

Fleckney Neighbourhood Plan

Site Options Report

October 2025

DRAFT

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Executive Summary

YOURLOCALE was commissioned to undertake an independent site assessment for the Fleckney Neighbourhood Plan Review. The work undertaken was agreed with Fleckney Parish Council in September 2025.

The purpose of the site assessment is to determine whether sites identified as having potential for development are suitable, available and likely to be viable for development and therefore appropriate for allocation in the Neighbourhood Plan. This includes whether the site allocations would comply with the strategic policies of the adopted Development Plan.

The report is also intended to help Fleckney Parish Council 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.

Fleckney is a village in Leicestershire, and the Neighbourhood Plan Review is being prepared in the context of Harborough District Council's Local Plan (2019) and the emerging Harborough Local Plan which is due for adoption in 2027. Fleckney is categorised as a rural centre in the Harborough Local Plan, and as a 'Large Village' in the Regulation 19 Local Plan Review.

4 sites were submitted to the Call for Sites exercise undertaken by the Parish Council in 2025:

Site C - Land North of Kilby Road. Also a location submitted in the SHELAA.

Site E - Land south of Kilby Road (east)/39 Main Street. Also a location submitted in the SHELAA.

Site F - Land south of Bird Cage Cottage. Also a location submitted in the SHELAA.

Site J - Land off Leicester Road.

3 of these sites were assessed in the 2024 Harborough Strategic Housing and Economic Land Availability Assessment (SHELAA). The remaining site was included in the study for full assessment.

The following 6 sites have been submitted through the SHELAA:

Site A - Land West of Leicester Road (subject to a planning application.)

Site B - Land off Longgrey and Garner Way (subject to a planning application).

Site D – Kilby Road.

Site G - The Grange, Arnesby Road (smaller site subject to a planning application).

Site H - Land to the east of Fleckney Meadows.

Site I - Land off Burton Way.

10 sites have been assessed. Some of these sites were subject to separate parcels of land being submitted through both the Call for Sites and the Harborough District Council; SHELAA. 6 have been identified as suitable or potentially suitable for housing development, and therefore could be considered for neighbourhood plan allocation, subject to resolving or mitigating the constraints identified in this report. 4 sites are not considered suitable for residential development.

Should Fleckney Parish Council decide to propose an allocation or allocations for residential, employment or other uses development, the recommended next steps would be to select the sites from the shortlist based on:

- The findings of this site assessment;
- 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
- Any other considerations such as the appropriate density of the proposed site(s) to reflect local character.

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1. Introduction

- 1.1 The purpose of the site assessment is to determine whether sites identified as having potential for development are suitable, available, and likely to be viable for the proposed development type and therefore appropriate.
- 1.2 The report is intended to help Fleckney Parish Council 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.

