

## Harborough Submission Local Plan Allocations: Housing land supply templates

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<b>Local plan allocation ref</b>	<b>OA1</b>
<b>Site name</b>	<b>Land south of Gartree Road</b>
Total capacity (dwellings)	A new neighbourhood of c.4,000 homes, 3,150 within Harborough District and 850 within Oadby and Wigston.
Total completions in plan period	1,200 in Harborough District by 2041
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
									150	150	150	150	150	150	150	150	150	150

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No landowner issues. Site is within the control of Urban & Civic and Homes England. Site is available.
Developer interest	Promoted by developer through SHELAA and Local Plan preparation. A Statement of Common Ground between the developer and landowners was agreed April 2026.
Site assessment work	Site (Ref: 8631) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> of Site Selection Methodology [PRE-MLP 5] and <a href="#">Site Selection Methodology Addendum: Assessment of Large Strategic Sites Nov 2025</a> [PRE-NLP 6]. Landowner agents' response to Regulation 19 included: Vision and masterplan principles document, an illustrative masterplan, and Education Requirements Technical Note. Technical details will be provided as part of any planning application.
Viability	Based on the information available, the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ] considered this site to be marginally viable (with 40% affordable housing target).
Infrastructure provision	Site allocation policy requires on-site education (early years, primary, secondary and post 16+), community infrastructure, open space, sustainable drainage systems, BNG etc Off-site and on-site transport mitigation may be required. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	Development partners are in the process of preparing a planning application.
Progress towards applications, reserved matters, discharge of conditions, etc.	EIA scope confirmed 23/4/26 (26/00182/SCP). Contact with developer is underway. Planning Performance Agreements have been prepared between the landowner and two LPAs (Harborough District Council and Oadby and Wigston Borough Council). Discussions and technical evidence in relation to the preparation of a planning application are ongoing.

<b>Local plan allocation ref</b>	<b>TB1</b>
<b>Site name</b>	<b>Land north of A47 and east of Zouche Way, Thurnby and Bushby</b>
Total capacity (dwellings)	125
Total completions in plan period	125
Total completions in five years following adoption	125

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				50	50	25												

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No landowner issues. The site is considered available.
Developer interest	Developer interest in the site. SHELAA concludes that the site is deliverable.
Site assessment work	Site (Ref: 8241) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5].  Landowner agent's Reg 19 response indicated that initial survey and technical assessments confirmed that this site is capable and suitable for development of at least 125 dwellings as planned.  Suite of technical assessment documents submitted in support of the planning application.
Viability	Site TB1 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [INF-NLP 3]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport mitigation may be required. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [INF-NLP 2].
Planning permission	Outline planning application for up to 130 dwellings submitted (25/01615/OUT). Yet to be determined.
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>S1</b>
<b>Site name</b>	<b>Scraptoft East, Land between Scraptoft and Bushby, Scraptoft</b>
Total capacity (dwellings)	950
Total completions in plan period	950
Total completions in five years following adoption	250

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
						50	100	100	100	100	100	100	100	100	100			

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is in the control of two regional housebuilders. No ownership issues have been identified to prevent delivery of development. The site is considered available.
Developer interest	Yes. Two regional housebuilders (Davidsons and Jelson) have submitted the planning application.
Site assessment work	Site (Ref: 8227) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Developers' Regulation 19 response indicated the site is deliverable with no fundamental technical constraints, with the site having undergone a thorough and proportionate evaluation. Suite of technical assessment documents submitted in support of the planning application.
Viability	Based on the information available at the time, the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ] considered this site to be marginally viable (with 40% affordable housing target).
Infrastructure provision	Delivery of a site for a new primary school as part of the development is specified. Off-site and on-site transport mitigation will be required. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	Outline planning application for up to 950 dwellings submitted (26/00289/OUT). Yet to be determined.
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>S2</b>
<b>Site name</b>	<b>Land at Beeby Road, Scraftoft</b>
Total capacity (dwellings)	175
Total completions in plan period	175
Total completions in five years following adoption	175

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				50	50	50	25											

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues. Site is considered available.
Developer interest	Developer involvement. Agent's Regulation 19 response submitted on behalf of Bloor Homes indicating developer interest. Planning application submitted by Bloor Homes.
Site assessment work	Site (Ref: 12235) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Suite of technical assessment documents submitted in support of the planning application.
Viability	Site S2 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport mitigation may be required. Contributions to new primary school provision on allocation S1 required as necessary. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	Outline application (25/00767/OUT) for up to 200 dwellings approved (subject to S106 agreement).
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>MH1</b>
<b>Site name</b>	<b>Land east of Leicester Road and south of Grand Union canal, Market Harborough</b>
Total capacity (dwellings)	250
Total completions in plan period	250
Total completions in five years following adoption	250

