated Heritage Assets (2022)¹⁵.

¹² Available at: https://www.harborough.gov.uk/info/20004/planning_strategy/474/strategic_housing_and_economic_land_availability_assessment_shelaa_2021

¹³ Available at: https://www.harborough.gov.uk/directory_record/3053/lan2_harborough_district_landscape_character_assessment_2007

¹⁴ Available at: https://www.harborough.gov.uk/directory_record/490/landscape_character_assessments

¹⁵ Available at: https://www.harborough.gov.uk/downloads/file/7801/local_list_information_and_criteria_march_2023

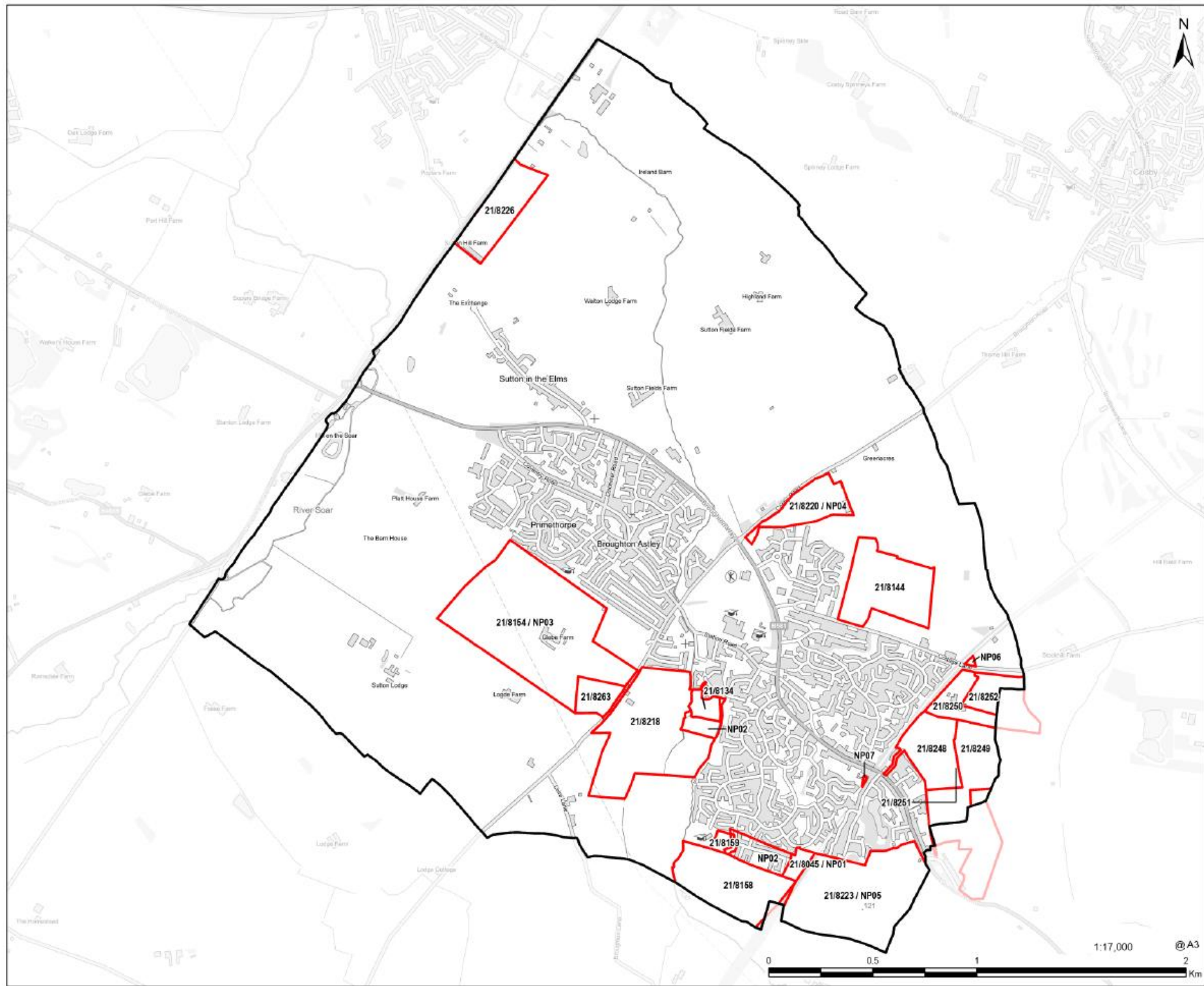
4. Site Assessment

- 4.1 This chapter sets out the sites identified for assessment.
- 4.2 There are 20 known sites within the Broughton Astley Neighbourhood Area. These have been identified following a review of HDC's SHELAA and sites submitted to the Neighbourhood Plan Call for Sites.
- 4.3 The SHELAA identifies 17 sites, 16 to be assessed for housing and one to be assessed for an employment use. There are two sites that have various versions of each that have been submitted to the SHELAA and each of these sites has only been assessed once (SHELAA site 21/8159 is part of 21/8158 and sites 21/8248, 21/8249, 21/8250, 21/8251 are different versions of 21/8252).
- 4.4 Seven sites were submitted to BAPC's call for sites exercise. Four of these sites (Crowfoot Way, Frolesworth Road, Land at Witham Villa and Dunton Road) are duplicates of sites that have already been assessed by HDC in its SHELAA (21/08045, 21/8154, 21/8220, 21/8223 respectively). One of the sites (Old Mill Road) submitted to BAPC's call for sites exercise is larger site than site 21/8134 assessed by CBC in its SHELAA.
- 4.5 Therefore, there is a total of 19 sites that will be assessed through this report, see **Table 4-1** and **Figure 4-1**. The three sites (Old Mill Road, Cottage Lane and Station Road) submitted to BAPC's call for sites exercise have been assessed using the site assessment pro-forma, as seen in Appendix C. The 16 remaining sites have been assessed by HDC in its SHELAA and the SHELAA conclusions have been reviewed to establish whether they are supported by the available evidence and whether the conclusions can be applied to the Neighbourhood Plan site assessment.

