

# Husbands Bosworth Neighbourhood Plan

## SITE OPTIONS AND ASSESSMENT

Locality and Husbands Bosworth Parish Council

August 2025

## Quality information

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## Revision History

| Revision | Revision date  | Details         | Authorized | Name            | Position                         |
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|          | 8 August 2025  | QB Review       | MF         | Melvyn Forman   | Husbands Bosworth Parish Council |
| V2       | 18 August 2025 | Draft Report    | UM         | Una McGaughrin  | Technical Director               |
|          | 21 August 2025 | Locality Review | AO         | Annabel Osborne | Neighbourhood Planning Officer   |
| V3       | 22 August 2025 | Final Report    | TF         | Tim Fearn       | Principal Planner                |

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## Acronyms and Abbreviations used in this report

| Acronym/Abbreviation | Definition                                                  |
|----------------------|-------------------------------------------------------------|
| CFS                  | Call for Sites                                              |
| dph                  | Dwellings per Hectare                                       |
| Ha.                  | Hectares                                                    |
| MHCLG                | Ministry of Housing, Communities and Local Government       |
| NP                   | Neighbourhood Plan                                          |
| NPPF                 | National Planning Policy Framework                          |
| ONS                  | Office for National Statistics                              |
| PRoW                 | Public Right of Way                                         |
| SEND                 | Special Educational Needs and Disabilities                  |
| SFRA                 | Strategic Flood Risk Assessment                             |
| SHELAA               | Strategic Housing and Economic Land Availability Assessment |
| Sqm                  | Square metres                                               |

# Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Husbands Bosworth Neighbourhood Plan. The work undertaken was agreed with Husbands Bosworth Parish Council and the Ministry for Housing, Communities and Local Government (MHCLG) in 2025 as part of the national Neighbourhood Planning Technical Support programme led by Locality.

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 Husbands Bosworth 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.

Husbands Bosworth is a village in Leicestershire, and the Neighbourhood Plan 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 by December 2026. Husbands Bosworth is categorised as a rural centre in the Harborough Local Plan.

22 sites were submitted to the Call for Sites exercise undertaken by the Parish Council in 2024. 6 of these sites were assessed in the 2024 Harborough Strategic Housing and Economic Land Availability Assessment (SHELAA) and so were taken forward for a review of the SHELAA conclusions. The remaining 16 sites were included in the study for full assessment. Two sites submitted to the Call for Sites form a single SHELAA site and for the purposes of this assessment have been assessed as one site. Therefore 21 unique sites have been considered in this report.

The following 9 sites 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:

- Site 5 – 8 Highcroft
- Site 6 – Farmyard at Honeypot Lane
- Site 7 – Land east of Butt Lane
- Site 8 – 4 Lammas Close, LE17 6LL
- Site 12 – Wharf Inn, Welford
- 21/8999 – Land North of Theddingworth Road (SHELAA Review)
- 24/9895 – Land East of Welford Road (SHELAA Review)
- 21/8181 – Land West of Welford Road (SHELAA Review)
- 24/9406 – Land west of Bell Lane and north of Kilworth Road (SHELAA Review)

The following site has been identified as suitable or potentially suitable for **commercial** development, and therefore could be considered for neighbourhood plan allocation, subject to resolving or mitigating the constraints identified in this report:

- Site 10 – Airfield Park, Sibbertoft Road

The remaining 10 sites are not currently suitable for residential or commercial development and therefore are not appropriate for allocation in the neighbourhood plan.

Should Husbands Bosworth 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.

They should also ensure that any proposed site allocations are likely to be economically viable.

# 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 Husbands Bosworth 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 Husbands Bosworth is a township and 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 Harborough Local Plan (2019)<sup>1</sup>. Harborough District Council are currently in the process of reviewing their Local Plan with a view to adopt by December 2026<sup>2</sup>.
- 1.5 Husbands Bosworth was designated as a Neighbourhood Area in April 2017<sup>3</sup>
- 1.6 Husbands Bosworth is located around 30km east of Coventry, 22km south of Leicester and 25km north west of Northampton. The nearest train station is in Market Harborough, approximately 10km northeast of Husbands Bosworth. The settlement is defined as a rural centre in the Harborough Local Plan.
- 1.7 Husbands Bosworth has a rich history, with archaeological evidence suggesting the land around the settlement was established and being farmed as early as c.3500 years ago in the Neolithic period. More recently
- 1.8 In 2022, the ONS estimated that Husbands Bosworth had a population of 1,600 in 600 households where 40.1% own their homes outright, 37.6% own with a mortgage or loan or shared ownership, 14.5% rent privately and 7.8% live in social rented housing<sup>4</sup>.

## The Neighbourhood Plan

- 1.9 The current Husbands Bosworth 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.

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<sup>1</sup> Available at: [https://www.harborough.gov.uk/download/downloads/id/5714/harborough\\_local\\_plan\\_2011-2031\\_-\\_adopted\\_april\\_2019.pdf](https://www.harborough.gov.uk/download/downloads/id/5714/harborough_local_plan_2011-2031_-_adopted_april_2019.pdf)

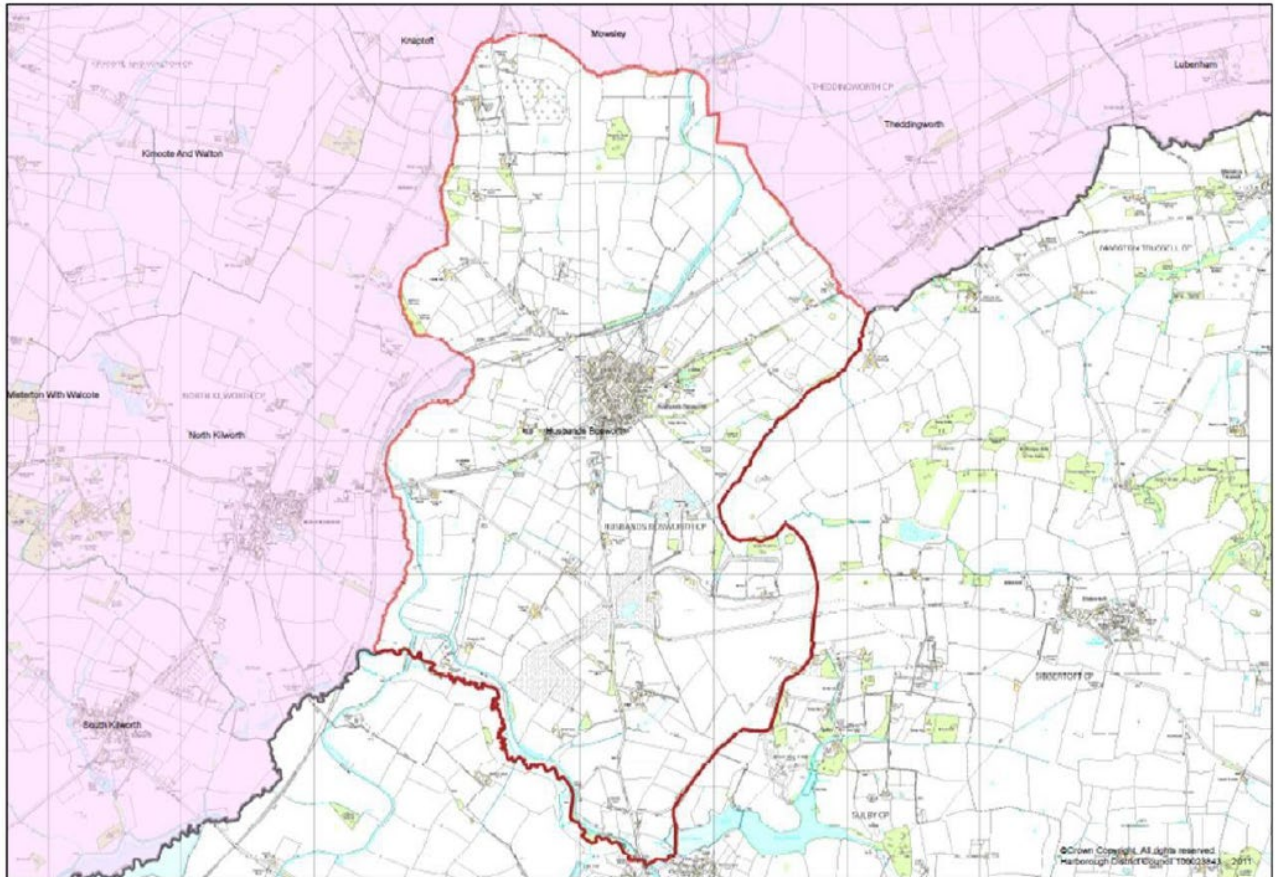
<sup>2</sup> Available at: [https://www.harborough.gov.uk/download/downloads/id/8347/local\\_development\\_scheme\\_2025.pdf](https://www.harborough.gov.uk/download/downloads/id/8347/local_development_scheme_2025.pdf)

<sup>3</sup> Available at: [https://www.harborough.gov.uk/download/downloads/id/3843/husbands\\_bosworth\\_designation\\_decision\\_notice\\_april\\_2017.pdf](https://www.harborough.gov.uk/download/downloads/id/3843/husbands_bosworth_designation_decision_notice_april_2017.pdf)

<sup>4</sup> Available at: <https://www.ons.gov.uk/visualisations/customprofiles/build/>



- 1.10 There is no formal housing requirement for Husbands Bosworth in the emerging Local Plan, however Harborough District Council have advised that the likely requirement will be in the region of 100 units and so the Parish Council aim to meet this figure through site allocations in the Neighbourhood Plan.
- 1.11 The Neighbourhood Plan boundary is shown in **Figure 1-1**. The area shaded pink shows the wider Harborough District.



**Figure 1-1 Map of Husbands Bosworth Neighbourhood Area [Source: Husbands Bosworth Neighbourhood Plan – Referendum Version]**

## 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)<sup>5</sup> and Neighbourhood Planning (updated September 2020)<sup>6</sup>. The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit.<sup>7</sup>
- 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 SHELAA and the 2024 Husbands Bosworth Parish Council Call for Sites.
- 2.4 AECOM have carried out a screening exercise to conclude whether or not a full assessment is required. **Table 4.1** in the 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, 5 of which were assessed in the 2024 SHELAA<sup>8</sup>. 16 sites have been assessed in full by AECOM. 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<sup>9</sup>.
- 2.7 For the 5 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.

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<sup>5</sup> Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>6</sup> Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>7</sup> Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

<sup>8</sup> One SHELAA site (ref 21/8259) was submitted as two separate sites to the Neighbourhood Plan call for sites but is considered as a single site for the purposes of this assessment..

<sup>9</sup> Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

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<sup>10</sup>, Natural England's Magic Map Tool<sup>11</sup> and other sources of evidence such as the Landscape Character Assessment<sup>12</sup> (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 June 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

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<sup>10</sup> Available at: <https://www.harborough.gov.uk/>

<sup>11</sup> Available at: [Magic Map Application](#)

<sup>12</sup> Available at: [https://www.harborough.gov.uk/download/downloads/id/8801/landscape\\_character\\_assessment.pdf](https://www.harborough.gov.uk/download/downloads/id/8801/landscape_character_assessment.pdf)

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 and Employment 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<sup>13</sup> 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<sup>14</sup> is based on the 2019 Leicester & Leicestershire Housing Market Area SHELAA Joint Methodology Paper<sup>15</sup>. 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 as illustrated in **Table 2.1**.

**Table 2.1 Development Ratios**

| Site Size   | Gross to Net Developable Area Ratio |
|-------------|-------------------------------------|
| Up to 0.4ha | 100%                                |
| 0.4 - 2ha   | 82.5%                               |
| 2 - 35ha    | 62.5%                               |
| Over 35ha   | 50%                                 |

2.16 For the calculation of employment capacity, the 2024 SHELAA sets out the following density assumptions, which vary according to the proposed use class:

<sup>13</sup> Available at:

[https://www.harborough.gov.uk/downloads/file/8926/proposed\\_submission\\_draft\\_harborough\\_local\\_plan](https://www.harborough.gov.uk/downloads/file/8926/proposed_submission_draft_harborough_local_plan)

<sup>14</sup> Available at:

[https://www.harborough.gov.uk/info/20004/planning\\_strategy/474/strategic\\_housing\\_and\\_economic\\_and\\_availability\\_assessment\\_shelaa\\_2024#:~:text=The%20SHELAA%20is%20a%20technical,meeting%20the%20district's%20development%20needs.](https://www.harborough.gov.uk/info/20004/planning_strategy/474/strategic_housing_and_economic_and_availability_assessment_shelaa_2024#:~:text=The%20SHELAA%20is%20a%20technical,meeting%20the%20district's%20development%20needs.)

<sup>15</sup> Available at:

[https://www.harborough.gov.uk/downloads/download/1445/2019\\_leicester\\_and\\_leicestershire\\_joint\\_shelaa\\_methodology](https://www.harborough.gov.uk/downloads/download/1445/2019_leicester_and_leicestershire_joint_shelaa_methodology)

- Office (B1a/b now Use Class E(g)(i)-E(g)(ii): 3,500sqm per hectare
  - Industrial (B1c now Use Class E(g)(iii)/B2): 4,200sqm per hectare
  - Non-strategic warehouses (Use Class B8): 4,000sqm per hectare; and
  - Strategic Warehouses (Use Class B8 in units >9,000sqm): 3,500sqm per hectare.
- 2.17 Where use classes have not been specified in the site submission, the SHELAA applies a blended density which generally averages between 3,800 – 3,900sqm/hectare on individual sites. For the purposes of this assessment, a midpoint of 3,850sqm/hectare has been used in the calculation of indicative employment capacity.

## 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)<sup>16</sup> and is supported by the Planning Practice Guidance (PPG)<sup>17</sup>. 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 Husbands Bosworth is the Harborough Local Plan<sup>18</sup> (adopted 2019).
- 3.5 Harborough District Council are currently reviewing their Local Plan<sup>19</sup>. The Regulation 19 consultation on the emerging Local Plan ended on 6<sup>th</sup> May 2025 and the latest published timetable for the emerging Local Plan states that adoption is expected by December 2026.
- 3.6 The made Neighbourhood Plan (2021) sets out a vision for 2031 for Husbands Bosworth. 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 Husbands Bosworth 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

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<sup>16</sup> Available at: [National Planning Policy Framework](#)

<sup>17</sup> Available at: [Planning practice guidance - GOV.UK](#)

<sup>18</sup> Available at: [https://www.harborough.gov.uk/downloads/file/5714/harborough\\_local\\_plan\\_2011-2031\\_-\\_adopted\\_april\\_2019](https://www.harborough.gov.uk/downloads/file/5714/harborough_local_plan_2011-2031_-_adopted_april_2019)

<sup>19</sup> Available at: [https://www.harborough.gov.uk/download/downloads/id/8926/proposed\\_submission\\_draft\\_harborough\\_local\\_plan.pdf](https://www.harborough.gov.uk/download/downloads/id/8926/proposed_submission_draft_harborough_local_plan.pdf)



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 Husbands Bosworth 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 Husbands Bosworth) as a focus for rural development to serve both the settlements themselves and the surrounding rural area. It describes Husbands Bosworth 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 Husbands Bosworth.
- 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 Husbands Bosworth between 2020-2023, and 20 commitments as of 1<sup>st</sup> April 2023. The new growth total is 105 for Husbands Bosworth, 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 Husbands Bosworth 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.

## Husbands Bosworth Neighbourhood Plan 2018-2031 (adopted 2021)

- 3.51 **Policy H1: Settlement Boundary** sets out the settlement boundary, which provides a focus for development in the Neighbourhood Area – the policy states that within the settlement boundary, there will be a presumption in favour of sustainable development that respects local character and residential amenity.
- 3.52 **Policy H2: Residential Site Allocation** allocates land at Welford Road South West for housing development. Since the adoption of the neighbourhood plan, this site has been built out.
- 3.53 **Policy ENV1: Protection of local green space** protects the All Saints Church churchyard and Husbands Bosworth community hub through designation as Local Green Space.

- 3.54 **Policy ENV2: Protection of sites of environmental significance** sets out locally valued sites for significant natural or historical features. It states that proposals impacting these sites should demonstrate the need for and benefits of the proposal would outweigh the impacts on the site and identified features.
- 3.55 **Policy ENV3: Ridge and Furrow** protects areas of ridge and furrow earthworks as non-designated heritage assets. It sets out that any harm arising from development proposals or changes in land use requiring planning permission should be balanced against their significance as heritage assets. **Figure 3-1** shows the areas of Ridge and Furrow in Husbands Bosworth.
- 3.56 **Policy ENV4: Local landscape character** sets out the important and highly valued landscape within Husbands Bosworth. It states that development must respect the distinctive landscape character of this area as identified in the Laughton Hills Landscape Character Area.
- 3.57 **Policy ENV5: Biodiversity, Woodland, Hedges and Habitat Connectivity** notes that development proposals should safeguard locally significant habitats and species and where possible, should secure net gains for biodiversity. It sets out that proposals which damage or result in a loss of identified woodland and hedges of historical and ecological significance and amenity value will not be supported.
- 3.58 **Policy ENV6: Protection of important views** sets out the views into and out of the village which are most important to the character and setting of the settlement. It states that development must respect these views and proposals impacting on these views should demonstrate how they respect these views.
- 3.59 **Policy EC4: Farm Diversification** sets out where the conversion of existing agricultural and commercial buildings will be supported for farm diversification and sustainable growth and expansion of businesses. Examples include where uses proposed are appropriate to the rural location and where proposals respect archaeological, architectural, historic or environmental features.