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				50	50	50	50	50										

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No legal or ownership issues. Site is considered available.
Developer interest	Developer involvement. Agent's Regulation 19 response submitted on behalf of Jelson indicates developer interest.
Site assessment work	Site (Ref: 8143) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Site covered by Market Harborough North Odour Assessment <a href="#">EN-NLP 13</a> .  Technical assessments would be provided as part of any planning application.
Viability	As part of the Market Harborough Cluster of sites and based on the information available at the time, the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ] considered this site to be viable (with 40% affordable housing target).
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport mitigation may be required. Contributions to new primary and secondary school provision associated with the North of MH cluster (site allocation MH1, MH2 and MH3) required as necessary. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	
Progress towards applications, reserved	None at June 2026.

matters, discharge of conditions, etc.	
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<b>Local plan allocation ref</b>	<b>MH2</b>
<b>Site name</b>	<b>East of Market Harborough Road, Market Harborough</b>
Total capacity (dwellings)	500
Total completions in plan period	500
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
									40	40	50	50	80	80	80	80		

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues identified, site jointly controlled by a housebuilder and land promoter. Site is considered available.
Developer interest	Developer involvement. Agent's Regulation 19 response submitted on behalf of William Davis / Hallam Land indicates developer interest.
Site assessment work	Site (Ref: 8122) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Site covered by Market Harborough North Odour Assessment <a href="#">EN-NLP 13</a> . Landowner agents Reg 19 response included: a Concept masterplan plan. Technical assessments would be provided as part of any planning application.
Viability	As part of the Market Harborough Cluster of sites and based on the information available at the time, the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ] considered this site to be viable (with 40% affordable housing target).
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport mitigation may be required. Provision / contributions to new primary and secondary school associated with the North of MH cluster (site allocations MH1, MH2 and MH3) required as necessary. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	Development partners are in the process of preparing a planning application.
Progress towards applications, reserved	EIA scope confirmed 2/7/25 (25/00736/SCP). Contact with developer is ongoing around planning matters. Preparation of a Statement of Common Ground with the Development

matters, discharge of conditions, etc.	Partners (for MH2 & MH3) is ongoing, for completion no later than end July 2026.
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<b>Local plan allocation ref</b>	<b>MH3</b>
<b>Site name</b>	<b>Land south of Gallow Field Road, Market Harborough</b>
Total capacity (dwellings)	600
Total completions in plan period	600
Total completions in five years following adoption	80

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
							30	50	80	80	80	80	80	80	40			

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues identified, site jointly controlled by a housebuilder and land promoter. Site is considered available.
Developer interest	Developer involvement. Agent's Regulation 19 response submitted on behalf of William Davis / Hallam Land indicates developer interest.
Site assessment work	Site (ref: 10597) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Site covered by Market Harborough North Odour Assessment <a href="#">EN-NLP 13</a> . Landowner agents Reg 19 response includes: a Concept plan. Technical assessments would be provided as part of any planning application.
Viability	As part of the Market Harborough Cluster of sites and based on the information available at the time, the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ] considered this site to be viable (with 40% affordable housing target).
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport mitigation may be required. Provision / contributions to new primary and secondary school associated with the North of MH cluster (site allocations MH1, MH2 and MH3) required as necessary. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	Development partners are in the process of preparing a planning application.
Progress towards applications, reserved	EIA scope confirmed 2/7/25 (25/00736/SCP). Contact with developer is ongoing around planning matters. Preparation of a Statement of Common Ground with the Development

matters, discharge of conditions, etc.	Partners (for MH2 & MH3) is ongoing, for completion no later than end July 2026.
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<b>Local plan allocation ref</b>	<b>L1</b>
<b>Site name</b>	<b>Land off Leicester Road, Lutterworth</b>
Total capacity (dwellings)	230
Total completions in plan period	230
Total completions in five years following adoption	230

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				50	50	50	50	30										

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues identified. Site is considered available.
Developer interest	Agent's Regulation 19 response submitted on behalf of William Davis Homes indicates developer interest. Recent planning application submitted by William Davis Homes.
Site assessment work	Site (Ref: 8167) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5].  Suite of technical assessment documents submitted in support of the planning application.
Viability	Site L1 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport mitigation may be required. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	Planning application (26/00447/FUL) for up to 230 dwellings submitted. Yet to be determined.
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>L2</b>
<b>Site name</b>	<b>Land at M1 Junction 20/Swinford Road, Lutterworth</b>
Total capacity (dwellings)	90
Total completions in plan period	90
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
	40	50																