Table 4-1 Sites identified in Broughton Astley

HDC SHELAA 2021		BAPC NP call for sites		Relationship between SHELAA sites and NP call for sites	Site Assessment approach
Site reference	Site name	Site reference	Site name		
21/8045	Land to the east of Broughton Chase	NP01	Crowfoot Way	NP01 and 21/8045 are the same site	SHELAA review
		NP02	Old Mill Road	NP02 is larger than 21/8134	AECOM pro-forma
21/8134	Old Mill Road				SHELAA review
21/8144	Land north of Cottage Lane				SHELAA review
21/8154	Land off Frolesworth Road	NP03	Frolesworth Road	NP03 and 21/8154 are the same site	SHELAA review
21/8158	Land off Crowfoot Way				SHELAA review
21/8159					SHELAA review
21/8218	Land east of Frolesworth Road				SHELAA review
21/8220	Land at Witham Villa	NP04	Land at Witham Villa	NP04 and 21/8220 are the same site	SHELAA review
21/8223	Land south of Dunton Road	NP05	Dunton Road	NP05 and 21/8223 are the same site	SHELAA review
21/8226	Sutton Hill Farm, Coventry Road				SHELAA review
21/8252	Land east of Dunton Road				SHELAA review

21/8248			SHELAA review
21/8249			SHELAA review
21/8250			SHELAA review
21/8251			SHELAA review
21/8263	Land west of Frolesworth Road		SHELAA review
	NP06	Cottage Lane	AECOM pro-forma
	NP07	Station Road	AECOM pro-forma



5. Site Assessment Summary

- 5.1 Table 5-1 provides a summary of the findings of the assessment of potential development sites within the Broughton Astley neighbourhood area. The table shows a 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 5.2 In summary, the assessment found that of the 19 sites assessed, 11 sites are suitable for allocation, and three sites are potentially suitable for allocation subject to mitigation of identified constraints. The remaining five sites are not appropriate for allocation. The site assessment ratings are shown in Table 5-1.
- 5.3 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use, in line with the methodology in Chapter 2 of this report. Where the site is considered unsuitable for allocation, no capacity is given.