## Evidence base documents

- 3.60 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<sup>20</sup>
  - Harborough Landscape Sensitivity assessment (2024)
  - Conservation Area Record for Husbands Bosworth<sup>21</sup>

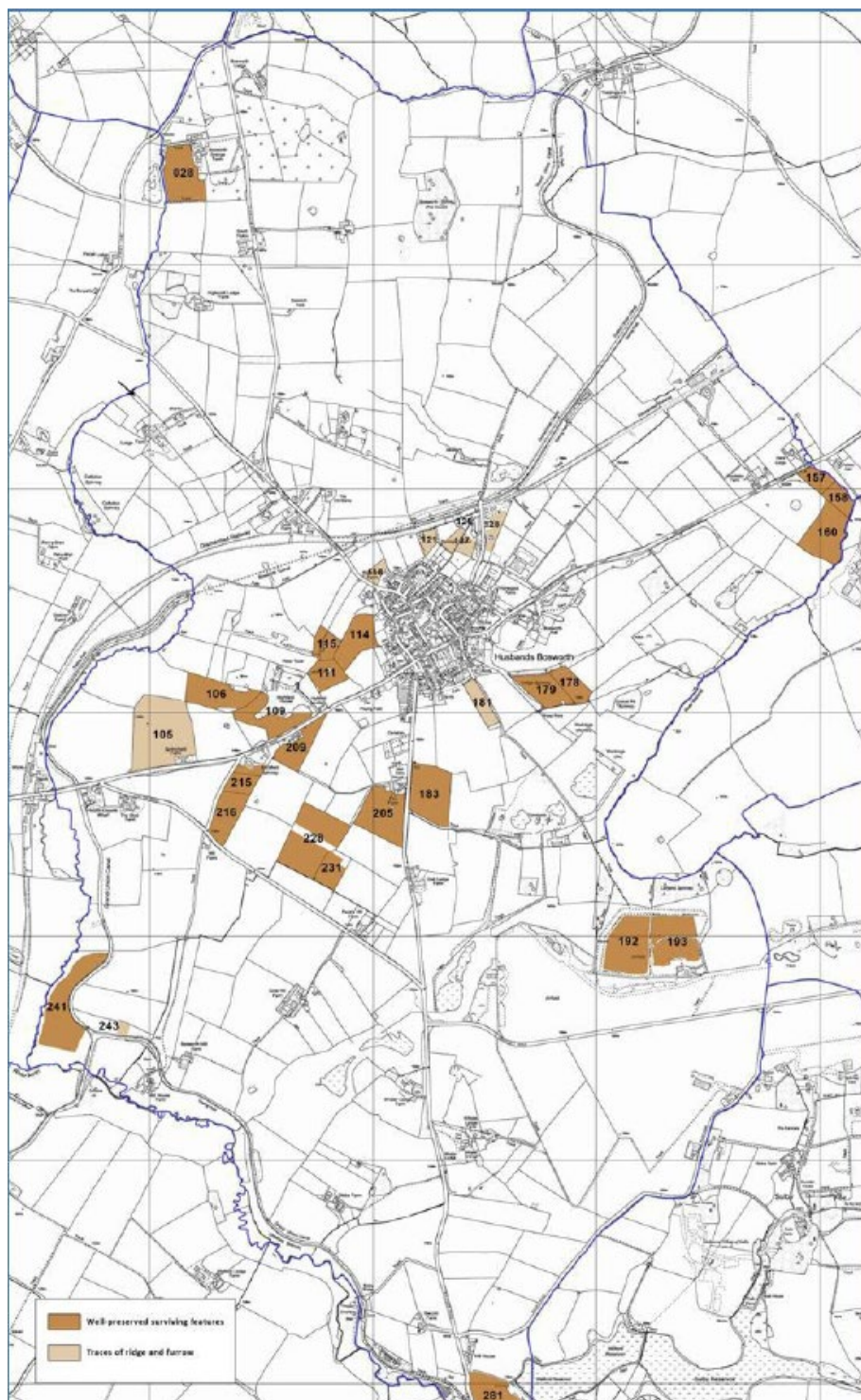
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<sup>20</sup> Available at:

[https://www.harborough.gov.uk/download/downloads/id/240/district\\_wide\\_landscape\\_character\\_assessmentpdf.pdf](https://www.harborough.gov.uk/download/downloads/id/240/district_wide_landscape_character_assessmentpdf.pdf)

<sup>21</sup> Available at:

[https://www.harborough.gov.uk/directory\\_record/1264/husbands\\_bosworth\\_conservation\\_area](https://www.harborough.gov.uk/directory_record/1264/husbands_bosworth_conservation_area)



**Figure 3-1 Ridge and Furrow in Husbands Bosworth (source: Husbands Bosworth Neighbourhood Plan (2020))**



## 4. Site Assessment

4.1 22 sites were represented in the Call for Sites exercise. 16 of these sites have been assessed in full and the remaining 6 sites, which form 5 separate SHELAA sites, were assessed through a review of the 2024 SHELAA outputs. This is in **Appendix A**.

4.2 A summary of the sites included in the study is presented below in **Table 4.1**.

**Table 4.1 Summary of Sites**

| Ref.                | Location                                       | Gross Site Area<br>(assessed by<br>AECOM) | Outcome                                         |
|---------------------|------------------------------------------------|-------------------------------------------|-------------------------------------------------|
| 1                   | Land to the west of Mowsley Road and Highcroft | 0.88ha                                    | Included for Full Assessment                    |
| 2                   | Land to the west of Mowsley Road               | 0.68ha                                    | Included for Full Assessment                    |
| 3                   | Field off Broad Lane                           | 0.86ha                                    | Included for Full Assessment                    |
| 4                   | Land off Broad Lane                            | 0.03ha                                    | Included for Full Assessment                    |
| 5                   | 8 Highcroft                                    | 0.14ha                                    | Included for Full Assessment                    |
| 6                   | Farmyard at Honeyput Lane                      | 1ha                                       | Included for Full Assessment                    |
| SHELAA Ref. 21/8999 | Land off A4304                                 | 2.4ha                                     | Assessed through SHELAA Review – see Appendix A |
| SHELAA Ref. 21/8259 | The Rectory, Honeyput Lane                     | 0.38ha                                    | Assessed through SHELAA Review – see Appendix A |
|                     | Land off Church Hall and Car Park              | 0.07ha                                    | Assessed through SHELAA Review – see Appendix A |
| 7                   | Land East of Butt Lane                         | 1.8ha                                     | Included for Full Assessment                    |
| 8                   | 4 Lammas Close, LE17 6LL                       | 0.08ha                                    | Included for Full Assessment                    |
| SHELAA Ref. 24/9895 | Land East of Welford Road                      | 10.6ha                                    | Assessed through SHELAA Review – see Appendix A |
| 9                   | Oak Lodge Farm                                 | 22ha                                      | Included for Full Assessment                    |
| 10                  | Airfield Park, Sibbertoft Road                 | 2.3ha                                     | Included for Full Assessment                    |

|                     |                                                |        |                                                 |
|---------------------|------------------------------------------------|--------|-------------------------------------------------|
| 11                  | Land on Welford Road (Disused Gravel Pit)      | 4.3ha  | Included for Full Assessment                    |
| SHELAA Ref. 21/8181 | Land off Welford Road adjoining Firs Farmstead | 3.05ha | Assessed through SHELAA Review – see Appendix A |
| SHELAA Ref. 24/9406 | Land at Bell Lane/Kilworth Road                | 2.4ha  | Assessed through SHELAA Review – see Appendix A |
| 12                  | Wharf Inn, Welford                             | 0.17ha | Included for Full Assessment                    |
| 13                  | Barchill Farm, Welford Road                    | 0.8ha  | Included for Full Assessment                    |
| 14                  | Barchill Farm, Welford Road                    | 0.5ha  | Included for Full Assessment                    |
| 15                  | Springfield Farm, Kilworth Road                | 15ha   | Included for Full Assessment                    |
| 16                  | Quarry Operating Plant off A5199               | 10.2ha | Included for Full Assessment                    |

4.3 **Figure 4-1** provides a map of all sites identified for either full assessment or for a review of SHELAA conclusions.

4.4 **Table 4.2** provides a summary of the findings of the assessment of potential development sites within the neighbourhood area. The site assessment ratings are shown on a map in **Figure 4-2..**

4.5 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.

4.6 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential or employment use, in line with the methodology in Chapter 2 of this report.

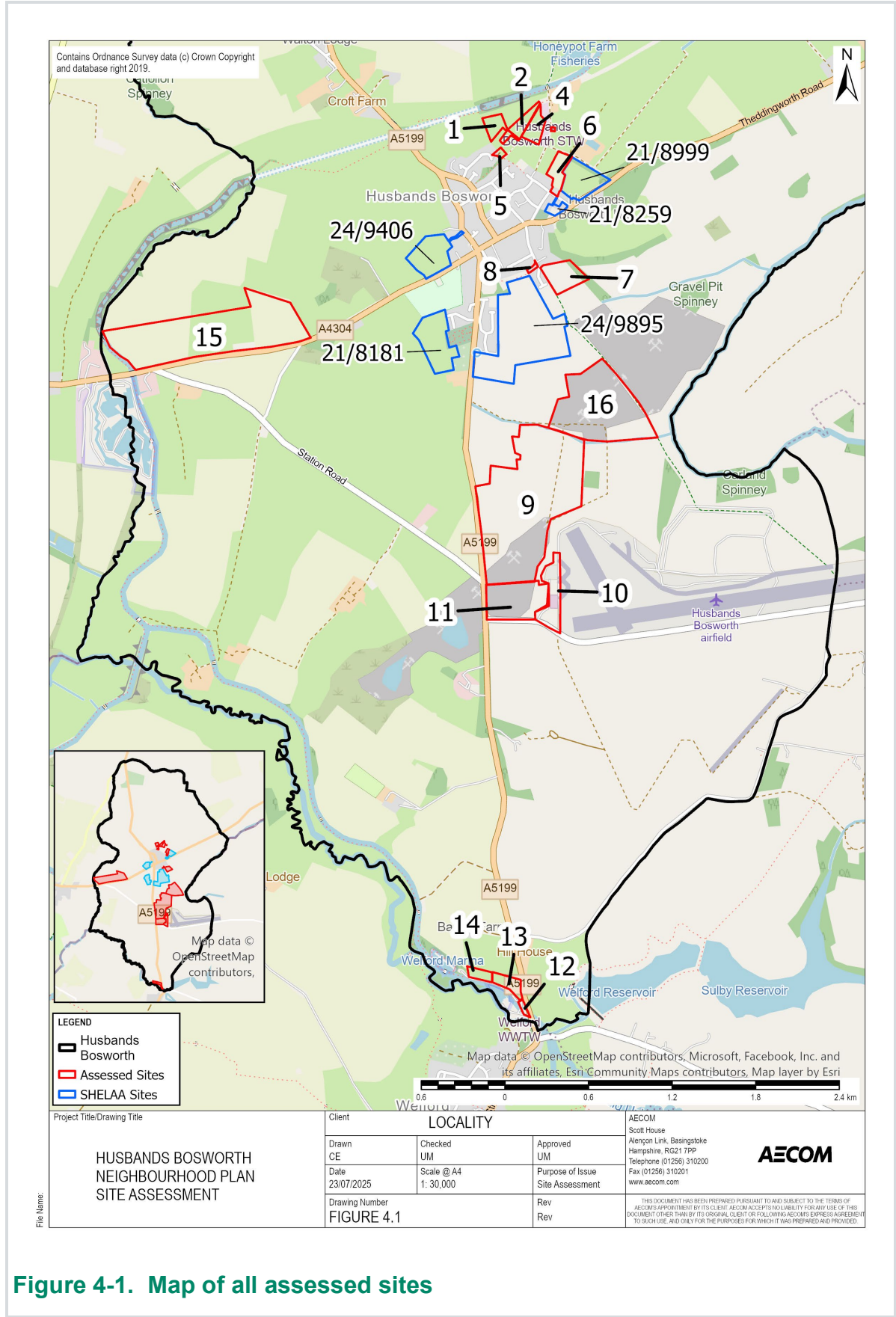


Figure 4-1. Map of all assessed sites



**Table 4.2 Site Assessment Summary**

| Site Ref. | Site Address / Location                        | Gross Site Area (Ha)                                         | Land use being considered | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------|------------------------------------------------|--------------------------------------------------------------|---------------------------|-----------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1         | Land to the west of Mowsley Road and Highcroft | 1.21ha (Call for Sites form)<br>0.88ha (AECOM assessed area) | Residential               | 0 units               |                          | <p>Site 1 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for the potential of residential development. It is adjacent to priority habitat (deciduous woodland) and the sites topography gently slopes upwards in a north-west direction. The site can be accessed on foot via the PRow to the south-east but this is not appropriate to be used as the only pedestrian access to the site. There is no existing vehicular and cycle access to this site, and it is unlikely that suitable access could be achieved via Broad Lane due to its width and lack of pedestrian footway. It is unknown whether the site is contaminated and there is a power line crossing the site which would need to be considered in any potential development.</p> <p>The site is not in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. It is located a medium to long distance from amenities, schools and public transport links but is close to a designated cycle route.</p> <p>The landscape around the site is considered moderately sensitive to potential residential development due to its sloping topography and the traces of medieval ridge and furrow archaeological features which are non-designated heritage assets. Policy ENV3 of the made Neighbourhood Plan states that any harm arising from a development proposal or a change of land use requiring planning permission should be balanced against their significance as heritage assets. In terms of visual amenity, the site is not considered to be sensitive due to dense treeline to the west and northwest of the site which would provide screening if the site were to be developed.</p> <p>In conclusion, although the site is understood to be available by</p> |

| Site Ref. | Site Address / Location          | Gross Site Area (Ha)                                         | Land use being considered | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------|----------------------------------|--------------------------------------------------------------|---------------------------|-----------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                                  |                                                              |                           |                       |                          | virtue of its representation in the Call for Sites exercise, Site 1 is unsuitable due to its separation from the existing settlement and access constraints.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2         | Land to the west of Mowsley Road | 0.81ha (Call for Sites form)<br>0.68ha (AECOM assessed area) | Residential               | 0 units               |                          | <p>Site 2 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for the potential of residential development. It is adjacent to priority habitat and the sites topography slopes steeply down to the east. Site 2 can be accessed on foot via the PRoW along its eastern boundary but this is not appropriate to be used as the only pedestrian access to the site. Although there is vehicular and cycle access from Broad Lane, this is a narrow lane which cannot accommodate two-way traffic and has no pedestrian footway. It is unknown whether the site is contaminated and there is a power line crossing the site which would need to be considered in any potential development.</p> <p>The site is not in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. It is located a medium to long distance away from amenities, schools and public transport links but is close to a designated cycle route and open space/recreational facilities.</p> <p>The landscape around the site is considered moderately sensitive to potential residential development on the site due to its sloping topography and the traces of medieval ridge and furrow archaeological features which are non-designated heritage assets. Policy ENV3 of the made Neighbourhood Plan states that any harm arising from a development proposal or a change of land use requiring planning permission should be balanced against their significance as heritage assets. In terms of visual amenity, the site has a medium level of sensitivity due to the dense treeline to the west and northwest of the site and the fact that it is highly visible from the PRoW and presumed to be highly visible from the east.</p> <p>In conclusion, although the site is understood to be available by</p> |

| Site Ref. | Site Address / Location | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------|-------------------------|----------------------|---------------------------|-----------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                         |                      |                           |                       |                          | virtue of its representation in the Call for Sites exercise, Site 2 is unsuitable due to its separation from the existing settlement and access constraints.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3         | Field off Broad Lane    | 0.86ha               | Residential               | 0 units               |                          | <p>Site 3 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for the potential of residential development. The sites topography slopes down to the east and the site can be accessed on foot via the PRoW to the north-west but this is not appropriate to be used as the only pedestrian access to the site. Although there is vehicular and cycle access from Broad Lane, this is a narrow lane which cannot accommodate two-way traffic and has no pedestrian footway. It is unknown whether the site is contaminated and there is a power line crossing the site which would both need to be considered in any potential development.</p> <p>The site is not in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. It is located a medium to long distance away from amenities, schools and public transport links but is close to a designated cycle route and open space/recreational facilities. There is also a sewage works immediately to the east and any potential development would need to consider the impacts this may have in terms of amenity for future residents.</p> <p>The landscape around the site is considered moderately sensitive to potential residential development on the site due to its sloping topography and the traces of medieval ridge and furrow archaeological features which are non-designated heritage assets. Policy ENV3 of the made Neighbourhood Plan states that any harm arising from a development proposal or a change of land use requiring planning permission should be balanced against their significance as heritage assets. In terms of visual amenity, the site has a medium level of sensitivity due to its sloping topography which negates the screening ability of the treeline and hedgerow to</p> |