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues. Site is in the ownership of land promoter and considered available.
Developer interest	Yes. Site has outline planning permission.
Site assessment work	Site (Ref: 8104) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5].  Suite of technical assessment documents submitted in support of the planning application.
Viability	Site L2 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Policy compliant off-site provision including education contributions. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ]. Contributions to be detailed in S106 agreement.
Planning permission	Outline application (25/00746/OUT) for up to 90 dwellings approved (subject to S106 agreement).
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>BA1</b>
<b>Site name</b>	<b>Land off Frolesworth Road, Broughton Astley</b>
Total capacity (dwellings)	475
Total completions in plan period	475
Total completions in five years following adoption	200

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
						40	80	80	80	80	80	35						

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No land ownership issues, site promoted by IM Land on behalf of landowners. The site is considered available.
Developer interest	Yes. Planning application submitted by IM Land.
Site assessment work	Site (Ref: 10554) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Landowner agent's Regulation 19 response indicated that the site is capable of accommodating in excess of 475 dwellings based on assessment work. Suite of technical assessment documents submitted in support of the planning application.
Viability	Site BA1 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport mitigation may be required along with contributions to new primary (including land for extension of adjacent primary school) and secondary school provision. Addressing surface water flood risk may require off-site as well as on-site infrastructure improvements. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	Outline application (26/00480/OUT) for up to 550 dwellings submitted. Yet to be determined.
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>F1</b>
<b>Site name</b>	<b>Land north of Kilby Road and land west of Longgrey, Fleckney</b>
Total capacity (dwellings)	150
Total completions in plan period	150
Total completions in five years following adoption	150

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				50	50	50												

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues. Site is available.
Developer interest	Yes: Planning application submitted on behalf of David Wilson Homes.
Site assessment work	Site (Refs: 8055 and 10042) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5].  Suite of technical assessment documents submitted in support of the planning application.
Viability	Site F1 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport mitigation may be required. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ]. Contributions to be detailed in S106 agreement.
Planning permission	Outline application (25/00515/OUT) for up to 170 dwellings approved (subject to S106 agreement).
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>GG1</b>
<b>Site name</b>	<b>Land north of London Road and east of Leicester Grammar School, Great Glen</b>
Total capacity (dwellings)	400
Total completions in plan period	400
Total completions in five years following adoption	200

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
						40	80	80	80	80	40							

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues. Site is available.
Developer interest	Yes. The planning application has been submitted by Davidsons Development Ltd.
Site assessment work	Site (Ref: 8230) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Developer's Regulation 19 response indicates that, based on masterplanning undertaken and information on technical constraints, the site can accommodate up to 450 dwellings. Suite of technical assessment documents submitted in support of the planning application.
Viability	Site GG1 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport measures/mitigation may be required. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	Outline application (25/01467/OUT) for up to 450 dwellings submitted. Yet to be determined.
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>K1</b>
<b>Site name</b>	<b>Land west of Warwick Road and south of Priory Business Park, Kibworth</b>
Total capacity (dwellings)	475
Total completions in plan period	475
Total completions in five years following adoption	200

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
						40	80	80	80	80	80	35						

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues. Site is available.
Developer interest	Yes. Armstrong Rigg Planning/Miller Oak Homes are promoting the site.
Site assessment work	Site (Ref: 8247) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5].
Viability	Site K1 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport measures/mitigation may be required along with measures to address surface water issues and contributions to education. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	
Progress towards applications, reserved matters, discharge of conditions, etc.	EIA scope confirmed 17/3/26 (26/00076/SCP). Contact with promoter/developer underway. Public consultation event held in April 26.