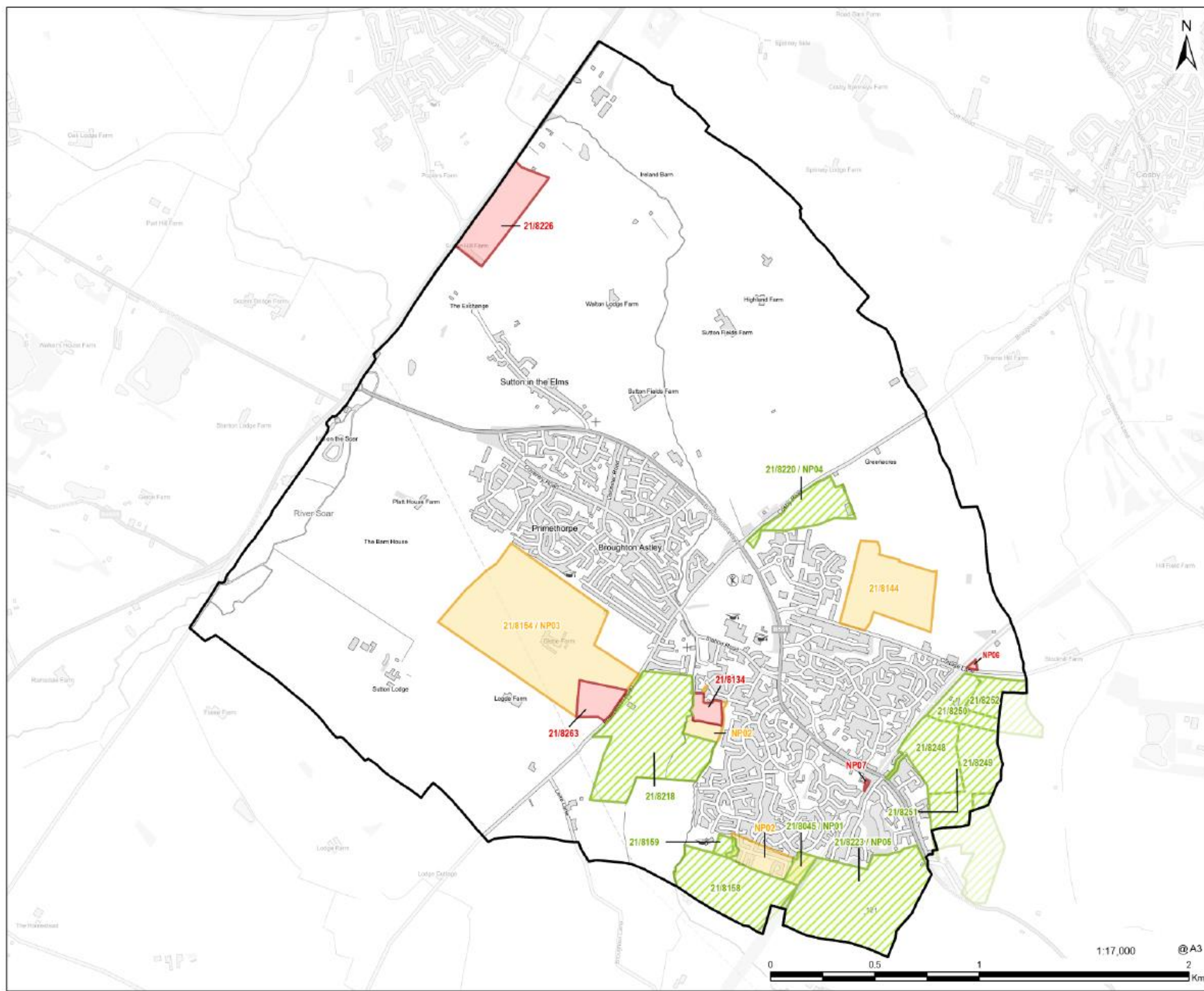
Table 5-1 Site Assessment Summary

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	Justification
21/8045 / NP01	Land to the east of Broughton Chase	1.28	32	Residential		The SHELAA conclusions are reasonable and supported by the available evidence and can therefore be applied to the NP assessment. It is noted that there could be ecological value within the site which needs to be considered.
21/8134	Old Mill Road			Residential		The SHELAA conclusions are reasonable and supported by the available evidence and can therefore be applied to the NP assessment. The site is not suitable for residential development due to flooding and access constraints.
21/8144	Land north of Cottage Lane	10.44	196	Residential		The SHELAA conclusions are reasonable and supported by the available evidence and can therefore be applied to the NP assessment. Clarity over how the site would be accessed needs to be obtained in order for the site to be considered suitable.
21/8154 / NP03	Land off Frolesworth Road	39.52	400	Residential		The SHELAA conclusions are reasonable and supported by the available evidence and can therefore be applied to the NP assessment. Clarity over how the site would be accessed needs to be obtained in order for the site to be considered suitable.
21/8158	Land off Crowfoot Way	14.01	263	Residential		The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Whilst there are some constraints it is considered that they are surmountable.
21/8159	Land off Crowfoot Way	1.1	27	Residential		The site hasn't been assessed on its own merits to avoid double counting in the SHELAA.