| Site Ref. | Site Address / Location | Gross Site Area (Ha) | Land use being considered            | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------|-------------------------|----------------------|--------------------------------------|-----------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                         |                      |                                      |                       |                          | <p>the east. The site is also highly visible from the PRoW.</p> <p>In conclusion, although the site is understood to be available by virtue of its representation in the Call for Sites exercise, Site 3 is unsuitable due to its separation from the existing settlement and access constraints.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4         | Land off Broad Lane     | 0.03ha               | Relocation of Dairy Farm Day Nursery | 0 units               |                          | <p>Site 4 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for the potential of relocating the Dairy Farm Day Nursery. The site is extremely small in scale (less than 0.1ha). Vehicular, cycle and pedestrian access could all be created for the site off Broad Lane, however this is narrow and there is no footpath or potential to create a safe pedestrian access. It is unknown whether the site is contaminated from previous agricultural uses.</p> <p>The site is not in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. It is located a medium to long distance away from amenities, schools and public transport links but is close to a designated cycle route and open space/recreational facilities.</p> <p>It was not possible to verify the topography, landscape or visual amenity of the site due to dense hedgerow screening the site from views from the highway (Broad Lane) completely which indicates low sensitivity in terms of visual amenity. Google Earth shows the topography on site is relatively flat and the site falls within Landscape Character Area HB2 of the 2024 Harborough Landscape Sensitivity Assessment. Character Area HB2 is moderately sensitive to residential development and has moderate-to-high sensitivity to employment development. Furthermore, there are traces of medieval ridge and furrow archaeological features on this site which are non-designated heritage assets. Policy ENV3 of the made Neighbourhood Plan states that any harm arising from a development proposal or a change of land use requiring planning permission should be</p> |

| Site Ref. | Site Address / Location | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative)         | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|-------------------------|----------------------|---------------------------|-------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                         |                      |                           |                               |                          | <p>balanced against their significance as heritage assets.</p> <p>In conclusion, Site 4 is not suitable due to the unsustainable location of the site for use as an early years facility and the lack of opportunity to create a safe vehicle and cycle access, especially for the relocation of an early years facility. It is unknown whether the site is achievable due to a lack of evidence regarding any contamination from past agricultural uses. Although the site has been submitted to the Call for Sites, its availability is uncertain since the Call for Sites form indicates it is in multiple ownership and not all owners are supportive of development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 5         | 8 Highcroft             | 0.14                 | Residential               | 3 dwellings (2 net additions) |                          | <p>Site 5 comprises a residential property and garden. It has been put forward for consideration for the potential of residential development. It has vehicular, cycle or pedestrian access which serves the existing dwelling, but as set out in the Call for Sites representation access to the rest of the site would entail demolition of the existing buildings. There are multiple access points with footway crossovers serving adjacent dwellings at the entrance to the site, and this is likely to limit overall site capacity due to the challenges in establishing a safe access. It is unknown whether the site is contaminated but it is presumed to not be due to its residential use. This would have to be verified prior to any development on site.</p> <p>The site is in a semi-sustainable location. It is close to town centre amenities, bus connections and recreational facilities but is located a long way from cycle routes, a train station and primary and secondary schools. The site is within the existing built up area, is an infill site, and is adjacent to and connected to the existing settlement boundary.</p> <p>It was not possible to verify the topography, landscape or visual amenity of the site because it comprises private land, however due to the small scale of the site, urbanised surroundings, existing agricultural use and neighbouring residential use, it is considered</p> |

| Site Ref. | Site Address / Location    | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------|----------------------------|----------------------|---------------------------|-----------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                            |                      |                           |                       |                          | <p>the site is not highly sensitive in landscape or visual terms. Google Earth shows the topography is relatively flat.</p> <p>In conclusion, Site 5 is considered to be available by virtue of representation in the Call for Sites exercise. The site is potentially achievable if safe access can viably be created. The site is considered to be suitable - its residential use is already established and the site is in a semi-sustainable location. The capacity of the site is limited by its constrained access and location at the settlement edge but it could accommodate 3 dwellings (2 net additions following demolition of existing dwelling) if the whole site were redeveloped.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 6         | Farmyard at Honey Pot Lane | 1ha                  | Residential               | 30 dwellings @ 30dph  |                          | <p>Site 6 is a Brownfield site currently being used for agricultural and residential purposes. It has been put forward for consideration for the potential of residential development. The site has existing vehicular, cycle and pedestrian access off Honey Pot Lane. It is unknown whether the site is contaminated as a result of the agricultural uses and this would need to be verified prior to any development on site.</p> <p>The site is in a semi-sustainable location. It is close to town centre amenities, bus connections, recreational facilities and a cycle route but is located a long distance from a train station and primary and secondary schools which is not uncommon in a village setting. The site is adjacent to and connected to the existing built up area, and is adjacent to and connected to the existing settlement boundary. The site is adjacent to two Grade II listed buildings and so any potential development on site 6 would need to be mindfully designed as not to negatively impact on the character or setting of designated heritage assets.</p> <p>It was not possible to verify the topography, landscape or visual amenity of the site because it comprises private land, although from the site entrance it appears relatively flat and Google Earth/OS mapping indicates a change in level from Honey Pot Lane to the northeastern boundary (c. 10m). The site falls within</p> |

| Site Ref. | Site Address / Location | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------|-------------------------|----------------------|---------------------------|-----------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                         |                      |                           |                       |                          | <p>Landscape Character Area HB2 of the 2024 Harborough Landscape Sensitivity Assessment. Character Area HB2 is moderately sensitive to residential development and has moderate-to-high sensitivity to employment development. Meanwhile, due to the relatively urban surroundings and existing residential and agricultural use, the site is not highly sensitive in landscape or visual terms.</p> <p>In conclusion, Site 6 is considered to be available by virtue of representation in the Call for Sites exercise. The site is potentially achievable if there is no contamination from agricultural/brownfield use. The site is suitable - it is already developed and residential uses are well established on the site and within the immediate vicinity. The site is in a semi-sustainable location. At a density of 30dph, the site could accommodate 30 dwellings. Any potential development would need to be mindful of designated heritage assets within the vicinity of the site and ensure that design proposals are of high quality so as not to detract from the heritage value of the area.</p> |
| 7         | Land east of Butt Lane  | 1.8ha                | Residential               | 44 @ 30dph            |                          | <p>Site 7 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for potential development of residential uses. The site is adjacent to priority habitat (deciduous woodland) and the sites topography is relatively flat. There is potential to create vehicular, pedestrian and cycle access to the site via the PRow/access road off Butt Lane. It is unknown whether the site is contaminated.</p> <p>The site is in a semi-sustainable location. It is close to town centre amenities, bus connections and recreational facilities but is a long way from a train station and cycle routes. The site is adjacent and connected to the existing built-up area but is outside and not connected to the existing settlement boundary.</p> <p>The landscape around the site is moderately sensitive to potential development due to its flat topography which allows for views onto further countryside. In terms of visual amenity, the site has a</p>                                                                                                  |



| Site Ref. | Site Address / Location  | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|--------------------------|----------------------|---------------------------|-----------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                          |                      |                           |                       |                          | <p>medium level of sensitivity due to the dense treeline to the north and east which screens the site from the wider countryside and lack of natural screening to the south which allows for intervisibility with the surrounding landscape.</p> <p>In conclusion, Site 7 is considered to be available by virtue of representation in the Call for Sites exercise. The site is potentially achievable subject to the possibility of creating a safe vehicle and cycle access and confirmation there is no ground contamination. Site 7 is potentially suitable for residential development at a capacity of 44 dwellings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 8         | 4 Lammas Close, LE17 6LL | 0.08ha               | Residential               | 2 dwellings @ 30dph   |                          | <p>Site 8 is a Greenfield site currently being used as a garden/allotment. The site is very small in scale. It has been put forward for consideration for the potential of residential development. The topography is flat and there is existing vehicular, pedestrian and cycle access to the site off Butt Lane and via the PRow to the south. It is unknown whether the site is contaminated and this would need to be verified prior to any development. There is a large gas/fuel tank on the site which may need to be relocated as part of any development.</p> <p>The site is considered to be in a semi-sustainable location. It is close to town centre amenities, bus connections and recreational facilities, a medium distance to a cycle route and a long way from a train station and primary and secondary schools. It is within the existing built-up area and is within the existing settlement boundary.</p> <p>In terms of landscape and visual amenity, the site is not sensitive to development. The site is very small in scale, and is surrounded by existing built form. There are no long views onto wider countryside from the site, and the existing built form surrounding the site contributes to an enclosed character.</p> <p>In conclusion, Site 8 is considered to be available by virtue of representation in the Call for Sites exercise. The site is achievable</p> |

| Site Ref. | Site Address / Location | Gross Site Area (Ha)                                     | Land use being considered | Capacity (Indicative)      | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|           |                         |                                                          |                           |                            |                          | if there is no contamination or other impacts on development viability. The site is considered to be suitable - the site is located within close proximity of existing residential dwellings meaning residential uses are well established in the immediate vicinity and the site is in a semi-sustainable location. At a density of 30dph, the site could accommodate 2 dwellings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 9         | Oak Lodge Farm          | 24ha (Call for Sites form)<br>22ha (AECOM assessed area) | Commercial                | 0sqm employment floorspace |                          | <p>Site 9 is a Greenfield Site currently being used for agricultural purposes. It has been put forward for consideration for the potential of commercial/industrial development. The site is very large in scale and is at medium risk of surface water flooding. Site 9 is adjacent to priority habitat (deciduous woodland). There is existing vehicular, cycle and PRow access off Welford Road and via an unnamed access road entering the site from the north. It is unknown whether the site is contaminated and there is a power line crossing the site.</p> <p>The site is not located in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. If site 9 was to be developed in full, it would constitute irregular and disproportionate development in comparison to the settlement of Husbands Bosworth. The site is located a long distance from public transport connections and town centre amenities.</p> <p>The landscape around the site is moderately sensitive. It is large in scale and long views onto wider countryside to the east, south and west are available. The site is highly visible from Welford Road and there is no existing screening by way of treeline or hedgerow to mitigate the visual impacts of any development on the wider landscape. There are very few urbanising influences on or near the site, contributing to a rural character. Policy GD3 in the Harborough Local Plan sets out what kind of development will be permitted in the countryside. This site has been put forward for commercial development however under this policy, most new commercial uses are unacceptable.</p> |

| Site Ref. | Site Address / Location        | Gross Site Area (Ha) | Land use being considered                                 | Capacity (Indicative)          | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|           |                                |                      |                                                           |                                |                          | In conclusion, Site 9 is not suitable for commercial/industrial development. It is in an unsustainable location, is visually sensitive and the adopted local plan is not supportive of new commercial development in the countryside.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 10        | Airfield Park, Sibbertoft Road | 2.3ha                | Commercial development of land with additional buildings. | 8,855sqm employment floorspace |                          | <p>Site 10 is a Brownfield site currently comprising a joinery business and a Community Interest Solar Park. The site has been put forward for consideration for the potential of intensification of commercial uses. The site is very flat and there is existing vehicular, cycle and pedestrian access via Sibbertoft Road. It is unknown whether the site is contaminated but this could be possible due to the sites use as part of an airfield and also due to the presence of WWII RAF infrastructure on site. This infrastructure is also a non-designated heritage asset. There are underground power lines on the site, which any potential future development would need to be mindful of.</p> <p>The site is not in a sustainable location. It is outside and not connected to the existing built-up area and is outside and not connected to the existing settlement boundary. The site is located a long way from town centre amenities, schools and links to public transport.</p> <p>The site is not sensitive in terms of landscape because it is already developed. Despite this, there is little natural screening and the site's flat topography which contributes to an open character. In terms of visual amenity, any intensification of commercial uses on site could have unacceptable impacts on the wider landscape. Harborough Local Plan Policy GD3 sets out that new commercial development in the countryside is unlikely to be acceptable. The policy does set out that commercial development in the countryside will be permitted where it required for the following purposes: (e) it is necessary for the continuation of an existing enterprise, facility or operation that is compatible with its setting in the countryside; (g) the conversion or re-use of permanent and substantial buildings, including proposals for the optimum viable use of a heritage asset or (l) other uses which justify and are</p> |

| Site Ref. | Site Address / Location                   | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative)      | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|           |                                           |                      |                           |                            |                          | <p>compatible with a countryside location. These clauses may be applicable for the intensification of commercial uses on this site rather than proposals for new commercial uses.</p> <p>In conclusion, Site 10 potentially suitable for further commercial development. It is considered to be available by virtue of representation in the Call for Sites exercise. The site is potentially achievable if there is no contamination and if underground power lines do not pose a barrier to viable development. The site is potentially suitable, but any intensification of uses on site would need to be mindful of the non-designated heritage assets on site so as not to harm their character or setting, and development would need to be sensitively and thoughtfully designed in order to cause as little harm to the visual amenity of the surrounding area as possible. Proposals would also need to be mindful of Local Policy GD3 and its provisions.</p>                                                                                                                                                                             |
| 11        | Land on Welford Road (Disused gravel pit) | 4.3ha                | Commercial                | 0sqm employment floorspace |                          | <p>Site 11 is a disused quarry and has been put forward for consideration for commercial uses. It is at medium risk of flooding from surface water. It has flat topography and there is existing vehicular, cycle and pedestrian access to the site off Sibbertoft Road and potential to create access off Welford Road. It is unknown whether the site is contaminated.</p> <p>The site is not in a sustainable location. It is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. The site is located a long way from town centre amenities, schools and links to public transport.</p> <p>The landscape around the site is of medium sensitivity to potential development - site 11 is adjacent to an airfield and gliding centre with large hangar-style industrial units and other industrial built form which diminishes the rural qualities of the surrounding landscape. However, medium length views onto wider landscape are possible from the site, meaning it would be somewhat sensitive to development. There is mature treeline to the south and west</p> |

| Site Ref. | Site Address / Location | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|           |                         |                      |                           |                       |                          | <p>which screens the site from the highway and entrance track but a lack of screening in the north contributes to the sites medium level of sensitivity in terms of visual amenity. Policy GD3 in the Harborough Local Plan sets out what kind of development will be permitted in the countryside. This site has been put forward for commercial development however under this policy, most new commercial uses are unacceptable.</p> <p>In conclusion, Site 11 is not suitable for commercial development. It is in an unsustainable location, is visually sensitive and the adopted local plan is not supportive of new commercial development in the countryside.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 12        | Wharf Inn, Welford      | 0.17ha               | Residential               | 5 dwellings @30dph    |                          | <p>Site 12 is a brownfield site and there is currently a Hotel/Pub (The Wharf Inn) with associated car parking on site. The site is currently being used for both commercial and residential uses. It has been put forward for consideration for the potential of residential development. The site is very small in scale. Most of the site is in Flood Zone 2 and 3. Site 12 is adjacent to priority habitat (good quality semi-improved grassland). There is existing vehicular, cycle and pedestrian access to the site off Welford Road.</p> <p>Development of this site has the potential to contribute to the sprawl of the settlement of Welford, but its small scale means it would not erode strategic gaps between the settlements and as previously developed land the principle of development on the site has already been established. The site is located in an unsustainable location in relation to Husbands Bosworth, but a semi-sustainable location in relation to the settlement of Welford. This site is closer to Welford's primary school which is in Northamptonshire – this could have implications for future residents looking to apply for school places.</p> <p>The site is not sensitive in terms of landscape - it is already 'built-up' in nature and is in proximity to the canal and light infrastructure associated with residential moorings which are visible from the site and reduce sensitivity. The site is within a rural setting and is</p> |