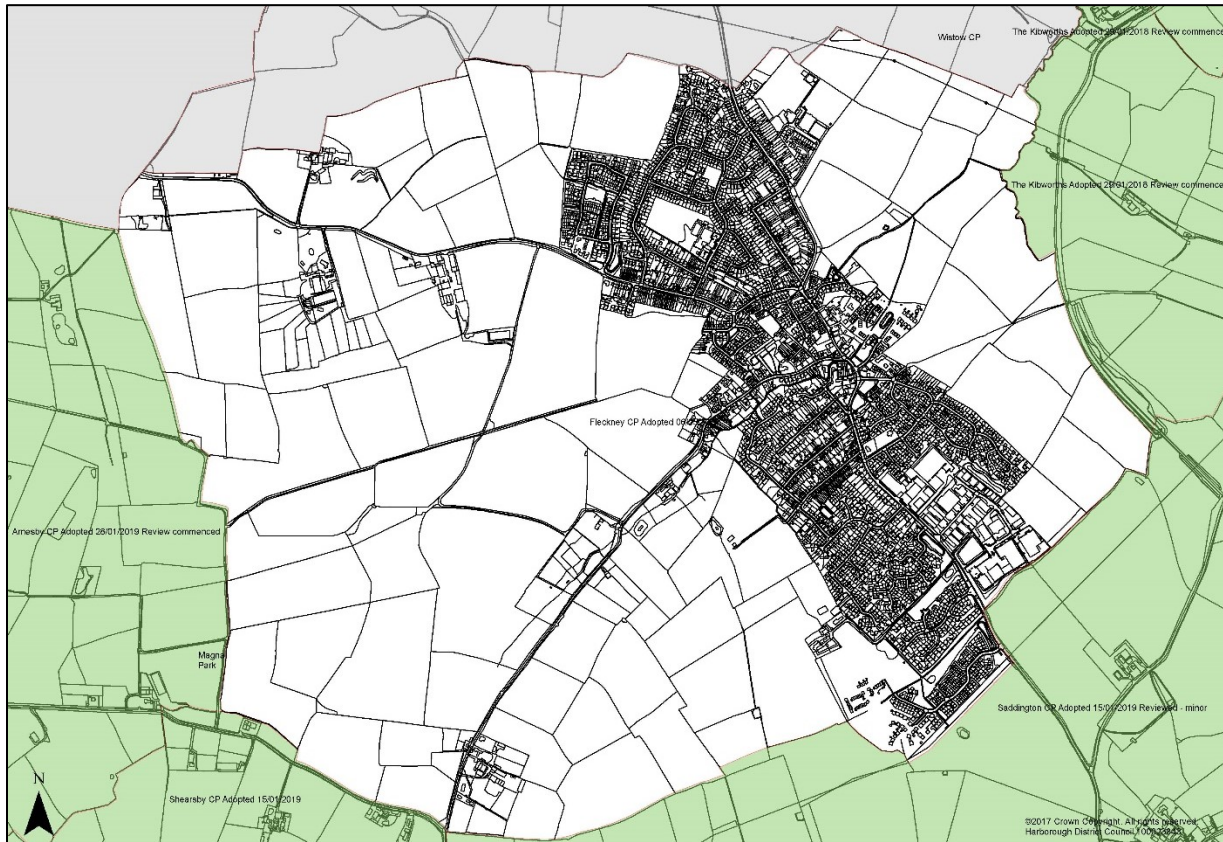
Local context

- 1.4 Fleckney is an extensive parish in the southern part of Leicestershire. Harborough District Council is the relevant planning authority, and the Neighbourhood Plan is being prepared in the context of the Harborough Local Plan (2019) and the Made Fleckney Neighbourhood Plan (2021). Harborough District Council are currently in the process of reviewing their Local Plan with a view to adopt in 2027.
- 1.5 Fleckney was designated as a Neighbourhood Area in March 2016.
- 1.6 Fleckney is located around 11km east of Market Harborough, 13km south of Leicester and 37km north west of Northampton. The settlement is defined as a rural centre in the Harborough Local Plan.
- 1.7 The 2021 Census recorded that Fleckney had a population of 4,926 in 2,054 households where 42.9% own their homes outright, 38.1% own with a mortgage or loan, 11.8% rent privately and 5.7% live in social rented housing.

The Neighbourhood Plan

- 1.8 The current Fleckney Neighbourhood Plan was made (adopted) in May 2021, and this plan sits alongside the Harborough Local Plan (2019). The emerging Neighbourhood Plan will replace the Made Neighbourhood Plan.
- 1.9 There is a formal housing requirement of 150 for Fleckney in the emerging Local Plan. This is met by the proposed Local Plan allocation of 150 dwellings. Nevertheless, Fleckney Parish Council has taken the decision to allocate a site through the Neighbourhood Plan Review to help meet a local need and to secure the additional protections offered to Neighbourhood Plans that allocate housing to meet its identified housing requirement.

1.10 The Neighbourhood Plan boundary is shown in **Figure 1** The area shaded green shows the wider Harborough District.



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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 (updated July 2019) and Neighbourhood Planning (updated September 2020). The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit.
- 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. The list of available sites in the neighbourhood area identified have come forward from the 2024 Harborough District Council SHELAA and the 2025 Fleckney Parish Council Call for Sites.
- 2.4 YOURLOCALE have carried out a screening exercise to conclude whether or not a full assessment is required. **Table 4.1** in Chapter 4 of this report sets out the details of sites received and the outcome of the screening exercise.
- 2.5 In total, this assessment includes 21 sites, 15 of which were assessed in the 2024 SHELAA. 6 sites have been assessed in full by YOURLOCALE. All sites came forward in the Parish Council's Call for Sites Exercise.

Task 2: Gathering information for site assessments

- 2.6 The Neighbourhood Plan site assessment process uses the same approach as HELAA methodologies and is based on the Government's National Planning Practice Guidance.
- 2.7 For the 15 SHELAA sites, the relevant SHELAA conclusions were reviewed to verify that these conclusions remained appropriate in the context of the Neighbourhood Plan.
- 2.8 Sites which had not been previously assessed in the SHELAA were taken forward for a full assessment using a site appraisal proforma based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the professional knowledge and experience of the consultant team. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.9 The proforma enables a range of information to be recorded, including:

- General information:
 - a) Site location and use; and
 - b) Site context and planning history.
- Context:
 - a) Type of site (greenfield, brownfield, etc.); and
- Suitability:
 - a) Site characteristics;
 - b) Environmental considerations;
 - c) Heritage considerations;
 - d) Community facilities and services; and
 - e) Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability of sites for development
- Any issues that may affect site delivery/viability.