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	Justification
						Based on the available information, this site is less constrained than the wider site (21/8158) and is considered to be suitable for development.
21/8218	Land east of Frolesworth Road	21.31	360	Residential		The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Whilst there are some constraints it is considered that they are surmountable.
21/8220 / NP04	Land at Witham Villa	6.33	116	Residential		The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Whilst there are some constraints it is considered that they are surmountable.
21/8223 / NP05	Land south of Dunton Road	22.25	365	Residential		The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Whilst there are some constraints it is considered that they are surmountable.
21/8226	Sutton Hill Farm, Coventry Road			Residential		The SHELAA conclusions are reasonable and supported by the available evidence and can therefore be applied to the NP assessment. The site is not suitable for residential development due to its isolated location in the countryside.
21/8252	Land east of Dunton Road	37.43	561	Residential		The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Whilst there are some constraints it is considered that they are surmountable.

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	Justification
21/8248	Land east of Dunton Road	7.55	142	Residential		The site has not been assessed in the SHELAA to avoid double counting. Based on the available information, this site considered to be suitable for development.
21/8249	Land east of Dunton Road	16.70	313	Residential		The site has not been assessed in the SHELAA to avoid double counting. Based on the available information, this site considered to be suitable for development.
21/8250	Land east of Dunton Road	30.81	578	Residential		The site has not been assessed in the SHELAA to avoid double counting. Based on the available information, this site considered to be suitable for development.
21/8251	Land east of Dunton Road	26.15	26.15	Residential		The site has not been assessed in the SHELAA to avoid double counting. Based on the available information, this site considered to be suitable for development.
21/8263	Land west of Frolesworth Road			Residential		The SHELAA conclusions are reasonable and supported by the available evidence and can therefore be applied to the NP assessment. The site is not suitable for residential development due to its isolated location in the countryside.
NP02	Old Mill Road	2.4	25	Residential		The site is impacted by flooding (from rivers and surface water). It might be possible to design a scheme that avoids the flood risk areas or develop part of the site. No existing vehicular access but potential to provide from the west. Potential ecological and biodiversity value.

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	Justification
						Assuming that housing was build outside of Flood Zones 2 and 3, the site area could be around 1 ha. Applying the developable area ratio, would result in a potential capacity of approximately 25 houses.
NP06	Cottage Lane			Residential		The site is remote and detached from the settlement. In addition, it is unlikely that a suitable vehicular access could be provided to the site.
NP07	Station Road			Residential		It is unclear how a suitable vehicular access could be provided to the site.



6. Conclusions

Site Assessment Conclusions

6.1 11 sites have been identified as suitable for development and available:

- 21/8045 (NP01) – Land to the east of Broughton Chase (all)
- 21/8159 – Land off Crowfoot Way (all)
- 21/8251 – Land east of Dunton Road (all)
- 21/8158 – Land off Crowfoot Way (part: the part of the site also known as 21/8159)
- 21/8218 – Land east of Frolesworth Road (part: some or all of the northernmost field, south of Old Rectory Close. Access would need to be taken from Frolesworth Road)
- 21/8220 (NP04) – Land at Witham Villa (part: the southern or central part of the site, adjacent to the new housing and accessed via Broughton Road)
- 21/8223 (NP05) – Land south of Dunton Road (part: the northernmost field, south of Dunton Road. Access would need to be taken from Dunton Road)
- 21/8252 – Land east of Dunton Road (part: possibly the southernmost field, north of Dunton Road. However, there are sites which are closer to the centre of the settlement. Development at the western edge of the site is closer to the centre of the settlement. However, this area is likely to be more sensitive to development from a landscape and visual impact perspective)
- 21/8248 – Land east of Dunton Road (part: possibly the southernmost field, north of Dunton Road. However, there are sites which are closer to the centre of the settlement. Development at the western edge of the site is closer to the centre of the settlement. However, this area is likely to be more sensitive to development from a landscape and visual impact perspective)
- 21/8249 – Land east of Dunton Road (part: possibly the southernmost field, north of Dunton Road. However, there are sites which are closer to the centre of the settlement. Development at the western edge of the site is closer to the centre of the settlement. However, this area is likely to be more sensitive to development from a landscape and visual impact perspective)
- 21/8250 – Land east of Dunton Road (part: possibly the southernmost field, north of Dunton Road. However, there are sites which are closer to the centre of the settlement. Development at the western edge of the site is closer to the centre of the settlement. However, this area is likely to be more sensitive to development from a landscape and visual impact perspective)

6.2 Three sites have been identified as potentially suitable for development, subject to the mitigation of constraints, and available:

- 21/8144 – Land north of Cottage Lane (part: western side of site, adjacent to the new housing. However, a suitable access from the west needs to be demonstrated. Cottage Lane is not suitable as a vehicular access to the site)