| Site Ref. | Site Address / Location              | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|           |                                      |                      |                           |                       |                          | <p>presumed to be visible from the surrounding countryside however existing development on site detracts from the sensitivity of the location. In terms of visual amenity the site has a medium level of sensitivity - the site is highly visible from the north and east, but existing urbanising influences on and next to the site minimise the visual sensitivity. The site is also adjacent to the Grade II listed Wharf Building which would need to be considered in any further development proposals.</p> <p>In conclusion, Site 12 is considered to be available by virtue of representation in the Call for Sites exercise. The site comprises previously developed land and under national and local policy, a change of use to residential is likely to be acceptable, subject to consideration of Local Plan Policy HC3 which sets out the instances where development involving the loss of an existing public house will be permitted. If the pub on site is still operational, it may not be acceptable to redevelop the site or change the use of the pub.</p> <p>The site is potentially suitable for residential use - as previously developed land, applications for change of use of the pub may be more appropriate than complete redevelopment of the site. Proposals for residential uses would require a site-specific Flood Risk Assessment as the site is within Flood Zones 2 and 3. Any further development would need to be sensitively designed as not to harm the nearby listed building. It may be more appropriate for change of use applications to come forward through the DM process rather than through a site allocation.</p> |
| 13        | Barchill Farm, Welford Road Parcel B | 0.8ha                | Residential               | 0 units               |                          | <p>Site 13 is a Greenfield Site currently used for agricultural purposes. It has been put forward for consideration of the potential of residential development. The site is small in scale and a strip of land in the south of the site falls into Flood Zone 2. There is potential to create vehicular, cycle and pedestrian access to the site off Welford Road, however this is currently not in place. It is unknown whether the site is contaminated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Site Ref. | Site Address / Location              | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|           |                                      |                      |                           |                       |                          | <p>Development of this site would contribute to the sprawl of the settlement of Welford due to its distance from Husbands Bosworth, but its small scale means it would not erode strategic gaps between the settlements. The site is located in an unsustainable location in relation to Husbands Bosworth, but a semi-sustainable location in relation to the settlement of Welford. This site is closer to Welford's primary school which is in Northamptonshire – this could have implications for future residents looking to apply for school places. The site is not adjacent to any other residential uses.</p> <p>The site has medium sensitivity in terms of landscape and visual amenity - it is within a rural setting and is visible from Welford Road, allowing for views onto further countryside. The site is visually enclosed from the Canalside footpath but has gently sloping topography.</p> <p>In conclusion, Site 13 is considered to be available by virtue of representation in the Call for Sites exercise. The site is considered to be achievable if access can viably be created from Welford Road. The site is not considered to be suitable for residential development due to its unsustainable location and lack of precedent of any neighbouring residential uses.</p> |
| 14        | Barchill Farm, Welford Road Parcel A | 0.5ha                | Residential               | 0 units               |                          | <p>Site 14 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for the potential of residential development. The site is small in scale. A strip of land in the south of the site falls into Flood Zone 2 and the site is adjacent to and contains priority habitat (deciduous woodland). There is currently no vehicular, cycle or pedestrian access to the site. It is considered that access to the site would have to be via Site 13 off Welford Road. It is unknown whether site 14 is contaminated.</p> <p>Development of this site would contribute to the sprawl of the settlement of Welford due to its distance from Husbands Bosworth, but its small scale means it would not erode strategic gaps</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



| Site Ref. | Site Address / Location         | Gross Site Area (Ha)                                     | Land use being considered | Capacity (Indicative)      | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|           |                                 |                                                          |                           |                            |                          | <p>between the settlements. The site is located in an unsustainable location in relation to Husbands Bosworth, but a semi-sustainable location in relation to the settlement of Welford. This site is closer to Welford's primary school which is in Northamptonshire – this could have implications for future residents looking to apply for school places. The site is not adjacent to any other residential uses.</p> <p>It was not possible to verify the topography, landscape or visual amenity of the site because the site comprises private land and is not visible from any highway or the Canalside footpath. It is presumed the site is visible from the north, but is visually enclosed from the Canalside footpath due to dense screening by way of hedgerow. Given there is only screening to the south of the site, it can be presumed the site has an open, rural character and therefore a medium level of landscape and visual sensitivity.</p> <p>In conclusion, Site 14 is considered to be available by virtue of representation in the Call for Sites exercise. The site is not considered to be achievable due to reliance on the development of adjacent site 13 for access which is deemed unsuitable for residential development. Site 14 is not considered to be suitable for residential development due to its unsustainable location and lack of precedent of any neighbouring residential uses.</p> |
| 15        | Springfield Farm, Kilworth Road | 14ha (Call for Sites form)<br>15ha (AECOM assessed area) | Commercial/industrial use | 0sqm employment floorspace |                          | <p>Site 15 is part-Greenfield/part-previously developed land currently being used for agricultural purposes. It has been put forward for consideration for the potential of commercial/industrial development. The site is large in scale and a small area of the site is within Flood Zone 3. There is existing vehicular and cycle access from the A4304 Kilworth Road but no pedestrian access. It is unknown whether the site is contaminated and there is a power line crossing the site.</p> <p>The site is not located in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. Although there are</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Site Ref. | Site Address / Location          | Gross Site Area (Ha) | Land use being considered                       | Capacity (Indicative)      | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|           |                                  |                      |                                                 |                            |                          | <p>bus stops to the west of the site, it is located a long distance from town centre amenities.</p> <p>The landscape around the site is moderately sensitive. It is large in scale and long views onto wider countryside to the north, east and west are available. The site is highly visible from Kilworth Road and there is limited existing screening from the low hedgerow to mitigate the visual impacts of any development on the wider landscape. There are few urbanising influences on or near the site, contributing to a rural character, although there are nearby commercial uses to the west of the Grand Union Canal and the North Kilworth Marina. Policy GD3 in the Harborough Local Plan sets out what kind of development will be permitted in the countryside. This site has been put forward for commercial development however under this policy, most new commercial uses are unacceptable. The site has planning permission for the change of use of the existing agricultural buildings to light industrial and office uses. These buildings occupy a small part of the site.</p> <p>In conclusion, Site 9 is not suitable for additional commercial/industrial development beyond the consented change of use scheme. It is in an unsustainable location, is visually sensitive and the adopted local plan is not supportive of new commercial development in the countryside.</p> |
| 16        | Quarry Operating Plant off A5199 | 10.2ha               | Light industrial, storage or rural office space | 0sqm employment floorspace |                          | <p>Site 16 is a largely undeveloped site currently being used as a quarry and builders' merchants. There are some buildings on the southern part of the site, believed to be associated with the minerals extraction operation. It has been put forward for consideration for the potential of light industrial, storage or rural office space. There is existing vehicular, cycle and pedestrian access to the site off Butt Lane or A5199. It is unknown whether the site is contaminated as a result of its current use, and there is an underground power line in the south of the site.</p> <p>The site is not in a sustainable location - it is located outside and not connected to the existing built up area and is outside and not</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Site Ref. | Site Address / Location | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative) | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|           |                         |                      |                           |                       |                          | <p>connected to the existing settlement boundary. The site is located a long way from town centre amenities, schools and public transport connections. There is no existing built form adjoining the site, and the scale and shape of the site would contribute to an irregular 'island' of built form in an otherwise undeveloped swathe of open space.</p> <p>Due to the current operations on site, it was not possible to verify the topography, landscape or visual amenity of the site in full. However, given its operation as a quarry it is presumed the topography will be undulating and that the site is of low sensitivity in landscape terms as the quarry use detracts from the landscape value. In terms of visual amenity, the site is visible from the south and west due to a lack of screening but dense vegetation along the PRoW to the east prevents intervisibility with the site from this direction. The site has a medium level of sensitivity in terms of visual amenity.</p> <p>Policy GD3 in the Harborough Local Plan sets out what kind of development will be permitted in the countryside. This site has been put forward for commercial development however under this policy, most new commercial uses are unacceptable. Policy BE1 in the Harborough Local Plan sets out where rural economic development is likely to be supported. Sites within or well related to Rural Centres and Selected Rural Villages fall under this category, and site 16 is not considered well connected to Husbands Bosworth. It is likely that proposals for commercial development on site 16 are unsuitable under local plan policies GD3 and BE1, beyond the change of use of the existing buildings on the site.</p> <p>In conclusion, although Site 22 is considered to be available by virtue of positive landowner discussions with the Parish Council it is considered unsuitable for development due to its position as an 'island' in the middle of Green Space and lack of any adjoining development of a similar nature, its unsustainable location and potential contravention of policies GD3 and BE1. Change of use of the existing buildings on the site may be acceptable, but it would</p> |

| Site Ref.             | Site Address / Location                                         | Gross Site Area (Ha) | Land use being considered  | Capacity (Indicative)                   | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                       |                                                                 |                      |                            |                                         |                          | be more appropriate for this to be considered through the development management process than through a site allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SHE LAA Ref. 21/8 999 | Land off A4304                                                  | (2.4ha)              | Residential                | On whole SHELAA site – 47 units @ 30dph |                          | <p>Assessed through SHELAA Review – see Appendix A</p> <p>This is a Greenfield site and received outline permission (18/00056/OUT) in 2019 for the erection of 9 dwellings including a new access and public open space, however this permission expired in 2022. Access from Theddingworth Road is possible.</p> <p>The site is in the setting of the Grade II* listed Chapel of St Mary and any development would need to be sensitively designed as not to impact on this asset.</p> <p>The site is within the existing built-up area and half of the site falls within the existing settlement boundary.</p> <p>As per the SHELAA conclusions, the site is potentially suitable, potentially available, and potentially achievable. It is therefore potentially appropriate for allocation in the Neighbourhood Plan.</p> |
| SHE LAA Ref. 21/8 259 | The Rectory, Honeypot Lane<br>Land off Church Hall and Car Park | 0.38ha<br>0.07ha     | Residential<br>Residential | 0 units                                 |                          | <p>Assessed through SHELAA Review – see Appendix A</p> <p>This site comprises land associated with the Rectory and redundant Church Hall. There is existing access to the site and the site is within a conservation area. It is in the immediate setting of the Grade II* listed All Saints Parish Church and is in close proximity of Grade II* listed Chapel of St Mary.</p> <p>The site is adjacent to and connected to the existing built up area and sits within the existing settlement boundary. It was submitted as two separate sites to the Neighbourhood Plan call for sites.</p> <p>As per the SHELAA conclusions, the site is unsuitable for development or allocation due to its sensitivity.</p>                                                                                                              |

| Site Ref.             | Site Address / Location                        | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative)                                  | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| SHE LAA Ref. 24/9 895 | Land East of Welford Road                      | 10.6ha               | Residential               | On whole SHELAA site – 195 units <sup>22</sup> @ 30dph |                          | <p>Assessed through SHELAA Review – see Appendix A</p> <p>This is a greenfield site currently being used for agricultural purposes. The SHELAA identified that part of the site is within a historic landfill zone and that the site is within a Mineral Consultation Area. The historic landfill does not appear on the incomplete national dataset of historic landfill sites<sup>23</sup> and so it is recommended that further investigation is undertaken. The site is in sole ownership and is the subject of a promotional agreement between landowner and developer.</p> <p>The site contains a smaller SHELAA site (21/8064) which has not been reviewed separately in this report to avoid double counting.</p> <p>As per the SHELAA, the site is potentially suitable for development, available and potentially achievable. It is therefore potentially appropriate for allocation in the neighbourhood plan.</p>                              |
| SHE LAA Ref. 21/8 181 | Land off Welford Road adjoining Firs Farmstead | 3.05ha               | Residential SEND School   | On whole SHELAA Site – 57 units @30dph                 |                          | <p>Assessed through SHELAA Review – see Appendix A</p> <p>The site is a Greenfield site currently being used for agricultural purposes. The SHELAA identified that part of the site is a historic landfill and that further assessment of this area would be required to determine any potential mitigation. The historic landfill does not appear on the incomplete national dataset of historic landfill sites and so it is recommended that further investigation is undertaken. There are no legal or ownership issues which may prevent the delivery of development. The County Council is currently undertaking a feasibility study regarding the potential of developing a SEND school on the adjacent site of the Firs Farmstead and adjoining land. This, if a viable option, may reduce the land available for residential development despite being outside of the site boundary due to safeguarding priorities arising from use as school.</p> |

<sup>22</sup> The SHELAA notes that this site is closely related to 21/8064 but only the capacity for 21/8259 has been reported to avoid double counting

<sup>23</sup> Available at: <https://environment.data.gov.uk/explore/7a955570-d465-11e4-a37c-f0def148f590>

| Site Ref.             | Site Address / Location         | Gross Site Area (Ha) | Land use being considered | Capacity (Indicative)                   | Suitability rating (RAG) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                       |                                 |                      |                           |                                         |                          | As per the SHELAA conclusion, this site is considered potentially suitable, available and potentially achievable. It is therefore potentially appropriate for allocation in the neighbourhood plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| SHE LAA Ref. 24/9 406 | Land at Bell Lane/Kilworth Road | 2.4ha                | Residential               | On whole SHELAA site – 52 units @ 30dph |                          | <p>Assessed through SHELAA Review – see Appendix A</p> <p>There is an approved planning permission on this site for conversion of a barn to a dwelling (24/00810/FUL). Existing access to the site is available and the SHELAA concluded the site is in an attractive location for both developers and the housing market. There are no major constraints on the site but there are well preserved ridge and furrow features in the field to the north of the site which are not mentioned in the SHELAA.</p> <p>The SHELAA boundary also has a wider access than the site boundary submitted in the Call for Sites exercise. Although it may not be possible to provide a two-way access within the red line boundary of the submitted site, it may be possible to provide access directly off Kilworth Road subject to discussion with the highways authority and to an extension of the 30mph speed limit.</p> <p>In the context of the Neighbourhood Plan, the site is potentially suitable, available and achievable. It is therefore potentially appropriate for allocation in the neighbourhood plan.</p> |







## 5. Conclusions

### Site Assessment Conclusions

5.1 Of the potential development sites within the neighbourhood area that were identified, 9 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 5 – 8 Highcroft
- Site 6 – Farmyard at Honeypot Lane
- Site 7 – Land east of Butt Lane
- Site 8 – 4 Lammas Close, LE17 6LL
- Site 12 – Wharf Inn, Welford
- 21/8999 – Land North of Theddingworth Road (SHELAA Review)
- 24/9895 – Land East of Welford Road (SHELAA Review)
- 21/8181 – Land West of Welford Road (SHELAA Review)
- 24/9406 – Land west of Bell Lane and north of Kilworth Road (SHELAA Review)

5.2 The following development sites within the neighbourhood area were identified as suitable or potentially suitable for **commercial** development, and can therefore form a shortlist of sites to consider for neighbourhood plan allocation, subject to resolving or mitigating identified constraints:

- Site 10 – Airfield Park, Sibbertoft Road

### Next Steps

5.3 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

- 5.4 If a site or sites are selected for allocation, it is recommended that the Neighbourhood Plan Steering 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

- 5.5 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.

# Appendix A SHELAA Review

| SHELAA Ref.           | Site Name                             | SHELAA Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | AECOM Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21/8999               | Land North West of Theddingworth Road | <p><b>Potentially Suitable</b> - The site is an extension of the built up area of Husbands Bosworth. The site borders Husbands Bosworth Conservation Area and could impact its setting, mitigation may be required. Access arrangements on Theddingworth Road should be demonstrated further. The site is therefore considered potentially suitable.</p> <p><b>Potentially Available</b> - There are three landowners. The landowners are in agreement. There has been developer discussion. Site subject of approved outline application (18/00056/OUT), however permission expired August 2022. The site is therefore considered potentially available.</p> <p><b>Potentially Achievable</b> - Mitigation for Conservation Area setting and access arrangements may impact viability. The site is considered potentially achievable.</p> <p>47 units @ 30dph</p> | <p>This is a Greenfield site and received outline permission (18/00056/OUT) in 2019 for the erection of 9 dwellings including a new access and public open space, however this permission expired in 2022. Access from Theddingworth Road is possible.</p> <p>The site is in the setting of the Grade II* listed Chapel of St Mary and any development would need to be sensitively designed as not to impact on this asset.</p> <p>The site is within the existing built-up area and half of the site falls within the existing settlement boundary.</p> <p>As per the SHELAA conclusions, the site is potentially suitable, potentially available, and potentially achievable. It is therefore potentially appropriate for allocation in the Neighbourhood Plan.</p> |
| 21/8259 <sup>24</sup> | Land at Honey Pot Lane                | <p><b>Not currently suitable</b> - The site is within the built-up area of Husbands Bosworth, a sustainable settlement with services and facilities. The site lies adjacent to the A4304 and incorporates the redundant church hall. The site has an existing access onto Honey Pot Lane and its suitability would need to be demonstrated. It lies within the Husbands Bosworth conservation area and adjoins two grade 2 and one grade 2* listed buildings with several others in the vicinity. Any development of the site would need to consider the impact on</p>                                                                                                                                                                                                                                                                                             | <p>This site comprises land associated with the Rectory and redundant Church Hall. There is existing access to the site and the site is within a conservation area. It is in the immediate setting of the Grade II* listed All Saints Parish Church and is in close proximity of Grade II* listed Chapel of St Mary.</p> <p>The site is adjacent to and connected to the existing built up area and sits within the existing settlement</p>                                                                                                                                                                                                                                                                                                                            |

<sup>24</sup> Two sites were submitted on 21/8259 in the Call for Sites exercise. These were The Rectory, Honey Pot Lane (0.38ha) and Land off Church Hall and Car Park (0.07ha).