2.10 A range of quantitative information has been collected to inform the assessments through desk-based research using the Local Authority website, Natural England’s Magic Map Tool and other sources of evidence such as the Landscape Character Assessment (2024). Where existing evidence has not been available, a high-level judgement on the likely impact of development has been made, but a more detailed assessment or verification should be sought from the Local Planning Authority, if appropriate.

2.11 Following the initial desktop assessment, site surveys were carried out in person in September 2025 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

2.12 The desktop assessment and site survey information are 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

- 2.13** 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 of 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.
- 2.14** The emerging Local Plan policy HN03 Housing Need: Housing Type and Density states that outside of Lutterworth and Markt Harborough town centres, a density of 30 dwellings per hectare is expected unless a lower density is justified based on the character of the area and the availability of public transport and other services and facilities.
- 2.15** The Harborough SHELAA (2024) method is based on the 2019 Leicester & Leicestershire Housing Market Area SHELAA Joint Methodology Paper. This sets out that the development potential of each site should be guided by the existing or emerging plan policy including locally determined policies on density. It also sets out gross to net development ratios which vary according to site size. **Table 2.1** shows these development ratios.

Table 2.1 Development Ratios

Site Size	Gross to Net Development Ratio
Up to 0.4ha	100%
0.4-2ha	82.5%
2-35ha	62.5%
Over 35ha	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) (2024) and is supported by the Planning Practice Guidance (PPG). 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 local authority and statutory local plan-making authority is Harborough District Council. The key document which largely constitutes the adopted statutory development plan for Fleckney is the Harborough Local Plan (adopted 2019).
- 3.5 Harborough District Council are currently reviewing their Local Plan. The Regulation 19 consultation on the emerging Local Plan ended on 6th May 2025 and the latest published timetable for the emerging Local Plan states that adoption is expected in 2027.
- 3.6 The made Neighbourhood Plan (2020) sets out a vision for 2031 for Fleckney. It contains a number of policies on topics such as housing, the environment and transport. The made Neighbourhood Plan policies will be replaced by those in the emerging Neighbourhood Plan – this means that even where sites are not in conformity with made policies, it doesn't necessarily mean the same site will be unsuitable under its replacement policy.
- 3.7 The relevant policies and findings from the above plans are presented below.

National Planning Policy

- 3.8 The policies of particular relevance to development in Fleckney are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.9 **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 economic, social and environmental objectives).

- 3.10 **Paragraphs 10 and 11** state that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.11 **Paragraph 12** states that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the development plan, permission should not usually be granted.
- 3.12 **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.
- 3.13 **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 the following apply:
- The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
 - The neighbourhood plan contains policies and allocations to meet its identified housing requirement.
- 3.14 **Paragraph 30** states that Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.
- 3.15 **Paragraph 31** states that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict unless they are superseded by strategic or non-strategic policies that are adopted subsequently.
- 3.16 **Paragraph 61** 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. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 3.17 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.18 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social rent, other affordable housing for rent and affordable home ownership tenures.
- 3.19 **Paragraph 70** states that where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.

- 3.20 **Paragraph 74** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium- sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.
- 3.21 **Paragraph 82** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- 3.22 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.23 **Paragraph 124** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.24 **Paragraph 170** 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.
- 3.25 **Paragraph 188** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 65 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 higher quality.
- 3.26 **Paragraph 202** states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.27 **Paragraph 214** 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.
- 3.28 **Paragraph 216** states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non- designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Harborough Local Plan 2011-2031 (adopted 2019)

- 3.29 **Policy SS1: The Spatial Strategy** sets out the overall spatial strategy for the District of Harborough, including the settlement hierarchy, within which Fleckney is a Rural Centre. This policy also sets out provisions for the delivery of 12,800 dwellings over the plan period 2011-2031, and the overall strategy for employment/business uses, strategic storage and distribution and retail. It details that the Council will strictly control development in the countryside and on designated open space within all settlements.