- 21/8154 (NP03) – Land off Frolesworth Road (part: eastern end of the site appears to have the easiest access potential but relates poorly to the existing settlement and settlement pattern)
- NP02 – Old Mill Road (part: residential development should be directed to the areas of the site with the lowest risk of flooding, in accordance with national and local planning policy. Access to the site would need to be taken from Millbrook Drive)

6.3 The remaining five sites are not considered suitable for residential development.

Next Steps

6.4 Should the Steering Group decide to propose allocations for residential development, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:

- the findings of this site assessment;
- an assessment of viability;
- the aims and objectives of the Neighbourhood Plan;
- community consultation and consultation with landowners;
- discussions with HDC;
- any other relevant evidence that becomes available; and
- other considerations such as the appropriate density of the proposed site(s) to reflect local character.

Other considerations

Viability

6.5 If a site or sites are selected for allocation, it is recommended that BAPC discuss site viability with HDC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 6.6 If 10 or more homes are proposed on a site as market housing, the site would be required to include a proportion of affordable housing¹⁶. It is therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁷), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 6.7 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

¹⁶ see NPPF para 63-65

¹⁷ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A SHELAA Review

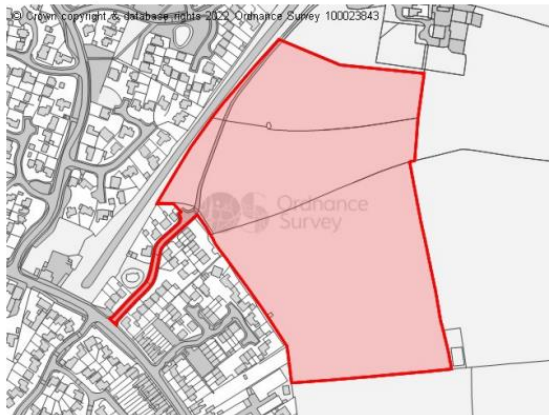
Table B-1 SHELAA Review Table

Site Ref.	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment ¹⁸ ?	Neighbourhood Plan Site Assessment conclusion
21/8045	Site is suitable, available and achievable. Therefore, deliverable within 5 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. It is noted that there could be ecological value within the site which needs to be considered.	
21/8134	Site is not suitable, site is potentially available, site is not achievable. Therefore, developable in 11-15 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. The site is not suitable for residential development due to flooding and access constraints.	
21/8144	Site is potentially suitable, site is available and site is potentially achievable. Therefore, developable in 6-10 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Clarity over how the site would be accessed needs to be obtained in order for the site to be considered suitable.	
21/8154	Site is potentially suitable, site is available and site is potentially achievable. Therefore, developable in 6-10 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Clarity over how the site would be accessed needs to be obtained in order for the site to be considered suitable.	

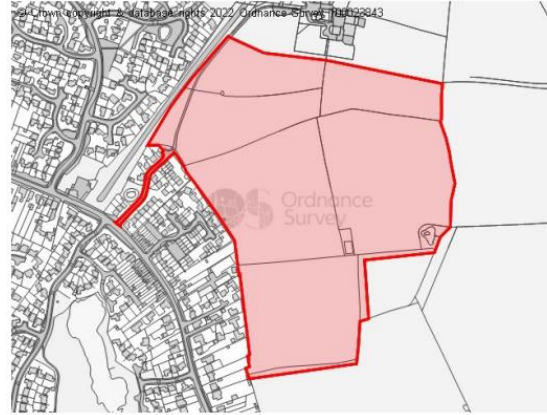
¹⁸ This includes a consideration of how the conclusions be applied to the Neighbourhood Planning Site Assessment, e.g. Has the site been excluded or assessed as unsuitable due to size – too large or small? Does more recent or additional information now exist which could change the HELAA findings? Are the HELAA conclusions justified by evidence?