| SHELAA Ref. | Site Name                 | SHELAA Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | AECOM Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                           | <p>adjoining and nearby heritage assets and their setting. Due to the sensitivity of the site, it is considered not currently suitable.</p> <p><b>Available</b> - The site is in single ownership. No discussions with potential developers are indicated. Demolition of the church hall would be required. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.</p> <p><b>Potentially Achievable</b> - Development of the site has the potential to adversely impact adjacent and nearby heritage assets (listed buildings and conservation area). Consideration of these heritage assets would be required and could reduce the sites capacity, potentially impacting its viability. The site is considered potentially achievable.</p> <p>10 units @ 30dph</p>                                                                                                                                                                                                                                                                                                                                                           | <p>boundary. It was submitted as two separate sites to the Neighbourhood Plan call for sites.</p> <p>As per the SHELAA conclusions, the site is unsuitable for development or allocation due to its sensitivity.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 24/9895     | Land East of Welford Road | <p><b>Potentially Suitable</b> - The site is adjacent to Husbands Bosworth, a sustainable rural settlement and sits adjacent Husbands Bosworth Neighbourhood Plan's Limits to Development. Approximately half of the Site is Agricultural Land Classification Grade 2. Further surveys of the land would be required to fully understand any loss of best and most versatile agricultural land. Part of the site is also within an historic landfill zone and further assessment of this area would be required to determine potential mitigation and the Site is within Mineral Consultation Area. The Neighbourhood Plan designates ridge and furrow for protection on part of the Site. The Site is in close proximity to the GRS building products quarry. Assessment of the potential impacts of this use on the residential amenity of future residents would be required.</p> <p><b>Available</b> – The site is in sole ownership and is the subject of a promotional agreement between a willing landowner and developer.</p> <p><b>Potentially Achievable</b> - Further investigation required relating to Agricultural Land Classification Grade 2, historic landfill and the impact</p> | <p>Assessed through SHELAA Review – see Appendix A</p> <p>This is a greenfield site currently being used for agricultural purposes. The SHELAA identified that part of the site is within a historic landfill zone and that the site is within a Mineral Consultation Area. The historic landfill does not appear on the incomplete national dataset of historic landfill sites and so it is recommended that further investigation is undertaken. The site is in sole ownership and is the subject of a promotional agreement between landowner and developer.</p> <p>The site contains a smaller SHELAA site (21/8064) which has not been reviewed separately in this report to avoid double counting.</p> <p>As per the SHELAA, the site is potentially suitable for development, available and potentially achievable. It</p> |

| SHELAA Ref. | Site Name                 | SHELAA Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | AECOM Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                           | <p>of the neighbouring quarry on the amenity of future occupiers. There is the potential that these factors could impact on the developable area and the viability of the site.</p> <p><b>195 units @ 30 dph</b></p> <p>*SHELAA notes that this site is closely related to 21/8064 but only the capacity from this site has been reported to avoid double counting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>is therefore potentially appropriate for allocation in the neighbourhood plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 21/8181     | Land West of Welford Road | <p><b>Potentially Suitable</b> - The site is adjacent to the south-western edge of Husbands Bosworth, a sustainable settlement. Access is proposed via the adjacent housing site to the east which is under construction. Most of the site is agricultural land grade 2. Further surveys of the land would be required to determine the classification of the agricultural land and would enable a full understanding of any loss of best and most versatile agricultural land. Part of the site is also historic landfill and further assessment of this area would be required to determine any potential mitigation. The site is considered potentially suitable.</p> <p><b>Available</b> - No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.</p> <p><b>Potentially Achievable</b> - The site requires further investigation relating to agricultural land and historic landfill to inform the developable area. This may impact on the viability of the site. Further to this, the site promoter has stated that the developable area of the site may be reduced if the land is required as a primary school site. The site is therefore considered potentially achievable.</p> <p><b>57 units @ 30dph</b></p> | <p>Assessed through SHELAA Review – see Appendix A</p> <p>The site is a Greenfield site currently being used for agricultural purposes. The SHELAA identified that part of the site is a historic landfill and that further assessment of this area would be required to determine any potential mitigation. The historic landfill does not appear on the incomplete national dataset of historic landfill sites and so it is recommended that further investigation is undertaken. There are no legal or ownership issues which may prevent the delivery of development. The County Council is currently undertaking a feasibility study regarding the potential of developing a SEND school on the adjacent site of the Firs Farmstead and adjoining land. This, if a viable option, may reduce the land available for residential development despite being outside of the site boundary due to safeguarding priorities arising from use as school.</p> <p>As per the SHELAA conclusion, this site is considered potentially suitable, available and potentially achievable. It is therefore potentially appropriate for allocation in the neighbourhood plan.</p> |

| SHELAA Ref. | Site Name                                         | SHELAA Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | AECOM Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24/9406     | Land west of Bell Lane and north of Kilworth Road | <p><b>Suitable</b> - The site is located on the edge of the existing built-up area. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.</p> <p><b>Available</b> - The site has a single landowner. Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered. Current dwellings on the site proposed to be demolished, no information within the submission stating that this would result in any delays to the site coming forward for development.</p> <p><b>Achievable</b> - No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.</p> <p><b>52 units @ 30dph</b></p> | <p>There is an approved planning permission on this site for conversion of a barn to a dwelling (24/00810/FUL). Existing access to the site is available and the SHELAA concluded the site is in an attractive location for both developers and the housing market. There are no major constraints on the site but there are well preserved ridge and furrow features in the field to the north of the site which are not mentioned in the SHELAA.</p> <p>The SHELAA boundary also has a wider access than the site boundary submitted in the Call for Sites exercise. Although it may not be possible to provide a two-way access within the red line boundary of the submitted site, it may be possible to provide access directly off Kilworth Road subject to discussion with the highways authority and to an extension of the 30mph speed limit.</p> <p>In the context of the Neighbourhood Plan, the site is potentially suitable, available and achievable. It is therefore potentially appropriate for allocation in the neighbourhood plan.</p> |

Source: Harborough SHELAA (2024) & AECOM

# Appendix B Site Assessment Proformas

## Site Assessment Reference sheet

### Assessment of Suitability

#### Statutory environmental designation

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- Ancient Woodland
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Landscape (also known as Area of Outstanding Natural Beauty)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

|           |            |                            |
|-----------|------------|----------------------------|
| Yes (red) | No (green) | Partly or adjacent (amber) |
|-----------|------------|----------------------------|

#### Non-statutory environmental designations

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- 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

|           |            |                            |
|-----------|------------|----------------------------|
| Yes (red) | No (green) | Partly or adjacent (amber) |
|-----------|------------|----------------------------|

#### Nutrient Neutrality

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

|            |             |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

#### Flood Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk (green)



- Flood Zone 2: Medium Risk (amber)
- Flood Zone 3 (less or more vulnerable site use): Medium Risk (amber)
- Flood Zone 3 (highly vulnerable site use): High Risk (red)

|                 |                  |                     |
|-----------------|------------------|---------------------|
| High Risk (red) | Low Risk (green) | Medium Risk (amber) |
|-----------------|------------------|---------------------|

### Surface water flooding

#### Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk (green)
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk (amber)

|                  |                     |
|------------------|---------------------|
| Low Risk (green) | Medium Risk (amber) |
|------------------|---------------------|

### Agricultural land Classification

#### Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

|           |            |
|-----------|------------|
| Yes (red) | No (green) |
|-----------|------------|

### Potential to support priority species

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- 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 (red) | No (green) |
|-----------|------------|

### Air Quality Management Area (AQMA)

#### Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

|           |            |
|-----------|------------|
| Yes (red) | No (green) |
|-----------|------------|

### Topography

Is the site:

Flat or relatively flat (green) / Gently sloping or uneven (amber) / Steeply sloping (red)

|                       |                                 |                                  |
|-----------------------|---------------------------------|----------------------------------|
| Steeply sloping (red) | Flat or relatively flat (green) | Gently sloping or uneven (amber) |
|-----------------------|---------------------------------|----------------------------------|

### Vehicular access

#### Is there existing vehicle access to the site, or potential to create suitable access?

|          |             |
|----------|-------------|
| No (red) | Yes (green) |
|----------|-------------|

### Pedestrian access

#### Is there existing pedestrian access to the site, or potential to create suitable access?

|          |             |
|----------|-------------|
| No (red) | Yes (green) |
|----------|-------------|

### Cycle access

Is there existing cycle access to the site, or potential to create suitable access?

|          |             |
|----------|-------------|
| No (red) | Yes (green) |
|----------|-------------|

### Significant trees

Are there other significant trees within or adjacent to the site?

|            |                         |
|------------|-------------------------|
| No (green) | Within/Adjacent (amber) |
|------------|-------------------------|

### Tree Preservation Orders

Are there any known Tree Preservation Orders on the site?

|            |             |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

### Veteran or ancient trees

Are there veteran/ancient trees within or adjacent to the site?

|              |            |                  |
|--------------|------------|------------------|
| Within (red) | No (green) | Adjacent (amber) |
|--------------|------------|------------------|

### Public Rights of Way

Are there any Public Rights of Way (PRoW) crossing the site?

|            |             |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

### Ground contamination

Is the site likely to be affected by ground contamination?

|            |             |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

### Utilities infrastructure

Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?

|            |             |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

### Loss of social, amenity or community value

Would development of the site result in a loss of social, amenity or community value?

|            |             |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

### Accessibility

Distance to train station (m)

|              |               |                   |
|--------------|---------------|-------------------|
| >1200m (red) | <400m (green) | 400-1200m (amber) |
|--------------|---------------|-------------------|

Distance to bus / tram stop (m)

|             |               |                  |
|-------------|---------------|------------------|
| >800m (red) | <400m (green) | 400-800m (amber) |
|-------------|---------------|------------------|

Distance to town / local centre / shop (m)

|              |               |                   |
|--------------|---------------|-------------------|
| >1200m (red) | <400m (green) | 400-1200m (amber) |
|--------------|---------------|-------------------|

Distance to open space / recreation facilities (m)

|             |               |                  |
|-------------|---------------|------------------|
| >800m (red) | <400m (green) | 400-800m (amber) |
|-------------|---------------|------------------|

Distance to primary school (m)

|              |               |                   |
|--------------|---------------|-------------------|
| >1200m (red) | <400m (green) | 400-1200m (amber) |
|--------------|---------------|-------------------|

Distance to secondary school (m)

|              |                |                    |
|--------------|----------------|--------------------|
| >3900m (red) | <1600m (green) | 1600-3900m (amber) |
|--------------|----------------|--------------------|

Distance to Cycle route (m)

|             |               |                  |
|-------------|---------------|------------------|
| >800m (red) | <400m (green) | 400-800m (amber) |
|-------------|---------------|------------------|

### Landscape sensitivity

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

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

|                        |                         |                            |
|------------------------|-------------------------|----------------------------|
| High sensitivity (red) | Low sensitivity (green) | Medium sensitivity (amber) |
|------------------------|-------------------------|----------------------------|

**Visual amenity**

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

- High sensitivity (red): the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.
- Medium sensitivity (amber): the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- Low sensitivity (green): the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.

|                        |                         |                            |
|------------------------|-------------------------|----------------------------|
| High sensitivity (red) | Low sensitivity (green) | Medium sensitivity (amber) |
|------------------------|-------------------------|----------------------------|

**Designated heritage asset**

Would the development of the site cause harm to a designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (red)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

|                                                      |                                                               |                                                 |
|------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------|
| Directly impact and/or mitigation not possible (red) | Limited or no impact or no requirement for mitigation (green) | Some impact, and/or mitigation possible (amber) |
|------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------|

**Non-designated heritage asset**

Would the development of the site cause harm to a non-designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (amber)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

|                                                               |                                                 |
|---------------------------------------------------------------|-------------------------------------------------|
| Limited or no impact or no requirement for mitigation (green) | Some impact, and/or mitigation possible (amber) |
| Directly impact and/or mitigation not possible;<br>or         |                                                 |

**Green Belt**

Is the site in the Green Belt?

|           |            |
|-----------|------------|
| Yes (red) | No (green) |
|-----------|------------|

**Planning Policy**

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?

Yes / No / Unknown

Other relevant planning policies

---

**Are there any other relevant planning policies relating to the site?**


---

**Greenfield / mix / PDL**

Is the site:

- Greenfield (red)
- A mix of greenfield and previously developed land (amber)
- Previously developed land (green)

|                  |                                   |                                                           |
|------------------|-----------------------------------|-----------------------------------------------------------|
| Greenfield (red) | Previously developed land (green) | A mix of greenfield and previously developed land (amber) |
|------------------|-----------------------------------|-----------------------------------------------------------|

**Relationship with settlement**

Is the site within, adjacent to or outside the existing built up area?

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

|                                    |                |                                      |
|------------------------------------|----------------|--------------------------------------|
| Outside and not connected to (red) | Within (green) | Adjacent to and connected to (amber) |
|------------------------------------|----------------|--------------------------------------|

**Settlement boundaries**

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

|                                    |                |                                      |
|------------------------------------|----------------|--------------------------------------|
| Outside and not connected to (red) | Within (green) | Adjacent to and connected to (amber) |
|------------------------------------|----------------|--------------------------------------|

**Coalescence**

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

|            |             |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

**Size and character**

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

|            |             |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

**Assessment of Availability****Site availability**

Is the site available for development?

|          |             |
|----------|-------------|
| No (red) | Yes (green) |
|----------|-------------|

**Legal or ownership issues**

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

|           |            |
|-----------|------------|
| Yes (red) | No (green) |
|-----------|------------|

**Timeframe**

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

**Assessment of Achievability****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?

Yes (red)

No (green)

### Conclusions

#### Site capacity (assessed)

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)

#### Timeframe

What is the likely timeframe for development

(0-5 / 6-10 / 11-15 / 15+ years)

#### Other key information

#### Overall rating

The site is suitable and available (green)

The site is potentially suitable, and available (amber)

The site is not currently suitable, and available (red)

Site is not currently suitable,  
and available (red)

Site is suitable and available  
(green)

Site is potentially suitable, and  
available (amber)

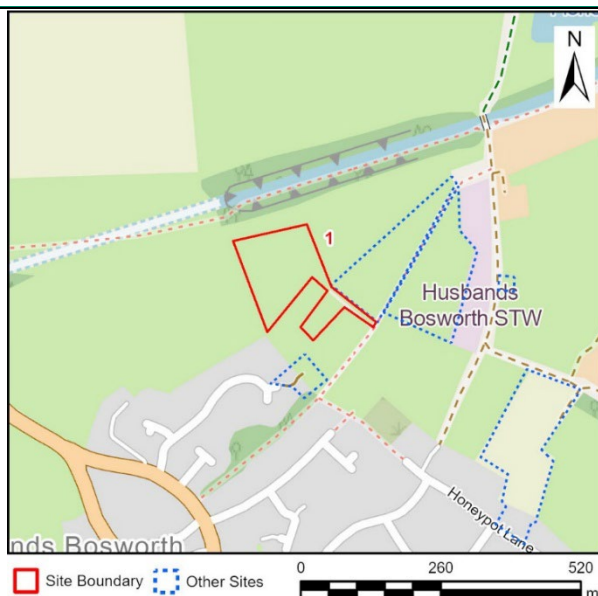
## Site 1

### Site Details

Site Address Land to the west of Mowsley Road and Highcroft

Gross Site Area (ha) 1.21ha (Call for Sites form)  
0.88ha (AECOM assessed area)

SHLAA/HELAA n/a  
Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.



Site photograph taken by AECOM.