- 3.30 **Paragraph 3.1.11** identifies Rural Centres (including Fleckney) as a focus for rural development to serve both the settlements themselves and the surrounding rural area. It describes Fleckney as a smaller settlement with a more limited range of services, and states that focussing rural development in these villages will help to support existing facilities and provide a focal point for use by residents of surrounding villages and hamlets.
- 3.31 **Policy GD2: Settlement development** states that development will be permitted where it respects the form and character of the existing settlement and as far as possible retains existing natural boundaries such as trees, hedges and watercourses and where it includes the redevelopment or conversion of redundant or disused buildings or previously developed land of low environmental value. It sets out that development will be permitted where it will not disproportionately exceed a settlements minimum housing requirement, is necessary to meet housing need, comprises redevelopment or conversion of redundant or disused buildings or previously developed land and where its scale reflects the size of the existing settlement among other criteria.
- 3.32 **Policy GD3: Development in the Countryside** sets out where development will be permitted in the countryside, outside of Market Harborough, Key Centres, the Principal Urban Area, Rural Centres and selected Rural Villages and land adjoining them. Examples of where development will be permitted where it is required for the following uses include: for minerals and waste development, for agriculture, horticulture, woodland management or other similar uses and where it is necessary for the continuation of an existing enterprise, facility or operation that is compatible with its setting in the countryside.
- 3.33 **Policy GD5: Landscape Character** describes how development must be located and designed to be sensitive to its landscape setting and character in order to be permitted. Examples include development which respects and, where possible, enhances the local landscape, the landscape setting of settlements, and settlement distinctiveness; and development which safeguards important public views, skylines and landmarks.
- 3.34 **Policy H1: Provision of new housing** sets out the provisions for the delivery of 3,975 new homes over the plan period in addition to the delivery of existing commitments and completions and allowance for windfalls. This policy does not set out any housing figures for Fleckney.
- 3.35 **Policy H3: Rural exception sites** sets out when development proposals for affordable housing on small sites in rural areas that would not normally be permitted for housing will be approved as rural exception sites and when small numbers of market homes may be permitted on rural exception sites.
- 3.36 **Policy BE1: Provision of new business development** sets out where new office, industrial and storage and distribution will be provided. It also sets out the provisions for rural economic development.
- 3.37 **Policy HC1: Built heritage** notes how the council will appraise development which could potentially harm heritage assets.
- 3.38 **Policy HC3: Public Houses, Post Offices and Village Shops** sets out the criteria under which development involving the loss of an existing public house, post office or village shop selling primarily convenience goods will be permitted.

- 3.39 Policy GI5 Biodiversity and Geodiversity** sets out the ways in which the Council intends to safeguard nationally and locally designated biodiversity and geodiversity sites. It sets criteria for where development will be permitted in these sites, and how development is expected to contribute towards protecting and enhancing biodiversity and geodiversity.
- 3.40 Policy CC3 Managing flood risk** sets out that new development should take place in areas at the lowest risk of flooding. It sets out that all development proposals in Flood Zones 2 or 3 will require site-specific flood risk assessments and sets out when development in Flood Zone 3 will be permitted.

Emerging Harborough Local Plan (Regulation 19 Consultation Version, March 2025)

- 3.41 Policy DS01 Development Strategy: Delivering homes** sets out the housing requirement for Harborough District which is 13,182 between 2020 and 2041 with the annual housing requirement at 657 homes per year between 2020 and 2036 and then 534 homes per year between 2036 and 2041. Table 2 of the emerging local plan shows that there were 41 completions in Fleckney between 2020-2023, and 20 commitments as of 1st April 2023. The new growth total is 105 for Fleckney, meaning over the plan period of 2020-2041, 166 units are to be delivered.
- 3.42 Policy DS03 Development Strategy: Tackling Climate Change and Enhancing the Natural Environment** sets out that new development will be permitted where it contributes to environmental and sustainability objectives and states that existing Green and Blue infrastructure networks must be retained and, where possible, enhanced.
- 3.43 Policy DS04 Development Strategy: Preserving and Enhancing our Heritage and Rural Character** sets out that development must recognise the significance of heritage assets as integral components of the districts character and identity and avoid the gradual erosion of the historic environment through piecemeal or cumulative development that could compromise the integrity of Conservation Areas and other heritage assets.
- 3.44 Policy HN03 Housing Need: Housing Type and Density** sets out minimum residential densities to be followed unless lower densities are justified based on the character of the area and the availability of services and facilities. In Lutterworth and Market Harborough town centre policy areas, this is 40dph and 30dph for elsewhere in the authority area.
- 3.45 Policy AP01: Development in Settlements** defines the settlement hierarchy, in which Fleckney falls under Tier 4: Medium Villages. This policy sets out that development will be permitted within the settlement limits of settlements identified in the hierarchy where it is for residential, business or community use, is of a scale and form that reflects the size of the settlement concerned and level of service provision within that settlement and where it respects the form and character of the existing settlement.
- 3.46 Policy DM03: Heritage Asset Conservation and Design Standards** sets out that development will be permitted in areas with high heritage value where it achieves a high standard of design reflecting those characteristics which make these places special. It sets out the circumstances under which proposed development which would lead to substantial harm to (or total loss of)

significance the significance of a designated asset and/or its setting would be permitted. It also states that development within or affecting the setting of a Conservation Area must preserve or enhance to character or appearance of the conservation area.