21/8158	Site is potentially suitable, site is available and site is potentially achievable. Therefore, developable in 6-10 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Whilst there are some constraints it is considered that they are surmountable.	
21/8159	To avoid double counting , site not assessed by the SHELAA because it is a small part of 21/8158.	The site has not been assessed in the SHELAA to avoid double counting with a larger site. Based on the available information, this site is less constrained than the wider site (21/8158) and is considered to be suitable for development.	
21/8218	Site is potentially suitable, site is available and site is potentially achievable. Therefore, developable in 6-10 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Whilst there are some constraints it is considered that they are surmountable.	
21/8220	Site is potentially suitable, site is available and site is potentially achievable. Therefore, developable in 6-10 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Whilst there are some constraints it is considered that they are surmountable.	
21/8223	Site is potentially suitable, site is available and site is potentially achievable. Therefore, developable in 6-10 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Whilst there are some constraints it is considered that they are surmountable.	
21/8226	Site is not suitable, site is potentially available, site is potentially achievable. Site is developable in 11-15 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to carry forward to the NP assessment. The site is not suitable for residential development due to its isolated location in the countryside.	
21/8252	Site is potentially suitable, site is available and site is potentially achievable. Therefore, site is developable in 6-10 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. Whilst there are some constraints it is considered that they are surmountable.	

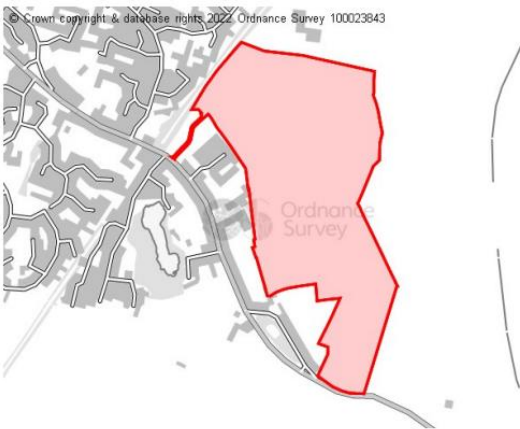
21/8248	To avoid double counting , site not assessed by the SHELAA because it is a small part of 21/8252.	The site has not been assessed in the SHELAA to avoid double counting. Based on the available information, this site considered to be suitable for development.	
21/8249	To avoid double counting , site not assessed by the SHELAA because it is a small part of 21/8252.	The site has not been assessed in the SHELAA to avoid double counting. Based on the available information, this site considered to be suitable for development.	
21/8250	To avoid double counting , site not assessed by the SHELAA because it is a small part of 21/8252.	The site has not been assessed in the SHELAA to avoid double counting. Based on the available information, this site considered to be suitable for development.	
21/8251	To avoid double counting , site not assessed by the SHELAA because it is a small part of 21/8252.	The site has not been assessed in the SHELAA to avoid double counting. Based on the available information, this site considered to be suitable for development.	
21/8263	Site is not suitable, site is available, site is potentially achievable. Site is developable in 11-15 years.	The SHELAA conclusions are supported by the available evidence and are reasonable to be carried forward to the NP assessment. The site is not suitable for residential development due to its isolated location in the countryside.	



Land East of Dunton Road (option 1)



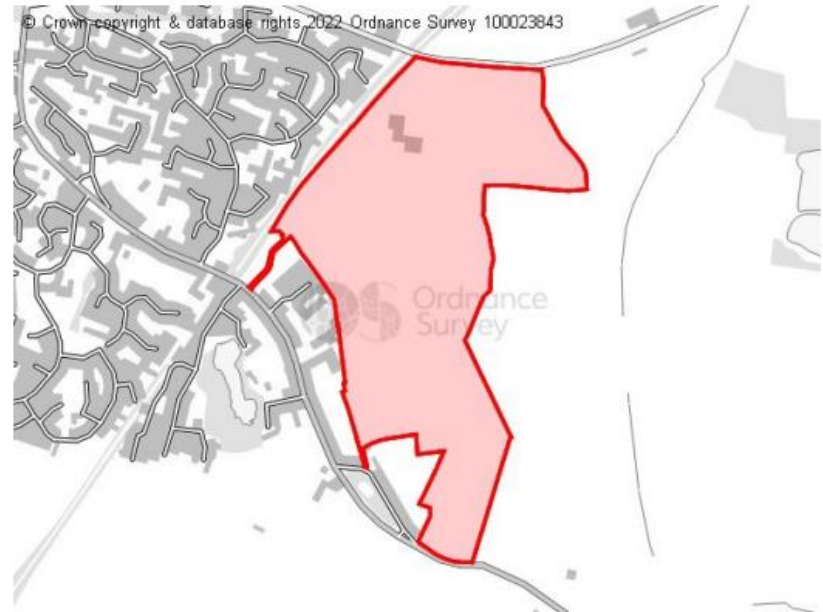
Land East of Dunton Road (option 2)



Land East of Dunton Road (option 3)



Land East of Dunton Road (option 4)