Existing land use Agricultural - Greenfield

Land use being considered (if known) Residential

Development capacity (if known) n/a

Site identification method / source CFS

Planning history N/A

Neighbouring uses Agricultural/Residential

### Assessment of Suitability

|                                          |   |                                                   |
|------------------------------------------|---|---------------------------------------------------|
| Statutory environmental designation      | G | No                                                |
| Non-statutory environmental designations | G | No                                                |
| Nutrient Neutrality                      | G | No                                                |
| Flood Zone                               | G | Low Risk                                          |
| Surface water flooding                   | G | Low Risk                                          |
| Within best agricultural land            |   | Unknown                                           |
| Potential to support priority species    | G | Adjacent to priority habitat - deciduous woodland |
| Air Quality Management Area (AQMA)       | G | No                                                |
| Topography                               | A | Gently slopes in north-western direction          |

|                                                                                                                    |   |                                                                                                                                                                                                      |                                                    |            |
|--------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------|
| Vehicular access                                                                                                   | R | No existing access. Site not adjacent to public highway, and not possible to create from the north due to the canal.                                                                                 |                                                    |            |
| Pedestrian access                                                                                                  | G | Yes, via PRoW but this is unsuitable for users with mobility issues.                                                                                                                                 |                                                    |            |
| Cycle access                                                                                                       | R | No                                                                                                                                                                                                   |                                                    |            |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                                                                                   |                                                    |            |
| Significant trees                                                                                                  | G | No                                                                                                                                                                                                   |                                                    |            |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                                                                                   |                                                    |            |
| Public Rights of Way                                                                                               | A | PROW adjacent                                                                                                                                                                                        |                                                    |            |
| Ground contamination                                                                                               |   | Unknown - potential contamination from agricultural uses                                                                                                                                             |                                                    |            |
| Utilities infrastructure                                                                                           | A | Yes - power line                                                                                                                                                                                     |                                                    |            |
| Loss of social, amenity or community value                                                                         | G | No                                                                                                                                                                                                   |                                                    |            |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                                                                                               | Distance to bus / tram stop (m)                    | A 400-800m |
| Distance to town / local centre / shop (m)                                                                         | A | 400-1200m                                                                                                                                                                                            | Distance to open space / recreation facilities (m) | A 400-800m |
| Distance to primary school (m)                                                                                     | A | 400-1200m                                                                                                                                                                                            | Distance to secondary school (m)                   | R >3900m   |
| Distance to Cycle route (m)                                                                                        | G | <400m                                                                                                                                                                                                |                                                    |            |
| Landscape sensitivity                                                                                              | A | Medium Sensitivity - site is small to medium sized and does not contain visibly obvious features, however there are traces of ridge and furrow on the site which is a non-designated heritage asset. |                                                    |            |
| Visual amenity                                                                                                     | G | Low Sensitivity - there is dense tree line to the west and northwest of the site which prevents long views onto surrounding countryside in this direction.                                           |                                                    |            |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation                                                                                                                                                |                                                    |            |
| Non-designated heritage asset harm                                                                                 | A | Some impact, and/or mitigation possible - traces of ridge and furrow                                                                                                                                 |                                                    |            |
| Green Belt                                                                                                         | G | No                                                                                                                                                                                                   |                                                    |            |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                                                                                                   |                                                    |            |
| Other relevant planning policies                                                                                   |   | No                                                                                                                                                                                                   |                                                    |            |
| Greenfield / mix / PDL                                                                                             | R | Greenfield                                                                                                                                                                                           |                                                    |            |
| Built-up area                                                                                                      | R | Outside and not connected to the existing built up area                                                                                                                                              |                                                    |            |
| Settlement boundaries                                                                                              | R | Outside and not connected to the existing settlement boundary                                                                                                                                        |                                                    |            |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                                                                                   |                                                    |            |
| Size and character                                                                                                 | G | No                                                                                                                                                                                                   |                                                    |            |
| Assessment of Availability                                                                                         |   |                                                                                                                                                                                                      |                                                    |            |
| Site availability                                                                                                  | G | Yes                                                                                                                                                                                                  |                                                    |            |
| Legal or ownership issues                                                                                          | G | No                                                                                                                                                                                                   |                                                    |            |
| Timeframe                                                                                                          |   | within 4 years, or between 5 and 9 years                                                                                                                                                             |                                                    |            |
| Assessment of Viability                                                                                            |   |                                                                                                                                                                                                      |                                                    |            |
| Viability                                                                                                          |   | Unknown - potentially from contamination and power lines                                                                                                                                             |                                                    |            |



| Conclusions                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                   |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Site capacity (assessed)         | 0 units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                   |
| Timeframe                        | within 4 years, or between 5 and 9 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                   |
| Other key information            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                   |
| Overall rating (Red/Amber/Green) | R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Red: The site is not currently suitable, available and achievable |
| Summary                          | <p>Site 1 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for the potential of residential development. It is adjacent to priority habitat (deciduous woodland) and the sites topography gently slopes upwards in a north-west direction. The site can be accessed on foot via the PRow to the south-east but this is not appropriate to be used as the only pedestrian access to the site. There is no existing vehicular and cycle access to this site, and it is unlikely that suitable access could be achieved via Broad Lane due to its width and lack of pedestrian footway. It is unknown whether the site is contaminated and there is a power line crossing the site which would need to be considered in any potential development.</p> <p>The site is not in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. It is located a medium to long distance from amenities, schools and public transport links but is close to a designated cycle route.</p> <p>The landscape around the site is considered moderately sensitive to potential residential development due to its sloping topography and the traces of medieval ridge and furrow archaeological features which are non-designated heritage assets. Policy ENV3 of the made Neighbourhood Plan states that any harm arising from a development proposal or a change of land use requiring planning permission should be balanced against their significance as heritage assets. In terms of visual amenity, the site is not considered to be sensitive due to dense treeline to the west and northwest of the site which would provide screening if the site were to be developed.</p> <p>In conclusion, although the site is understood to be available by virtue of its representation in the Call for Sites exercise, Site 1 is unsuitable due to its separation from the existing settlement and access constraints.</p> |                                                                   |

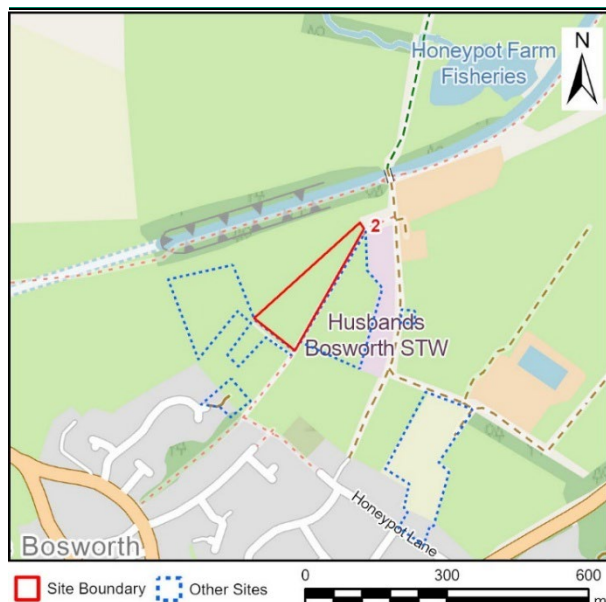
## Site 2

### Site Details

Site Address Land to the west of Mowsley Road

Gross Site Area (ha) 0.81ha (Call for Sites form)  
0.68ha (AECOM assessed area)

SHLAA/HELAA n/a  
Reference



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Existing land use Agricultural - Greenfield

Land use being considered (if known) Residential

Development capacity (if known) n/a

Site identification method / source CFS

Planning history N/A

Neighbouring uses Agricultural/Open Space

### Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

Within best agricultural land Unknown

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography A Gently slopes down eastwards

|                                                                                                                    |   |                                                                                                                                                                                                                                                                   |                                                    |            |
|--------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------|
| Vehicular access                                                                                                   | G | Yes, via Broad Lane however this is a narrow lane which cannot accommodate two-way traffic                                                                                                                                                                        |                                                    |            |
| Pedestrian access                                                                                                  | G | Yes, via PRoW but this is unsuitable for users with mobility issues.                                                                                                                                                                                              |                                                    |            |
| Cycle access                                                                                                       | R | No                                                                                                                                                                                                                                                                |                                                    |            |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                                                                                                                                                |                                                    |            |
| Significant trees                                                                                                  | G | No                                                                                                                                                                                                                                                                |                                                    |            |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                                                                                                                                                |                                                    |            |
| Public Rights of Way                                                                                               | A | PROW adjacent                                                                                                                                                                                                                                                     |                                                    |            |
| Ground contamination                                                                                               |   | Unknown - potential contamination from agricultural uses                                                                                                                                                                                                          |                                                    |            |
| Utilities infrastructure                                                                                           | A | Yes - power line                                                                                                                                                                                                                                                  |                                                    |            |
| Loss of social, amenity or community value                                                                         | G | No                                                                                                                                                                                                                                                                |                                                    |            |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                                                                                                                                                            | Distance to bus / tram stop (m)                    | A 400-800m |
| Distance to town / local centre / shop (m)                                                                         | A | 400-1200m                                                                                                                                                                                                                                                         | Distance to open space / recreation facilities (m) | G <400m    |
| Distance to primary school (m)                                                                                     | A | 400-1200m                                                                                                                                                                                                                                                         | Distance to secondary school (m)                   | R >3900m   |
| Distance to Cycle route (m)                                                                                        | G | <400m                                                                                                                                                                                                                                                             |                                                    |            |
| Landscape sensitivity                                                                                              | A | Medium Sensitivity - site is small to medium sized and does not contain visibly obvious features, however there are traces of ridge and furrow on the site which is a non-designated heritage asset.                                                              |                                                    |            |
| Visual amenity                                                                                                     | A | Medium Sensitivity - there is dense tree line to the west and northwest of the site which prevents long views onto surrounding countryside in this direction. Site is highly visible from the adjacent PRoW and it is presumed the site is visible from the east. |                                                    |            |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation                                                                                                                                                                                                             |                                                    |            |
| Non-designated heritage asset harm                                                                                 | A | Some impact, and/or mitigation possible - traces of ridge and furrow                                                                                                                                                                                              |                                                    |            |
| Green Belt                                                                                                         | G | No                                                                                                                                                                                                                                                                |                                                    |            |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                                                                                                                                                                |                                                    |            |
| Other relevant planning policies                                                                                   |   | No                                                                                                                                                                                                                                                                |                                                    |            |
| Greenfield / mix / PDL                                                                                             | R | Greenfield                                                                                                                                                                                                                                                        |                                                    |            |
| Built-up area                                                                                                      | R | Outside and not connected to the existing built up area                                                                                                                                                                                                           |                                                    |            |
| Settlement boundaries                                                                                              | R | Outside and not connected to the existing settlement boundary                                                                                                                                                                                                     |                                                    |            |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                                                                                                                                                |                                                    |            |
| Size and character                                                                                                 | G | No                                                                                                                                                                                                                                                                |                                                    |            |
| Assessment of Availability                                                                                         |   |                                                                                                                                                                                                                                                                   |                                                    |            |
| Site availability                                                                                                  | G | Yes                                                                                                                                                                                                                                                               |                                                    |            |
| Legal or ownership issues                                                                                          | G | No                                                                                                                                                                                                                                                                |                                                    |            |
| Timeframe                                                                                                          |   | within 4 years                                                                                                                                                                                                                                                    |                                                    |            |

| Assessment of Viability          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                   |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Viability                        | Unknown - potentially from contamination and power lines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                   |
| Conclusions                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                   |
| Site capacity (assessed)         | 0 units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                   |
| Timeframe                        | within 4 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                   |
| Other key information            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                   |
| Overall rating (Red/Amber/Green) | R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Red: The site is not currently suitable, available and achievable |
| Summary                          | <p>Site 2 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for the potential of residential development. It is adjacent to priority habitat and the sites topography slopes steeply down to the east. Site 2 can be accessed on foot via the PRoW along its eastern boundary but this is not appropriate to be used as the only pedestrian access to the site. Although there is vehicular and cycle access from Broad Lane, this is a narrow lane which cannot accommodate two-way traffic and has no pedestrian footway. It is unknown whether the site is contaminated and there is a power line crossing the site which would need to be considered in any potential development.</p> <p>The site is not in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. It is located a medium to long distance away from amenities, schools and public transport links but is close to a designated cycle route and open space/recreational facilities.</p> <p>The landscape around the site is considered moderately sensitive to potential residential development on the site due to its sloping topography and the traces of medieval ridge and furrow archaeological features which are non-designated heritage assets. Policy ENV3 of the made Neighbourhood Plan states that any harm arising from a development proposal or a change of land use requiring planning permission should be balanced against their significance as heritage assets. In terms of visual amenity, the site has a medium level of sensitivity due to the dense treeline to the west and northwest of the site and the fact that it is highly visible from the PRoW and presumed to be highly visible from the east.</p> <p>In conclusion, although the site is understood to be available by virtue of its representation in the Call for Sites exercise, Site 2 is unsuitable due to its separation from the existing settlement and access constraints.</p> |                                                                   |

## Site 3

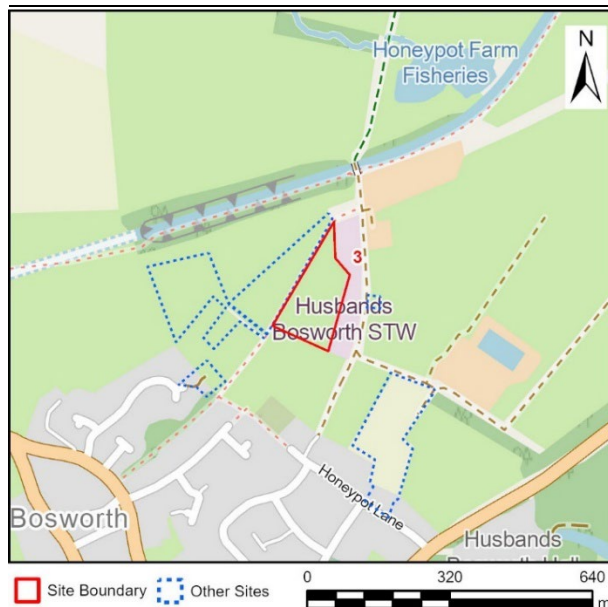
### Site Details

Site Address Field off Broad Lane

Gross Site Area (ha) 0.86ha

SHLAA/HELAA n/a

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layerSite photograph taken by AECOM.  
by Esri.



Existing land use Agricultural - Greenfield

Land use being considered (if known) Residential

Development capacity (if known) n/a

Site identification method / source CFS

Planning history N/A

Neighbouring uses Agricultural/Open Space

### Assessment of Suitability

|                                          |   |                                                                                            |
|------------------------------------------|---|--------------------------------------------------------------------------------------------|
| Statutory environmental designation      | G | No                                                                                         |
| Non-statutory environmental designations | G | No                                                                                         |
| Nutrient Neutrality                      | G | No                                                                                         |
| Flood Zone                               | G | Low Risk                                                                                   |
| Surface water flooding                   | G | Low Risk                                                                                   |
| Within best agricultural land            |   | Unknown                                                                                    |
| Potential to support priority species    | G | No                                                                                         |
| Air Quality Management Area (AQMA)       | G | No                                                                                         |
| Topography                               | A | Gently slopes down eastwards                                                               |
| Vehicular access                         | G | Yes, via Broad Lane however this is a narrow lane which cannot accommodate two-way traffic |



|                                                                                                                    |   |                                                                                                                                                                                                                                    |                                                    |            |
|--------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------|
| Pedestrian access                                                                                                  | G | Yes, via PRoW but this is unsuitable for users with mobility issues.                                                                                                                                                               |                                                    |            |
| Cycle access                                                                                                       | R | No                                                                                                                                                                                                                                 |                                                    |            |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                                                                                                                 |                                                    |            |
| Significant trees                                                                                                  | G | No                                                                                                                                                                                                                                 |                                                    |            |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                                                                                                                 |                                                    |            |
| Public Rights of Way                                                                                               | A | PROW adjacent                                                                                                                                                                                                                      |                                                    |            |
| Ground contamination                                                                                               |   | Unknown - potential contamination from agricultural uses                                                                                                                                                                           |                                                    |            |
| Utilities infrastructure                                                                                           | A | Yes - power line                                                                                                                                                                                                                   |                                                    |            |
| Loss of social, amenity or community value                                                                         | G | No                                                                                                                                                                                                                                 |                                                    |            |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                                                                                                                             | Distance to bus / tram stop (m)                    | A 400-800m |
| Distance to town / local centre / shop (m)                                                                         | A | 400-1200m                                                                                                                                                                                                                          | Distance to open space / recreation facilities (m) | G <400m    |
| Distance to primary school (m)                                                                                     | A | 400-1200m                                                                                                                                                                                                                          | Distance to secondary school (m)                   | R >3900m   |
| Distance to Cycle route (m)                                                                                        | G | <400m                                                                                                                                                                                                                              |                                                    |            |
| Landscape sensitivity                                                                                              | A | Medium Sensitivity - site is small to medium sized and does not contain visibly obvious features, however there are traces of ridge and furrow on the site which is a non-designated heritage asset.                               |                                                    |            |
| Visual amenity                                                                                                     | A | Medium Sensitivity - the site has sloping topography which negates the screening ability of treeline and hedgerow to the east. Site is highly visible from the adjacent PRoW and it is presumed the site is visible from the east. |                                                    |            |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation                                                                                                                                                                              |                                                    |            |
| Non-designated heritage asset harm                                                                                 | A | Some impact, and/or mitigation possible - traces of ridge and furrow                                                                                                                                                               |                                                    |            |
| Green Belt                                                                                                         | G | No                                                                                                                                                                                                                                 |                                                    |            |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                                                                                                                                 |                                                    |            |
| Other relevant planning policies                                                                                   |   | No                                                                                                                                                                                                                                 |                                                    |            |
| Greenfield / mix / PDL                                                                                             | R | Greenfield                                                                                                                                                                                                                         |                                                    |            |
| Built-up area                                                                                                      | R | Outside and not connected to the existing built up area                                                                                                                                                                            |                                                    |            |
| Settlement boundaries                                                                                              | R | Outside and not connected to the existing settlement boundary                                                                                                                                                                      |                                                    |            |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                                                                                                                 |                                                    |            |
| Size and character                                                                                                 | G | No                                                                                                                                                                                                                                 |                                                    |            |
| Assessment of Availability                                                                                         |   |                                                                                                                                                                                                                                    |                                                    |            |
| Site availability                                                                                                  | G | Yes                                                                                                                                                                                                                                |                                                    |            |
| Legal or ownership issues                                                                                          | G | No                                                                                                                                                                                                                                 |                                                    |            |
| Timeframe                                                                                                          |   | Unknown                                                                                                                                                                                                                            |                                                    |            |
| Assessment of Viability                                                                                            |   |                                                                                                                                                                                                                                    |                                                    |            |
| Viability                                                                                                          |   | Unknown - potentially from contamination and power lines                                                                                                                                                                           |                                                    |            |
| Conclusions                                                                                                        |   |                                                                                                                                                                                                                                    |                                                    |            |