- 3.47 Policy DM04: Landscape Character and Sensitivity** sets out that development must be located and designed in such a way that it is sensitive to its landscape setting and character area and will be permitted where it respects the local landscape, avoids the loss of or harm to features of importance within the landscape including heritage assets, safeguards important views and restores or provides equivalent mitigation for damaged features and/or landscapes that would be damaged or degraded as a result of the development. It states that the latest landscape evidence must be used to inform the identification of features of importance.
- 3.48 Policy DM05: Green and Blue Infrastructure and Open Space** sets out that development must contribute to creating high quality multifunctional green and blue infrastructure and enhance links and access to accessible open space.
- 3.49 Policy DM07: Managing Flood Risk** sets out that wherever possible, development should take place in Flood Zone 1. It states that within Flood Zone 1, site-specific flood risk assessments will be required for proposals relating to major development, land with critical drainage problems, land at increased flood risk in the future, where a more vulnerable use is proposed on land which may be subject to sources of flooding other than rivers or catchments that have experienced sewer flooding. It sets out when development in flood zone 3 would be acceptable.
- 3.50 Policy DM10: Biodiversity and Geodiversity Protection and Enhancement** sets out that all qualifying proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. It states the different ways developments must contribute to protecting and improving biodiversity and geodiversity and sets out where development that impacts on nationally and locally designated biodiversity and geodiversity sites will be permitted.

Fleckney Neighbourhood Plan (adopted 2020)

- 3.51 Policy F1: Countryside** sets out the important and highly valued countryside within Fleckney. It states that development must protect the countryside for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.
- 3.52 Policy F2: Public Rights of Way** seeks to protect the Rights of Way and wherever possible create new links to the network including footpaths and cycle ways.
- 3.53 Policy F7: local green space** protects special areas in Fleckney through designation as Local Green Space.

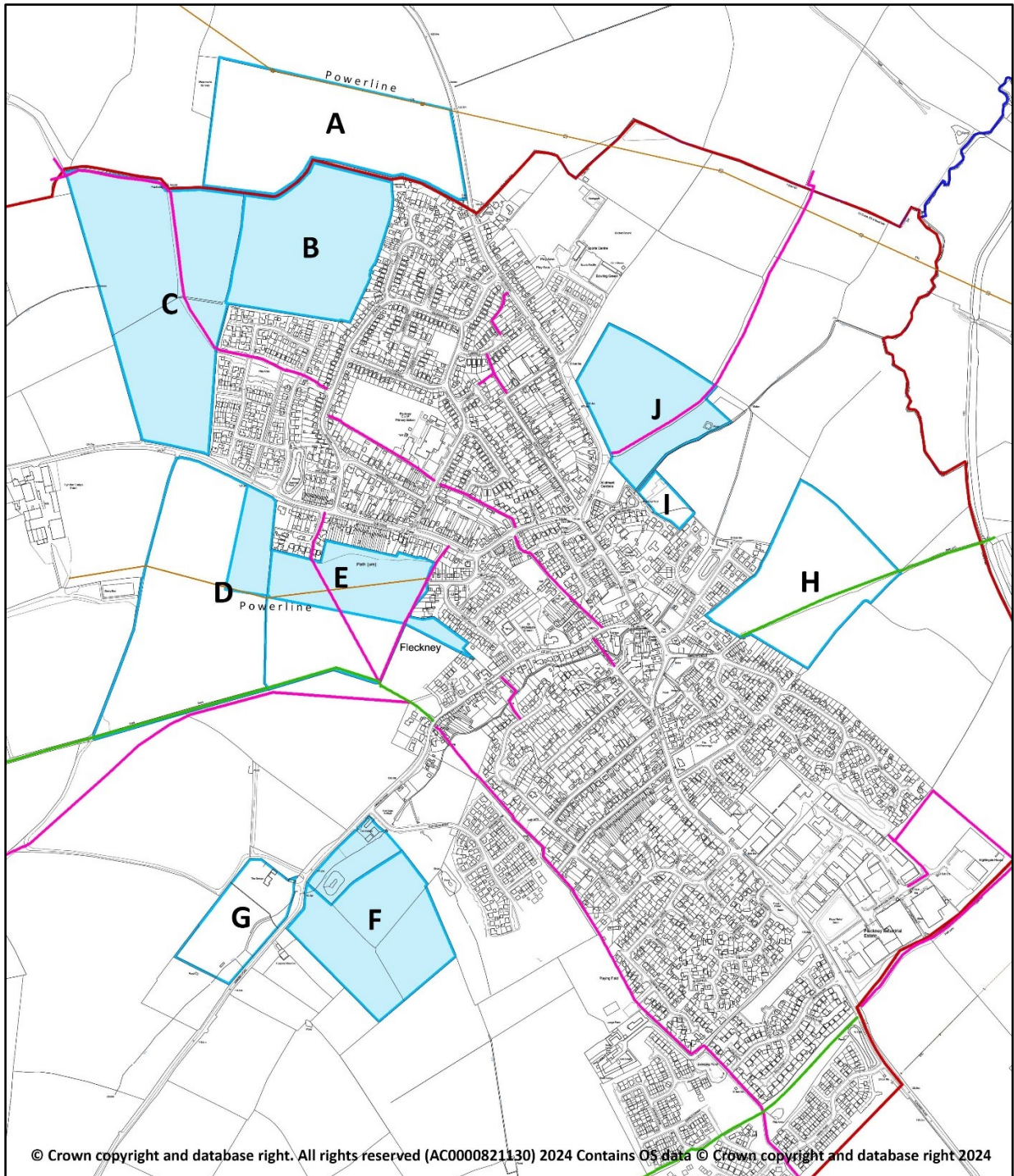
- 3.54 **Policy F3: Ecology and Biodiversity** notes that development proposals should not harm the network of local ecological features and habitats.
- 3.55 **Policy F4: Trees and Hedgerows** requires existing trees and hedgerows to be retained where possible and integrated into new developments.
- 3.56 **Policy F5: Features of local heritage interest** identifies important heritage assets and requires development proposals to balance the need for the proposed development against the significance of the asset and the extent to which it will be harmed.
- 3.57 **Policy F9: Infill Housing** specifies the requirements for development within the Limits to Development..