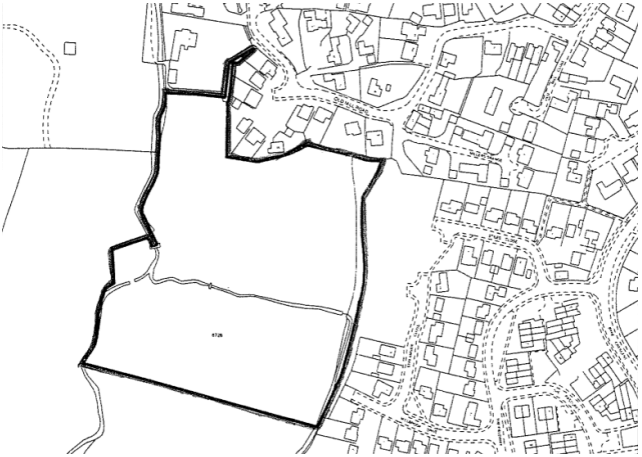



Land East of Dunton Road (option 5)

Figure A-1 Extracts from HDC's SHELAA showing the site boundaries for the sites at Land East of Dunton Road (Source: HDC SHELAA)

Appendix B Individual Site Assessments

NP02 Old Mill Road

1. Site Details	
Site Reference / Name	NP02
Site Address / Location	Old Mill Road
Gross Site Area (Hectares)	2.40
SHLAA/SHELAA Reference (if applicable)	Includes SHELAA site 21/8134
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Residential/agricultural
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Ancient Woodland - No</p> <p>Area of Outstanding Natural Beauty (AONB) - No</p> <p>Biosphere Reserve - No</p> <p>Local Nature Reserve (LNR) - No</p> <p>National Nature Reserve (NNR) - No</p> <p>National Park - No</p> <p>Ramsar Site - No</p> <p>Site of Special Scientific Interest (SSSI) - Site is not within a SSSI and although it is within the SSSI Impact Risk Zones for Croft and Huncote Quarry SSSI, Croft Pasture SSSI and Narborough Bog SSSI, the proposed development would not trigger the requirement to consult Natural England.</p> <p>Special Area of Conservation (SAC) - No</p> <p>Special Protection Area (SPA) - No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Green Infrastructure Corridor - No</p> <p>Local Wildlife Site (LWS) - adjacent</p> <p>Public Open Space - No</p> <p>Site of Importance for Nature Conservation (SINC) - No</p> <p>Nature Improvement Area - No</p> <p>Regionally Important Geological Site - No</p> <p>Other – N/A</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>33-50% the site falls within Flood Zones 2 and 3 and proposed land use is more vulnerable. Part of the site could be developed to avoid Flood Zones 2 and 3.</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Much of the site impacted by surface water flooding. Well over half of the site is at low risk of surface water flooding. Some of the site is at high and/or medium risk of surface water flooding, it is not possible to quantify at this stage.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	<p>Unknown - likely to be 3 but not know whether 3a.</p>

2. Assessment of Suitability	
Yes / No / Unknown Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Site contains mature hedgerows which could support priority species. There is also deciduous woodland within and around the site
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes - potential to create access from Old Mill road and Streamside Close
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes - potential to create access from Old Mill road and Streamside Close. There is currently a dirt foot path from Old Mill lane.
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	No designated cycle routes to the site
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Yes, within - along the site boundaries and crossing the site
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Yes - lots of people walking dogs when site visit took place.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	<1600m	400-800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy SS1 The Spatial Strategy - The settlement hierarchy identifies Broughton Astley as a Key Centre</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>No settlement boundary</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Yes - 5 parties
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Assuming that housing was build outside of Flood Zones 2 and 3, the site area would be around 1 ha. Applying the developable area ratio, would result in a potential capacity of approximately 25 houses.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5
Other key information	Many people were walking their dogs on the site during the site visit. The site is also close to a flood management site on Fallow Close.
Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available.</i> The site is <i>not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i>	The site is <i>potentially suitable, and available.</i> No
Summary of justification for rating	Site is impacted by flooding (from rivers and surface water). It might be possible to design a scheme that avoids the flood risk areas, or develop part of the site. No existing vehicular access but potential to provide from the west. Potential ecological and biodiversity value.