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site capacity (assessed)         | 0 units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Timeframe                        | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Other key information            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Overall rating (Red/Amber/Green) | <b>R</b> Red: The site is not currently suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Summary                          | <p>Site 3 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for the potential of residential development. The sites topography slopes down to the east and the site can be accessed on foot via the PRoW to the north-west but this is not appropriate to be used as the only pedestrian access to the site. Although there is vehicular and cycle access from Broad Lane, this is a narrow lane which cannot accommodate two-way traffic and has no pedestrian footway. It is unknown whether the site is contaminated and there is a power line crossing the site which would both need to be considered in any potential development.</p> <p>The site is not in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. It is located a medium to long distance away from amenities, schools and public transport links but is close to a designated cycle route and open space/recreational facilities. There is also a sewage works immediately to the east and any potential development would need to consider the impacts this may have in terms of amenity for future residents.</p> <p>The landscape around the site is considered moderately sensitive to potential residential development on the site due to its sloping topography and the traces of medieval ridge and furrow archaeological features which are non-designated heritage assets. Policy ENV3 of the made Neighbourhood Plan states that any harm arising from a development proposal or a change of land use requiring planning permission should be balanced against their significance as heritage assets. In terms of visual amenity, the site has a medium level of sensitivity due to its sloping topography which negates the screening ability of the treeline and hedgerow to the east. The site is also highly visible from the PRoW.</p> <p>In conclusion, although the site is understood to be available by virtue of its representation in the Call for Sites exercise, Site 3 is unsuitable due to its separation from the existing settlement and access constraints.</p> |



## Site 4

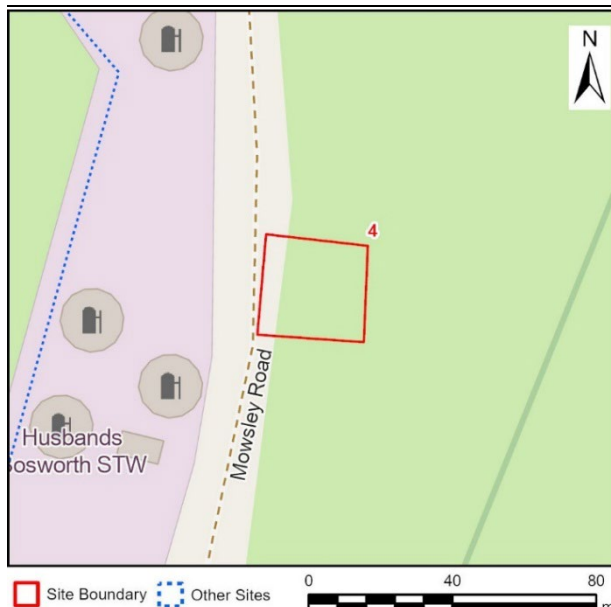
### Site Details

Site Address Land off Broad Lane

Gross Site Area (ha) 0.03ha

SHLAA/HELAA n/a

Reference



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by Esri.

Existing land use Agricultural - Greenfield

Land use being considered (if known) Relocation of Dairy Farm Day Nursery

Development capacity (if known) n/a

Site identification method / source CFS

Planning history N/A

Neighbouring uses Agricultural/Open Space

### Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

Within best agricultural land Unknown

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Relatively flat

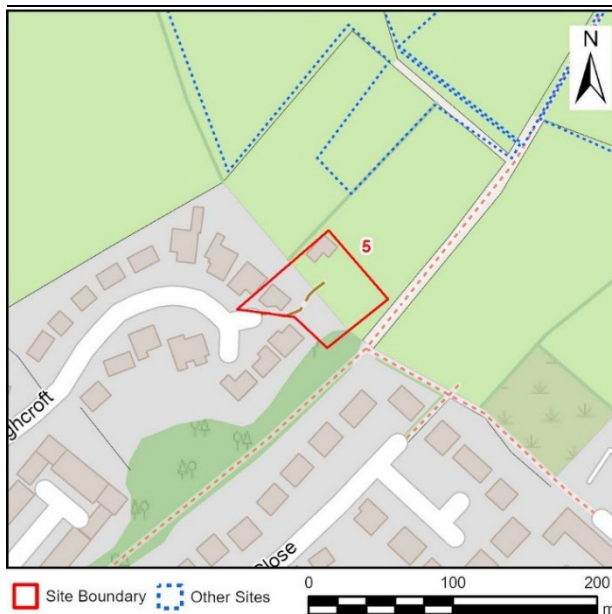
Vehicular access G Yes - off Broad Lane

|                                                                                                                    |                                                                                                                                            |                                                                         |                                                    |   |          |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------|---|----------|
| Pedestrian access                                                                                                  | G                                                                                                                                          | Yes - off Broad Lane                                                    |                                                    |   |          |
| Cycle access                                                                                                       | G                                                                                                                                          | Yes - off Broad Lane                                                    |                                                    |   |          |
| Tree Preservation Orders                                                                                           | G                                                                                                                                          | No                                                                      |                                                    |   |          |
| Significant trees                                                                                                  | G                                                                                                                                          | No                                                                      |                                                    |   |          |
| Veteran or ancient trees                                                                                           | G                                                                                                                                          | No                                                                      |                                                    |   |          |
| Public Rights of Way                                                                                               | G                                                                                                                                          | No                                                                      |                                                    |   |          |
| Ground contamination                                                                                               | Unknown - potential contamination from agricultural uses                                                                                   |                                                                         |                                                    |   |          |
| Utilities infrastructure                                                                                           | G                                                                                                                                          | No                                                                      |                                                    |   |          |
| Loss of social, amenity or community value                                                                         | G                                                                                                                                          | No                                                                      |                                                    |   |          |
| Distance to train station (m)                                                                                      | R                                                                                                                                          | >1200m                                                                  | Distance to bus / tram stop (m)                    | A | 400-800m |
| Distance to town / local centre / shop (m)                                                                         | A                                                                                                                                          | 400-1200m                                                               | Distance to open space / recreation facilities (m) | G | <400m    |
| Distance to primary school (m)                                                                                     | A                                                                                                                                          | 400-1200m                                                               | Distance to secondary school (m)                   | R | >3900m   |
| Distance to Cycle route (m)                                                                                        | G                                                                                                                                          | <400m                                                                   |                                                    |   |          |
| Landscape sensitivity                                                                                              | Unable to access - dense vegetation prevents views off Broad Lane. Falls into Character Area HB2 of 2024 Landscape Sensitivity Assessment. |                                                                         |                                                    |   |          |
| Visual amenity                                                                                                     | Unable to access - dense vegetation prevents views off Broad Lane                                                                          |                                                                         |                                                    |   |          |
| Designated heritage asset harm                                                                                     | G                                                                                                                                          | Limited or no impact or no requirement for mitigation                   |                                                    |   |          |
| Non-designated heritage asset harm                                                                                 | A                                                                                                                                          | Some impact, and/or mitigation possible - traces of ridge and furrow    |                                                    |   |          |
| Green Belt                                                                                                         | G                                                                                                                                          | No                                                                      |                                                    |   |          |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan | No                                                                                                                                         |                                                                         |                                                    |   |          |
| Other relevant planning policies                                                                                   | No                                                                                                                                         |                                                                         |                                                    |   |          |
| Greenfield / mix / PDL                                                                                             | R                                                                                                                                          | Greenfield                                                              |                                                    |   |          |
| Built-up area                                                                                                      | R                                                                                                                                          | Outside and not connected to the existing built up area                 |                                                    |   |          |
| Settlement boundaries                                                                                              | R                                                                                                                                          | Outside and not connected to the existing settlement boundary           |                                                    |   |          |
| Coalesce neighbouring sites                                                                                        | G                                                                                                                                          | No                                                                      |                                                    |   |          |
| Size and character                                                                                                 | G                                                                                                                                          | No                                                                      |                                                    |   |          |
| Assessment of Availability                                                                                         |                                                                                                                                            |                                                                         |                                                    |   |          |
| Site availability                                                                                                  | Unknown - call for sites form indicates multiple owners, not all of whom are supportive of development                                     |                                                                         |                                                    |   |          |
| Legal or ownership issues                                                                                          | R                                                                                                                                          | Yes - site in multiple ownership and not all owners support development |                                                    |   |          |
| Timeframe                                                                                                          | within 4 years                                                                                                                             |                                                                         |                                                    |   |          |
| Assessment of Viability                                                                                            |                                                                                                                                            |                                                                         |                                                    |   |          |
| Viability                                                                                                          | Unknown - potentially from contamination                                                                                                   |                                                                         |                                                    |   |          |
| Conclusions                                                                                                        |                                                                                                                                            |                                                                         |                                                    |   |          |
| Site capacity (assessed)                                                                                           | 0 units                                                                                                                                    |                                                                         |                                                    |   |          |
| Timeframe                                                                                                          | within 4 years                                                                                                                             |                                                                         |                                                    |   |          |

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Other key information            | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Overall rating (Red/Amber/Green) | <b>R</b> Red: The site is not currently suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Summary                          | <p>Site 4 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for the potential of relocating the Dairy Farm Day Nursery. The site is extremely small in scale (less than 0.1 ha). Vehicular, cycle and pedestrian access could all be created for the site off Broad Lane, however this is narrow and there is no footpath or potential to create a safe pedestrian access. It is unknown whether the site is contaminated from previous agricultural uses.</p> <p>The site is not in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. It is located a medium to long distance away from amenities, schools and public transport links but is close to a designated cycle route and open space/recreational facilities.</p> <p>It was not possible to verify the topography, landscape or visual amenity of the site due to dense hedgerow screening the site from views from the highway (Broad Lane) completely which indicates low sensitivity in terms of visual amenity. Google Earth shows the topography on site is relatively flat and the site falls within Landscape Character Area HB2 of the 2024 Harborough Landscape Sensitivity Assessment. Character Area HB2 is moderately sensitive to residential development and has moderate-to-high sensitivity to employment development. Furthermore, there are traces of medieval ridge and furrow archaeological features on this site which are non-designated heritage assets. Policy ENV3 of the made Neighbourhood Plan states that any harm arising from a development proposal or a change of land use requiring planning permission should be balanced against their significance as heritage assets.</p> <p>In conclusion, Site 4 is not suitable due to the unsustainable location of the site for use as an early years facility and the lack of opportunity to create a safe vehicle and cycle access, especially for the relocation of an early years facility. It is unknown whether the site is achievable due to a lack of evidence regarding any contamination from past agricultural uses. Although the site has been submitted to the Call for Sites, its availability is uncertain since the Call for Sites form indicates it is in multiple ownership and not all owners are supportive of development.</p> |

## Site 5

| Site Details         |             |
|----------------------|-------------|
| Site Address         | 8 Highcroft |
| Gross Site Area (ha) | 0.14        |
| SHLAA/HELAA          | n/a         |
| Reference            |             |



No site photograph available.

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|                                      |                                     |
|--------------------------------------|-------------------------------------|
| Existing land use                    | Residential & Agricultural          |
| Land use being considered (if known) | Residential                         |
| Development capacity (if known)      | n/a                                 |
| Site identification method / source  | CFS                                 |
| Planning history                     | N/A                                 |
| Neighbouring uses                    | Agricultural/Residential/Open Space |

### Assessment of Suitability

|                                          |   |                                                    |
|------------------------------------------|---|----------------------------------------------------|
| Statutory environmental designation      | G | No                                                 |
| Non-statutory environmental designations | G | No                                                 |
| Nutrient Neutrality                      | G | No                                                 |
| Flood Zone                               | G | Low Risk                                           |
| Surface water flooding                   | G | Low Risk                                           |
| Within best agricultural land            |   | Unknown                                            |
| Potential to support priority species    | G | No                                                 |
| Air Quality Management Area (AQMA)       | G | No                                                 |
| Topography                               | G | Relatively flat                                    |
| Vehicular access                         | R | CFS form - Access would probably entail demolition |

|                                                                                                                    |   |                                                               |                                                    |          |
|--------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------|----------------------------------------------------|----------|
| Pedestrian access                                                                                                  | R | CFS form - Access would probably entail demolition            |                                                    |          |
| Cycle access                                                                                                       | R | CFS form - Access would probably entail demolition            |                                                    |          |
| Tree Preservation Orders                                                                                           | G | No                                                            |                                                    |          |
| Significant trees                                                                                                  | G | No                                                            |                                                    |          |
| Veteran or ancient trees                                                                                           | G | No                                                            |                                                    |          |
| Public Rights of Way                                                                                               | G | No                                                            |                                                    |          |
| Ground contamination                                                                                               |   | Unknown - potential contamination from agricultural uses      |                                                    |          |
| Utilities infrastructure                                                                                           | G | No                                                            |                                                    |          |
| Loss of social, amenity or community value                                                                         | G | No                                                            |                                                    |          |
| Distance to train station (m)                                                                                      | R | >1200m                                                        | Distance to bus / tram stop (m)                    | G <400m  |
| Distance to town / local centre / shop (m)                                                                         | G | <400m                                                         | Distance to open space / recreation facilities (m) | G <400m  |
| Distance to primary school (m)                                                                                     | G | <400m                                                         | Distance to secondary school (m)                   | R >3900m |
| Distance to Cycle route (m)                                                                                        | G | <400m                                                         |                                                    |          |
| Landscape sensitivity                                                                                              |   | Unable to access - private garden.                            |                                                    |          |
| Visual amenity                                                                                                     |   | Unable to access - private garden.                            |                                                    |          |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation         |                                                    |          |
| Non-designated heritage asset harm                                                                                 | G | Limited or no impact or no requirement for mitigation         |                                                    |          |
| Green Belt                                                                                                         | G | No                                                            |                                                    |          |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                            |                                                    |          |
| Other relevant planning policies                                                                                   |   | No                                                            |                                                    |          |
| Greenfield / mix / PDL                                                                                             | A | A mix of greenfield and previously developed land             |                                                    |          |
| Built-up area                                                                                                      | A | Adjacent to and connected to the existing BU area             |                                                    |          |
| Settlement boundaries                                                                                              | A | Adjacent to and connected to the existing settlement boundary |                                                    |          |
| Coalesce neighbouring sites                                                                                        | G | No                                                            |                                                    |          |
| Size and character                                                                                                 | G | No                                                            |                                                    |          |
| Assessment of Availability                                                                                         |   |                                                               |                                                    |          |
| Site availability                                                                                                  | G | Yes                                                           |                                                    |          |
| Legal or ownership issues                                                                                          | G | No                                                            |                                                    |          |
| Timeframe                                                                                                          |   | within 4 years                                                |                                                    |          |
| Assessment of Viability                                                                                            |   |                                                               |                                                    |          |
| Viability                                                                                                          |   | Unknown - potentially from contamination                      |                                                    |          |
| Conclusions                                                                                                        |   |                                                               |                                                    |          |
| Site capacity (assessed)                                                                                           |   | 3 dwellings (2 net additions)                                 |                                                    |          |
| Timeframe                                                                                                          |   | within 4 years                                                |                                                    |          |
| Other key information                                                                                              |   |                                                               |                                                    |          |
|                                                                                                                    |   |                                                               |                                                    |          |
| Overall rating (Red/Amber/Green)                                                                                   | G | Green: The site is suitable, available and achievable         |                                                    |          |
| Summary                                                                                                            |   |                                                               |                                                    |          |

Site 5 comprises a residential property and garden. It has been put forward for consideration for the potential of residential development. It has vehicular, cycle or pedestrian access which serves the existing dwelling, but as set out in the Call for Sites representation access to the rest of the site would entail demolition of the existing buildings. There are multiple access points with footway crossovers serving adjacent dwellings at the entrance to the site, and this is likely to limit overall site capacity due to the challenges in establishing a safe access. It is unknown whether the site is contaminated but it is presumed to not be due to its residential use. This would have to be verified prior to any development on site.

The site is in a semi-sustainable location. It is close to town centre amenities, bus connections and recreational facilities but is located a long way from cycle routes, a train station and primary and secondary schools. The site is within the existing built up area, is an infill site, and is adjacent to and connected to the existing settlement boundary.

It was not possible to verify the topography, landscape or visual amenity of the site because it comprises private land, however due to the small scale of the site, urbanised surroundings, existing agricultural use and neighbouring residential use, it is considered the site is not highly sensitive in landscape or visual terms. Google Earth shows the topography is relatively flat.

In conclusion, Site 5 is considered to be available by virtue of representation in the Call for Sites exercise. The site is potentially achievable if safe access can viably be created. The site is considered to be suitable - its residential use is already established and the site is in a semi-sustainable location. The capacity of the site is limited by its constrained access and location at the settlement edge but it could accommodate 3 dwellings (2 net additions following demolition of existing dwelling) if the whole site were redeveloped.