Evidence base documents

- 3.58 The site assessment is informed by a range of evidence base documents which support the adopted Local Plan and the emerging Neighbourhood Plan including the following:
- Harborough SHELAA 2024
 - Harborough Landscape Character Assessments
 - Harborough Landscape Sensitivity assessment (2024)

4. Site Assessments

4.1 Figure 2 shows a map of all assessed sites.



4.2 Site Assessment Summary

Site ref	Address	Gross area (Ha)	Capacity (indicative)	Rating (RAG)	Site Assessment Summary
A	Land West of Leicester Road	8.3	156		<p>Site A is a greenfield site currently used for agricultural purposes. It is Grade 3 agricultural land with species-rich hedgerow and mature trees forming the south boundary.</p> <p>The site is relatively flat with potential for vehicle access subject to Highways considerations. It is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>Significant trees are adjacent to the site and there is a power line on the north boundary which would need to be considered in any potential development.</p> <p>The site is a medium distance from village facilities. There is low sensitivity to landscape impact but development would impinge on the setting from the east.</p> <p>Site A is available and achievable subject to addressing the power line issue and mitigating potential harm to views into the village and sensitive landscaping safeguarding the significant trees on the site boundary.</p>
B	Land off Longgrey and Garner Way	7.17	134		<p>Site B is a greenfield site currently used for agricultural purposes. It is Grade 3 agricultural land and is relatively flat with potential for vehicle access from two separate locations. It is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>The site is a medium distance from village facilities. There is low sensitivity to landscape impact but development would impinge on views from Longgrey and Garner Way developments.</p> <p>Site B is available and achievable subject to mitigating potential harm to views from Longgrey and Garner Way developments.</p>
C	Land North of Kilby Road	12.3	333		<p>Site C is a greenfield site currently used for agricultural purposes. It is Grade 3 agricultural land and</p>