<b>Local plan allocation ref</b>	<b>B1</b>
<b>Site name</b>	<b>Land at Gaulby Road, Billesdon</b>
Total capacity (dwellings)	48
Total completions in plan period	48
Total completions in five years following adoption	48

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				20	20	8												

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues. Site has planning permission for 48 dwellings. Site is available.
Developer interest	Yes.
Site assessment work	Site (Ref: 8155) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Developer's Regulation 19 response indicates that the site can accommodate up to 60-70 dwellings. Suite of technical assessment documents submitted in support of the original permitted development and current planning application.
Viability	Site B1 (greenfield) falls within the Low Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that greenfield typologies within this Zone are viable when the maximum potential affordable housing rate is c. 20%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site contributions to infrastructure provision set out in S106 agreement re: 23/01104/OUT. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	Site has planning permission for 48 self-build homes (23/01104/OUT). Revised outline application (25/01548/OUT) for 62 (self-build and affordable) dwellings submitted. Yet to be determined.
Progress towards applications, reserved matters, discharge of conditions, etc.	Discharge of Condition 8 (Custom Build Design Code) of 23/01104/OUT: Approved

<b>Local plan allocation ref</b>	<b>B2</b>
<b>Site name</b>	<b>Billesdon Depot south of Gaulby Road, Billesdon</b>
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	10

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				5	5													

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues. Part of the site is available (SHELAA). Current planning application for a Fire and Rescue Training Facility on the site has been submitted.
Developer interest	Owned by Leicestershire County Council.
Site assessment work	Site (Ref: 8190) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Site owner's Regulation 19 response welcomed the allocation which reflects the Billesdon NP allocation for self-build plots on site frontage.
Viability	Site B2 (brownfield) falls within the Low Value Zone as defined in the Local Plan Viability Report, 2025 [INF-NLP 3]. The study considers that brownfield sites within this Zone are viable when the maximum potential affordable housing rate is 10%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport measures/mitigation may be required along with measures to address surface water issues and contributions to education. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [INF-NLP 2].
Planning permission	
Progress towards applications, reserved matters, discharge of conditions, etc.	No contact to date. There is currently a planning application for a new Leicestershire Fire and Rescue Training Facility on the whole site (24/01643/FUL). Yet to be determined.

<b>Local plan allocation ref</b>	<b>B3</b>
<b>Site name</b>	<b>Former Lorry Park Gaulby Road, Billesdon</b>
Total capacity (dwellings)	5
Total completions in plan period	5
Total completions in five years following adoption	5

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				5														

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Ownership and availability	No ownership issues. Site is available.
Developer interest	Yes. Under control of housebuilder at time SHELAA undertaken.
Site assessment work	Site (Ref: 8202) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5].
Viability	Site B3 (brownfield) falls within the Low Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. However, site is below threshold for affordable housing provision. There may be some contamination costs associated with the site's former use.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	
Progress towards applications, reserved matters, discharge of conditions, etc.	No contact to date.

<b>Local plan allocation ref</b>	<b>GB1</b>
<b>Site name</b>	<b>Land north of Dingley Road, Great Bowden</b>
Total capacity (dwellings)	15
Total completions in plan period	15
Total completions in five years following adoption	15

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				5	10													

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Ownership and availability	No ownership issues. Site is available.
Developer interest	Yes. R2 Developments applied for planning permission.
Site assessment work	Site (Ref: 8151) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Suite of technical assessment documents submitted in support of the permitted planning application.
Viability	Site GB1 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Contributions will be set out in S106 agreement.
Planning permission	Application (25/00608/FUL) for 11 dwellings approved including 2 affordable bungalows (subject to completion of S106 agreement).
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>GB2</b>
<b>Site name</b>	<b>Land off Dingley Road and Nether Green, Great Bowden</b>
Total capacity (dwellings)	85
Total completions in plan period	85
Total completions in five years following adoption	85

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				25	25	25	10											

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Ownership and availability	At the time of the SHELAA there were no ownership issues. Southern part of the site adjacent to Dingley Road (from where access would be taken) now part of the James Adler Nature Reserve. Access issues impact availability.
Developer interest	No update since SHELAA which did not indicate any developer interest.
Site assessment work	Site (Ref: 8054) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Regulation 19 reps from owners' agent supported allocation. Other representation suggested that the southern part of the site due to be part of Nature Reserve. This is now formally declared.
Viability	Site GB2 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport measures/mitigation may be required along with measures to address fluvial and surface water issues. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	
Progress towards applications, reserved matters, discharge of conditions, etc.	Post Regulation 19 meeting held with site agent to discuss access issues. No further information has been submitted to address concerns.