NP06 Cottage Lane

1. Site Details

Site Reference / Name	NP06
Site Address / Location	Cottage Lane
Gross Site Area (Hectares)	2.80
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	
Site identification method / source	Call for Sites
Planning history	20/01109/AGR - Prior notification for the erection of an agricultural building to house livestock and to store straw
Neighbouring uses	Agricultural



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Ancient Woodland - No</p> <p>Area of Outstanding Natural Beauty (AONB) - No</p> <p>Biosphere Reserve - No</p> <p>Local Nature Reserve (LNR) - No</p> <p>National Nature Reserve (NNR) - No</p> <p>National Park - No</p> <p>Ramsar Site - No</p> <p>Site of Special Scientific Interest (SSSI) - Site is not within a SSSI and although it is within the SSSI Impact Risk Zones for Croft and Huncote Quarry SSSI, Croft Pasture SSSI and Narborough Bog SSSI, the proposed development would not trigger the requirement to consult Natural England.</p> <p>Special Area of Conservation (SAC) - No</p> <p>Special Protection Area (SPA) - No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Green Infrastructure Corridor - No</p> <p>Local Wildlife Site (LWS) - No</p> <p>Public Open Space - No</p> <p>Site of Importance for Nature Conservation (SINC) - No</p> <p>Nature Improvement Area - No</p> <p>Regionally Important Geological Site - No</p> <p>Other – N/A</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	<p>Unknown - likely to be 3 but not know whether 3a.</p>

2. Assessment of Suitability	
<p><i>Yes / No / Unknown</i></p> <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Site contains mature hedgerows which could support priority species. There are bands of deciduous trees within and at the boundaries of the site</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No existing vehicular access to the site. However, potential to provide a suitable vehicular access from Millbrook Drive to the east. Existing, informal access to the north but unlikely to be suitable as main access to the site due to size and flooding issues.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, informal footpath crossing the site. Footpaths connecting site to the surrounding areas.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No designated cycle routes to the site</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - PRoWs 57 and 58 cross through the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-1200m	>1200m	>1200m	<1600m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy GD3 Development in the countryside seeks to protect the countryside and direct development to settlements.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected with the existing built up area.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>No settlement boundary</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0-5
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	52
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5
Other key information	Access to the site is via Cottage Lane which is a single lane road. The site feels very disconnected from the settlement due to this.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable. No
Summary of justification for rating	It is unlikely that a suitable vehicular access could be provided to the site and the site is also remote and detached from the settlement.

NP07 Station Road

1. Site Details

Site Reference / Name	NP07
Site Address / Location	Station Road
Gross Site Area (Hectares)	0.03
SHLAA/SHELAA Reference (if applicable)	
Existing land use	Residential
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	
Site identification method / source	Call for Sites
Planning history	<p>22/01362/PCD - Discharge of Condition 6 (Construction Environmental Management Plan) and 7 (drainage) of 21/00331/FUL</p> <p>22/01358/NMA - Alterations to layout, windows and doors (proposed non-material amendment of 21/00331/FUL)</p> <p>21/00331/FUL - Conversion and change of use of retail units (A1) to 4 dwellings</p> <p>22/02185/NMA - Amendments to the external openings on the north west and south west elevations (proposed non-material amendments of 21/00331/FUL)</p>
Neighbouring uses	Residential



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Ancient Woodland - No</p> <p>Area of Outstanding Natural Beauty (AONB) - No</p> <p>Biosphere Reserve - No</p> <p>Local Nature Reserve (LNR) - No</p> <p>National Nature Reserve (NNR) - No</p> <p>National Park - No</p> <p>Ramsar Site - No</p> <p>Site of Special Scientific Interest (SSSI) - Site is not within a SSSI and although it is within the SSSI Impact Risk Zones for Croft and Huncote Quarry SSSI, Croft Pasture SSSI and Narborough Bog SSSI, the proposed development would not trigger the requirement to consult Natural England.</p> <p>Special Area of Conservation (SAC) - No</p> <p>Special Protection Area (SPA) - No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Green Infrastructure Corridor - No</p> <p>Local Wildlife Site (LWS) - No</p> <p>Public Open Space - No</p> <p>Site of Importance for Nature Conservation (SINC) - No</p> <p>Nature Improvement Area - No</p> <p>Regionally Important Geological Site - No</p> <p>Other – N/A</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	<p>No</p>

2. Assessment of Suitability	
Yes / No / Unknown	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	No
Yes / No / Unknown	
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	No obvious way to provide vehicular access to the site.
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	There are footpaths within the vicinity of the site. However, it is not immediately clear how access would be gained to the site itself.
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	No designated cycle routes to the site
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	<1600m	<400m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: development of site would not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>GD2 Settlement development supports the principle of new housing within existing settlements.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent and connected to / Outside and not connected to</i></p>	<p>No settlement boundary</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Yes - not clear how access would be gained to the site, could require land outside of the owners ownership.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable. No
Summary of justification for rating	It is unclear how a suitable vehicular access could be provided to the site.