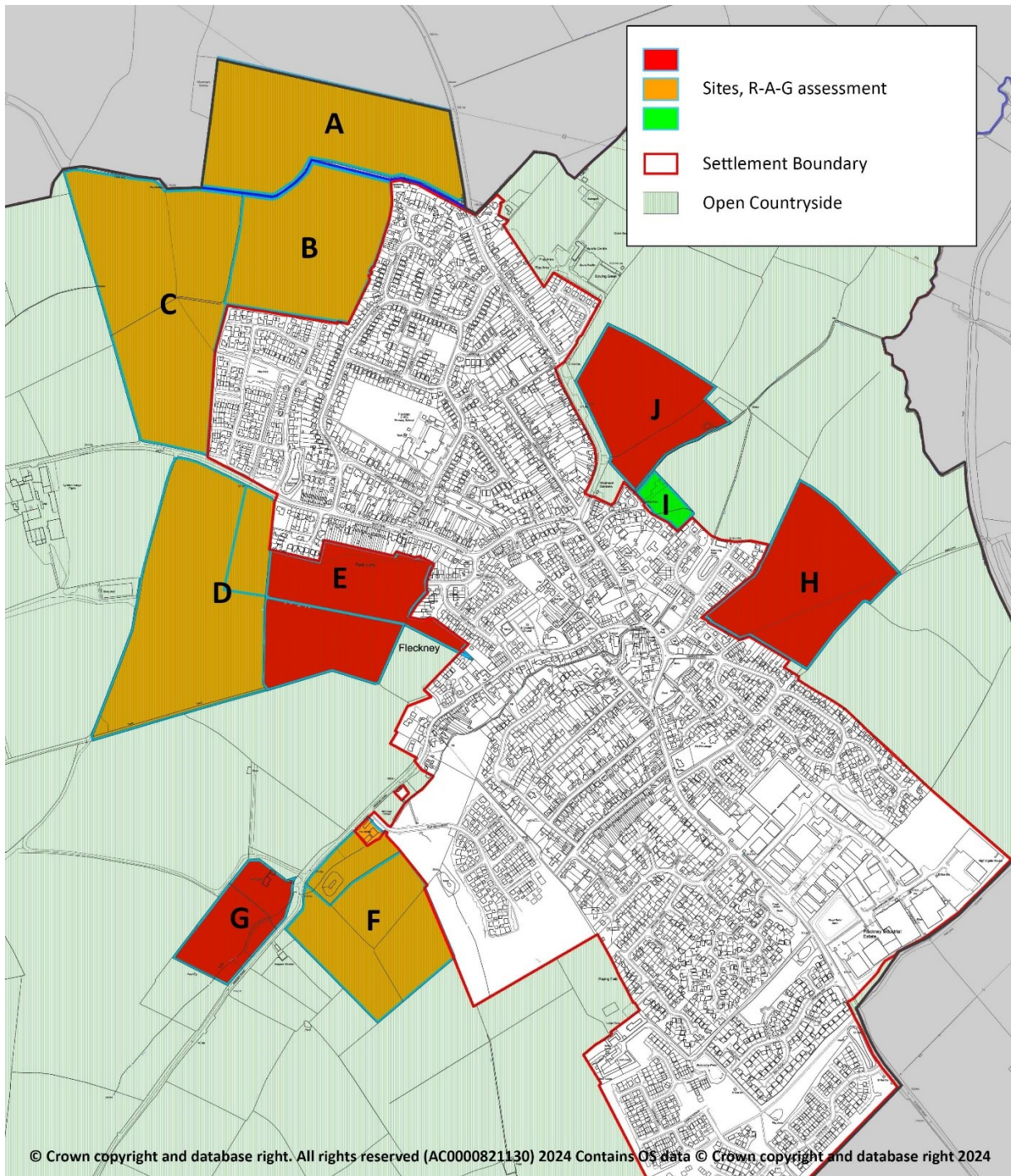
					<p>is relatively flat with potential for vehicle access, although this is subject to significant highway mitigation.</p> <p>Footpath C41/4 runs diagonally across northeast quadrant of the site.</p> <p>It is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>The site is a medium distance from village facilities. There is medium sensitivity to landscape impact due to the loss of the rural setting</p> <p>Site C is available and achievable subject to addressing access issues and undertaking landscaping measures to minimise the impact of the loss of the rural setting.</p>
D	Kilby Road	9.8	184		<p>Site D is a greenfield site currently used for agricultural purposes. It is Grade 3 agricultural land and is flat with potential for vehicle access although this is subject to significant highway mitigation. It is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>The site has a Bridleway along its southern boundary and a (local) electricity distribution line crosses the site.</p> <p>The site is reasonably close to village facilities. There is low sensitivity to landscape impact but open to Kilby Road, a main rural gateway route into Fleckney.</p> <p>Site D is available and achievable subject to mitigating potential harm because of the open nature of the development site, addressing access issues, safeguarding the Bridleway along the southern boundary and relocating the electricity distribution line.</p>
E	Land south of Kilby Road (east)	8.8	166		<p>Site E is a greenfield site currently used for agricultural purposes. It is Grade 3 agricultural land and is gently sloping with potential for vehicle access although this is subject to significant highway mitigation. It is adjacent to and</p>