<b>Local plan allocation ref</b>	<b>HH1</b>
<b>Site name</b>	<b>Land north of Uppingham Road, Houghton on the Hill</b>
Total capacity (dwellings)	80
Total completions in plan period	80
Total completions in five years following adoption	80

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				25	25	25	5											

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Ownership and availability	No ownership issues. Site is available.
Developer interest	Yes. Clarendon Land and Development submitted planning application.
Site assessment work	Site (Ref: 8206) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Suite of technical assessment documents submitted in support of the approved (subject to S106 agreement) planning application.
Viability	Site HH1 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport measures/mitigation (access on to A47) along with measures to address surface water issues. Contributions will be set out in S106 agreement.
Planning permission	Outline application (25/00599/OUT) for up to 80 dwellings approved (subject to S106 agreement and resolution of outstanding drainage matters).
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>HH2</b>
<b>Site name</b>	<b>Land north of Stretton Lane, Houghton on the Hill</b>
Total capacity (dwellings)	24
Total completions in plan period	24
Total completions in five years following adoption	24

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				12	12													

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Ownership and availability	.
Developer interest	Yes. Minster Property Group submitter planning application
Site assessment work	Site (Ref: 8135) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5].
Viability	Site HH2 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [INF-NLP 3]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%. However, site is allocated for 100% affordable homes.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport measures/mitigation may be required. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [INF-NLP 2].
Planning permission	
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning application (24/00359/FUL) refused contrary to officer recommendation in April 2026. Decision Notice - Reason for refusal is 'The proposal is contrary to Houghton on the Hill Neighbourhood Plan policies L1 and L2 and has landscape harm and harm to Houghton on the Hill conservation area.' No appeal to date.

<b>Local plan allocation ref</b>	<b>HB1</b>
<b>Site name</b>	<b>Land east of Welford Road, Husbands Bosworth</b>
Total capacity (dwellings)	105
Total completions in plan period	105
Total completions in five years following adoption	105

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
					50	50	5											

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Ownership and availability	No ownership issues. Site is available.
Developer interest	Yes. Catesby Strategic Development are the applicants.
Site assessment work	Site (ref: 8064) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Regulation 19 response on behalf of promoter supported the allocation, but felt a larger site allocations should be explored given their landholding. Suite of technical assessment documents submitted in support of planning application.
Viability	Site HB1 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 <a href="#">[INF-NLP 3]</a> . The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport measures/mitigation may be required. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 <a href="#">[INF-NLP 2]</a> .
Planning permission	Outline application (26/00470/OUT) for up to 150 dwellings submitted. Yet to be determined.
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>U1</b>
<b>Site name</b>	<b>Land south of Ashby Road, Ullesthorpe</b>
Total capacity (dwellings)	30
Total completions in plan period	30
Total completions in five years following adoption	30

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				15	15													

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues. The site is available.
Developer interest	Yes. Manor Oak Homes are the applicants.
Site assessment work	<p>Site (Ref: 10649) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5].</p> <p>Regulation 19 response included a concept masterplan for the site and promoted increased capacity.</p> <p>Suite of technical assessment documents submitted in support of planning application.</p>
Viability	Site U1 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 <a href="#">[INF-NLP 3]</a> . The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	<p>No major infrastructure needed to facilitate delivery. Further details in IDP 2026 <a href="#">[INF-NLP 2]</a>.</p> <p>Off-site and on-site contributions to infrastructure provision will be set out in S106 agreement.</p>
Planning permission	Outline application (25/01565/OUT) for up to 46 dwellings approved (subject to S106 agreement).
Progress towards applications, reserved matters, discharge of conditions, etc.	See above, nothing further at 08/06/26.

<b>Local plan allocation ref</b>	<b>U2</b>
<b>Site name</b>	<b>Land north of Ashby Road, Ullesthorpe</b>
Total capacity (dwellings)	50
Total completions in plan period	50
Total completions in five years following adoption	50

Plan period up to adoption	Years following adoption* (from 2028/29)																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
				25	25													

\* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No ownership issues. The site is available.
Developer interest	Yes. Leicestershire County Council is the landowner.
Site assessment work	Site (Ref: 8180) assessed in <a href="#">Appendix 4: Technical Sites Assessments</a> to Site Selection Methodology [PRE-NLP 5]. Owner's Regulation 19 response expressed support.
Viability	Site U2 (greenfield) falls within the Mid Value Zone as defined in the Local Plan Viability Report, 2025 [ <a href="#">INF-NLP 3</a> ]. The study considers that Greenfield typologies within this Zone are viable at the proposed affordable housing rate of 40%.
Infrastructure provision	No major infrastructure needed to facilitate delivery. Off-site and on-site transport measures/mitigation may be required. Policy compliant on-site provision will be required for open space, sustainable drainage systems, BNG etc. Further details in IDP 2026 [ <a href="#">INF-NLP 2</a> ].
Planning permission	
Progress towards applications, reserved matters, discharge of conditions, etc.	None at June 2026.