					<p>connected to the existing built-up area and settlement boundary.</p> <p>Two footpaths cross the site and there is a Bridleway along its southern boundary and an overhead power line crosses the site.</p> <p>There is medium sensitivity in terms of both landscape and visual amenity due to its rural setting and history, and potential loss of views to the historic core of the village. Development of the site would result in the loss of ridge and furrow.</p> <p>The site is close to village facilities. There is low sensitivity to landscape impact but open to Kilby Road, a main rural gateway route into Fleckney.</p> <p>Site E is not considered to be suitable because of issues associated with the site, most notably the loss of Ridge and Furrow, a non-designated heritage asset.</p>
F	Land south of Bird Cage Cottage	7.18	113 - 140		<p>Site F is a greenfield site with existing residential units currently used for agricultural purposes. It is Grade 3 agricultural land and is gently sloping with potential for vehicle access although this is currently off a single track road. It is close the existing built-up area but detached from the settlement boundary.</p> <p>The site is a medium distance to village facilities. There is medium sensitivity to landscape impact and visual amenity.</p> <p>Site F is available and achievable subject to addressing access issues and sensitivity to landscape impact and visual amenity.</p>
G	The Grange, Arnesby Road,	2.91	36/2		<p>Site G is a mixed-use site incorporating a private residence and garden, paddock and outbuildings.</p> <p>The watercourse that passes through the site becomes the cause of significant flooding downstream in Fleckney. Development of 36 units here</p>

				<p>would need extensive and effective SUDS provision, which could reduce the capacity of the site.</p> <p>The land is Grade 3 agricultural land and is flat with potential for vehicle access although this is currently only adequate for two dwellings. Enhancement of this access would be subject to Highways assessment. It is outside and not connected to either the existing built-up area or the settlement boundary. Development of site F would address this situation.</p> <p>The site is not close to village facilities. There is medium sensitivity to landscape impact and visual amenity</p> <p>Site G is not suitable for residential development due to its lack of connectivity to the built-up area.</p>
H	Land to the east of Fleckney Meadows	6.89	110	<p>Site H is a greenfield site currently used for agricultural purposes. It is Grade 3 agricultural land and is on gently sloping land with potential for vehicle access although Kibworth Road (currently a cul-de-sac leading to the site) is narrow and historically part of the early medieval trackway between Fleckney and Kibworth.</p> <p>There is a medium risk of surface water flooding.</p> <p>It is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>A (local) electricity distribution line crosses the site.</p> <p>The site is close to village facilities. There is medium sensitivity to landscape impact as this is a rural landscape area with heritage assets close to the settlement but open to Kilby Road, a main rural gateway route into Fleckney. There is high sensitivity in terms of visual amenity as the site is currently one of the most significant views from Fleckney into open countryside, enhanced by the heritage asset of ridge and furrow. Ridge and Furrow would be lost through development</p>

					<p>of this site.</p> <p>Site H is not suitable due to the loss of a non-designated heritage asset and loss of Ridge and Furrow and the concerns over access and visual amenity.</p>
I	Land off Burton Way,	0.64	16		<p>Site I is a brownfield site currently. It is Grade 3 agricultural land and is flat with vehicle access through Burton Way. It is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>It is medium risk for surface water flooding, although there is an attenuation pond in the Burton Way development which is intended to slow surface water flow northeast onto this site.</p> <p>The site is close to village facilities. There is low sensitivity to landscape impact and low sensitivity to visual amenity.</p> <p>Site I is available and achievable.</p>
J	Land off Leicester Road	5.3	99		<p>Site J is a greenfield site currently used for agricultural purposes. It is Grade 3 agricultural land and is gently sloping with potential for vehicle access although this would require significant highway mitigation. It is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>The site is close to village facilities. There is low sensitivity to landscape impact but medium sensitivity to visual impact as the site is open to Leicester Road. PRow C8/1 currently passes along an attractive grassy corridor between hedgerows providing a welcoming gateway to popular rural walks from Fleckney</p> <p>Site J not suitable for development as the owner has indicated that it is currently available.</p>

4.3 Shows the Site Assessment Results Map



5. Conclusions

Site Assessment Conclusions

1.1 Of the potential development sites within the neighbourhood area that were identified, 6 have been identified as suitable or potentially suitable for **housing** development, and therefore can form a shortlist of sites to consider for neighbourhood plan allocation, subject to resolving or mitigating identified constraints:

- Site A – Land West of Leicester Road
- Site B – Land off Longgrey and Garner Way
- Site C – Land North of Kilby Road
- Site D – Land south of Kilby Road (west)
- Site F - Land south of Bird Cage Cottage, Arnesby Road
- Site I - Land off Burton Way

Next Steps

1.2 Should the Neighbourhood planning 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 Harborough District Council;
- Any other evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed site(s) to reflect local character.

Other considerations

Viability

1.3 If a site or sites are selected for allocation, it is recommended that the Neighbourhood Plan Group discuss site viability with Harborough

District Council 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

- 1.4 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 proposed sites.