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## Site 6

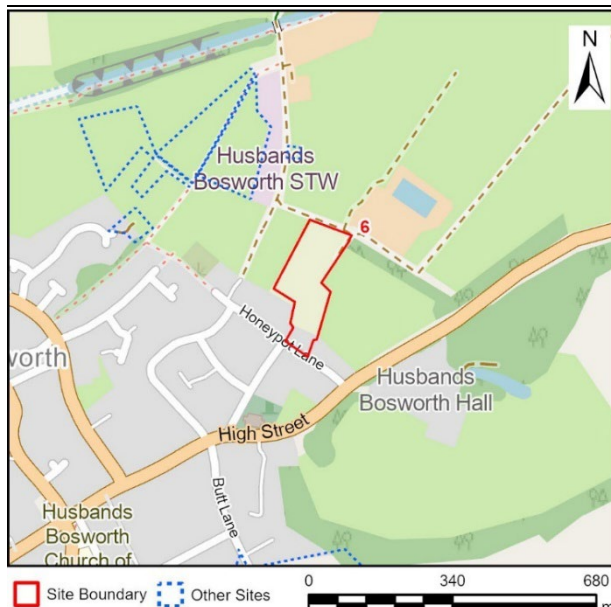
### Site Details

Site Address Farmyard at Honeypot Lane

Gross Site Area (ha) 1ha

SHLAA/HELAA n/a

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layerSite photograph taken by AECOM.  
by Esri.

Existing land use Agricultural - Brownfield and Residential.

Land use being considered (if known) Residential

Development capacity (if known) n/a

Site identification method / source CFS

Planning history N/A

Neighbouring uses Agricultural/Residential

### Assessment of Suitability

|                                          |   |                                                               |
|------------------------------------------|---|---------------------------------------------------------------|
| Statutory environmental designation      | G | No                                                            |
| Non-statutory environmental designations | G | No                                                            |
| Nutrient Neutrality                      | G | No                                                            |
| Flood Zone                               | G | Low Risk                                                      |
| Surface water flooding                   | G | Low Risk                                                      |
| Within best agricultural land            |   | Unknown                                                       |
| Potential to support priority species    | G | No                                                            |
| Air Quality Management Area (AQMA)       | G | No                                                            |
| Topography                               | A | Slopes downhill from Honeypot Lane to north-eastern boundary. |
| Vehicular access                         | G | Yes - off Honeypot Lane                                       |



|                                                                                                                    |   |                                                                                                                                                                             |                                                    |          |
|--------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------|
| Pedestrian access                                                                                                  | G | Yes - off honeypot lane                                                                                                                                                     |                                                    |          |
| Cycle access                                                                                                       | G | Yes - off honeypot lane                                                                                                                                                     |                                                    |          |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                                                          |                                                    |          |
| Significant trees                                                                                                  | G | No                                                                                                                                                                          |                                                    |          |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                                                          |                                                    |          |
| Public Rights of Way                                                                                               | G | No                                                                                                                                                                          |                                                    |          |
| Ground contamination                                                                                               |   | Unknown - potential contamination from brownfield and agricultural uses.                                                                                                    |                                                    |          |
| Utilities infrastructure                                                                                           | G | No                                                                                                                                                                          |                                                    |          |
| Loss of social, amenity or community value                                                                         |   | Unknown - existing buildings on site                                                                                                                                        |                                                    |          |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                                                                      | Distance to bus / tram stop (m)                    | G <400m  |
| Distance to town / local centre / shop (m)                                                                         | G | <400m                                                                                                                                                                       | Distance to open space / recreation facilities (m) | G <400m  |
| Distance to primary school (m)                                                                                     | A | 400-1200m                                                                                                                                                                   | Distance to secondary school (m)                   | R >3900m |
| Distance to Cycle route (m)                                                                                        | A | 400-800m                                                                                                                                                                    |                                                    |          |
| Landscape sensitivity                                                                                              |   | Unable to access -private land. Presumably Low Sensitivity due to the site already being built out. Falls into Character Area HB2 of 2024 Landscape Sensitivity Assessment. |                                                    |          |
| Visual amenity                                                                                                     |   | Unable to access -private land. Presumably Low Sensitivity due to the site already being built out.                                                                         |                                                    |          |
| Designated heritage asset harm                                                                                     | A | Some impact, and/or mitigation possible - Adjacent to 2x GII listed buildings                                                                                               |                                                    |          |
| Non-designated heritage asset harm                                                                                 | G | Limited or no impact or no requirement for mitigation                                                                                                                       |                                                    |          |
| Green Belt                                                                                                         | G | No                                                                                                                                                                          |                                                    |          |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                                                                          |                                                    |          |
| Other relevant planning policies                                                                                   |   | No                                                                                                                                                                          |                                                    |          |
| Greenfield / mix / PDL                                                                                             | G | Previously developed land                                                                                                                                                   |                                                    |          |
| Built-up area                                                                                                      | G | Within the existing BU area (infill)                                                                                                                                        |                                                    |          |
| Settlement boundaries                                                                                              | A | Adjacent to and connected to the existing settlement boundary                                                                                                               |                                                    |          |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                                                          |                                                    |          |
| Size and character                                                                                                 | G | No                                                                                                                                                                          |                                                    |          |
| Assessment of Availability                                                                                         |   |                                                                                                                                                                             |                                                    |          |
| Site availability                                                                                                  | G | Yes                                                                                                                                                                         |                                                    |          |
| Legal or ownership issues                                                                                          | G | No                                                                                                                                                                          |                                                    |          |
| Timeframe                                                                                                          |   | between 5 and 9 years                                                                                                                                                       |                                                    |          |
| Assessment of Viability                                                                                            |   |                                                                                                                                                                             |                                                    |          |
| Viability                                                                                                          |   | Unknown - potentially from contamination                                                                                                                                    |                                                    |          |
| Conclusions                                                                                                        |   |                                                                                                                                                                             |                                                    |          |
| Site capacity (assessed)                                                                                           |   | 30 dwellings @ 30dph                                                                                                                                                        |                                                    |          |
| Timeframe                                                                                                          |   | between 5 and 9 years                                                                                                                                                       |                                                    |          |

## Other key information

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                       |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Overall rating (Red/Amber/Green) | <b>G</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Green: The site is suitable, available and achievable |
| Summary                          | <p>Site 6 is a Brownfield site currently being used for agricultural and residential purposes. It has been put forward for consideration for the potential of residential development. The site has existing vehicular, cycle and pedestrian access off Honeypot Lane. It is unknown whether the site is contaminated as a result of the agricultural uses and this would need to be verified prior to any development on site.</p> <p>The site is in a semi-sustainable location. It is close to town centre amenities, bus connections, recreational facilities and a cycle route but is located a long distance from a train station and primary and secondary schools which is not uncommon in a village setting. The site is adjacent to and connected to the existing built up area, and is adjacent to and connected to the existing settlement boundary. The site is adjacent to two Grade II listed buildings and so any potential development on site 6 would need to be mindfully designed as not to negatively impact on the character or setting of designated heritage assets.</p> <p>It was not possible to verify the topography, landscape or visual amenity of the site because it comprises private land, although from the site entrance it appears relatively flat and Google Earth/OS mapping indicates a change in level from Honeypot Lane to the northeastern boundary (c. 10m). The site falls within Landscape Character Area HB2 of the 2024 Harborough Landscape Sensitivity Assessment. Character Area HB2 is moderately sensitive to residential development and has moderate-to-high sensitivity to employment development. Meanwhile, due to the relatively urban surroundings and existing residential and agricultural use, the site is not highly sensitive in landscape or visual terms.</p> <p>In conclusion, Site 6 is considered to be available by virtue of representation in the Call for Sites exercise. The site is potentially achievable if there is no contamination from agricultural/brownfield use. The site is suitable - it is already developed and residential uses are well established on the site and within the immediate vicinity. The site is in a semi-sustainable location. At a density of 30dph, the site could accommodate 30 dwellings. Any potential development would need to be mindful of designated heritage assets within the vicinity of the site and ensure that design proposals are of high quality so as not to detract from the heritage value of the area.</p> |                                                       |

## Site 7

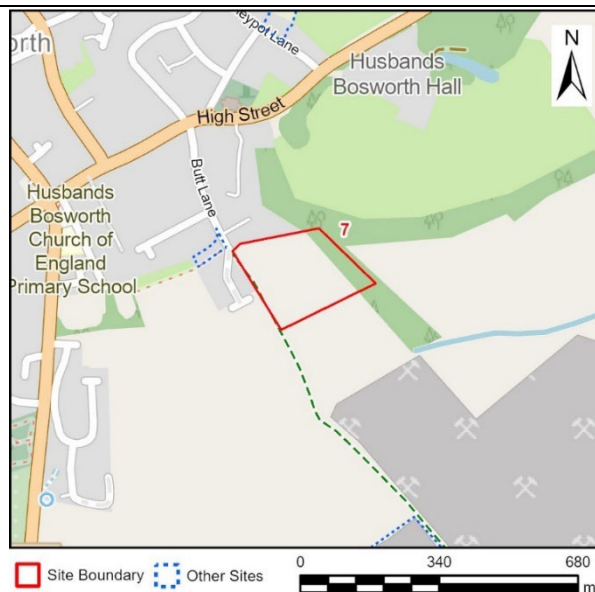
### Site Details

Site Address Land east of Butt Lane

Gross Site Area (ha) 1.8ha

SHLAA/HELAA n/a

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.



Site photograph taken by AECOM.

Existing land use Agricultural - Greenfield

Land use being considered (if known) Solar, agricultural or light industrial

Development capacity (if known) n/a

Site identification method / source CFS (see notes)

Planning history N/A

Neighbouring uses Agricultural/Residential/Open Space

### Assessment of Suitability

|                                          |   |                                                                |
|------------------------------------------|---|----------------------------------------------------------------|
| Statutory environmental designation      | G | No                                                             |
| Non-statutory environmental designations | G | No                                                             |
| Nutrient Neutrality                      | G | No                                                             |
| Flood Zone                               | G | Low Risk                                                       |
| Surface water flooding                   | G | Low Risk                                                       |
| Within best agricultural land            |   | Unknown                                                        |
| Potential to support priority species    | A | Adjacent to and contains priority habitat - deciduous woodland |
| Air Quality Management Area (AQMA)       | G | No                                                             |
| Topography                               |   | Flat                                                           |
| Vehicular access                         | G | Yes - off Butt Lane                                            |
| Pedestrian access                        |   | Unknown - PROW adjacent to site.                               |

|                                                                                                                    |                                                          |                                                                                                                                                                                                                              |                                                    |   |        |
|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---|--------|
| Cycle access                                                                                                       | Unknown - PROW adjacent to site.                         |                                                                                                                                                                                                                              |                                                    |   |        |
| Tree Preservation Orders                                                                                           | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Significant trees                                                                                                  | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Veteran or ancient trees                                                                                           | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Public Rights of Way                                                                                               | A                                                        | PROW adjacent                                                                                                                                                                                                                |                                                    |   |        |
| Ground contamination                                                                                               | Unknown - potential contamination from agricultural uses |                                                                                                                                                                                                                              |                                                    |   |        |
| Utilities infrastructure                                                                                           | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Loss of social, amenity or community value                                                                         | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Distance to train station (m)                                                                                      | R                                                        | >1200m                                                                                                                                                                                                                       | Distance to bus / tram stop (m)                    | G | <400m  |
| Distance to town / local centre / shop (m)                                                                         | G                                                        | <400m                                                                                                                                                                                                                        | Distance to open space / recreation facilities (m) | G | <400m  |
| Distance to primary school (m)                                                                                     | G                                                        | <400m                                                                                                                                                                                                                        | Distance to secondary school (m)                   | R | >3900m |
| Distance to Cycle route (m)                                                                                        | R                                                        | >800m                                                                                                                                                                                                                        |                                                    |   |        |
| Landscape sensitivity                                                                                              | R                                                        | Medium Sensitivity - The site is flat which allows for medium length views onto wider countryside to the south.                                                                                                              |                                                    |   |        |
| Visual amenity                                                                                                     | A                                                        | Medium Sensitivity - Dense treeline to the north and east screens the site from the wider countryside, but there is very little natural screening to the south, allowing for intervisibility with the surrounding landscape. |                                                    |   |        |
| Designated heritage asset harm                                                                                     | G                                                        | Limited or no impact or no requirement for mitigation                                                                                                                                                                        |                                                    |   |        |
| Non-designated heritage asset harm                                                                                 | G                                                        | Limited or no impact or no requirement for mitigation                                                                                                                                                                        |                                                    |   |        |
| Green Belt                                                                                                         | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Other relevant planning policies                                                                                   | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Greenfield / mix / PDL                                                                                             | R                                                        | Greenfield                                                                                                                                                                                                                   |                                                    |   |        |
| Built-up area                                                                                                      | A                                                        | Adjacent to and connected to the existing BU area                                                                                                                                                                            |                                                    |   |        |
| Settlement boundaries                                                                                              | R                                                        | Outside and not connected to the existing settlement boundary                                                                                                                                                                |                                                    |   |        |
| Coalesce neighbouring sites                                                                                        | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Size and character                                                                                                 | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Assessment of Availability                                                                                         |                                                          |                                                                                                                                                                                                                              |                                                    |   |        |
| Site availability                                                                                                  | G                                                        | Yes                                                                                                                                                                                                                          |                                                    |   |        |
| Legal or ownership issues                                                                                          | G                                                        | No                                                                                                                                                                                                                           |                                                    |   |        |
| Timeframe                                                                                                          | between 5 and 9 years                                    |                                                                                                                                                                                                                              |                                                    |   |        |
| Assessment of Viability                                                                                            |                                                          |                                                                                                                                                                                                                              |                                                    |   |        |
| Viability                                                                                                          | Unknown - potentially from contamination                 |                                                                                                                                                                                                                              |                                                    |   |        |
| Conclusions                                                                                                        |                                                          |                                                                                                                                                                                                                              |                                                    |   |        |
| Site capacity (assessed)                                                                                           | 44 dwellings                                             |                                                                                                                                                                                                                              |                                                    |   |        |
| Timeframe                                                                                                          | between 5 and 9 years                                    |                                                                                                                                                                                                                              |                                                    |   |        |
| Other key information                                                                                              | Local Plan Policy CC2 Renewable Energy                   |                                                                                                                                                                                                                              |                                                    |   |        |

|                                  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall rating (Red/Amber/Green) | A | Amber: The site is potentially suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Summary                          |   | <p>Site 7 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for potential development of residential uses. The site is adjacent to priority habitat (deciduous woodland) and the sites topography is relatively flat. There is potential to create vehicular, pedestrian and cycle access to the site via the PRow/access road off Butt Lane. It is unknown whether the site is contaminated.</p> <p>The site is in a semi-sustainable location. It is close to town centre amenities, bus connections and recreational facilities but is a long way from a train station and cycle routes. The site is adjacent and connected to the existing built-up area but is outside and not connected to the existing settlement boundary.</p> <p>The landscape around the site is moderately sensitive to potential development due to its flat topography which allows for views onto further countryside. In terms of visual amenity, the site has a medium level of sensitivity due to the dense treeline to the north and east which screens the site from the wider countryside and lack of natural screening to the south which allows for intervisibility with the surrounding landscape.</p> <p>In conclusion, Site 7 is considered to be available by virtue of representation in the Call for Sites exercise. The site is potentially achievable subject to the possibility of creating a safe vehicle and cycle access and confirmation there is no ground contamination. Site 7 is potentially suitable for residential development at a capacity of 44 dwellings.</p> |



## Site 8

### Site Details

Site Address 4 Lammas Close, LE17 6LL

Gross Site Area (ha) 0.08ha

SHLAA/HELAA n/a

Reference



Site photograph taken by AECOM.

Existing land use Garden/Allotment

Land use being considered (if known) Residential

Development capacity (if known) n/a

Site identification method / source CFS

Planning history N/A

Neighbouring uses Agricultural/Residential/Open Space

### Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

Within best agricultural land Unknown

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography Flat

Vehicular access G Yes - off Butt Lane

|                                                                                                                    |   |                                                                                                                                                                     |                                                    |   |        |
|--------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---|--------|
| Pedestrian access                                                                                                  |   | Unknown - PROW adjacent to site.                                                                                                                                    |                                                    |   |        |
| Cycle access                                                                                                       |   | Unknown - PROW adjacent to site.                                                                                                                                    |                                                    |   |        |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                                                  |                                                    |   |        |
| Significant trees                                                                                                  | G | No                                                                                                                                                                  |                                                    |   |        |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                                                  |                                                    |   |        |
| Public Rights of Way                                                                                               | A | PROW adjacent                                                                                                                                                       |                                                    |   |        |
| Ground contamination                                                                                               |   | Unknown - potential contamination from agricultural uses                                                                                                            |                                                    |   |        |
| Utilities infrastructure                                                                                           | G | No                                                                                                                                                                  |                                                    |   |        |
| Loss of social, amenity or community value                                                                         | G | No                                                                                                                                                                  |                                                    |   |        |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                                                              | Distance to bus / tram stop (m)                    | G | <400m  |
| Distance to town / local centre / shop (m)                                                                         | G | <400m                                                                                                                                                               | Distance to open space / recreation facilities (m) | G | <400m  |
| Distance to primary school (m)                                                                                     | G | <400m                                                                                                                                                               | Distance to secondary school (m)                   | R | >3900m |
| Distance to Cycle route (m)                                                                                        | A | 400-800m                                                                                                                                                            |                                                    |   |        |
| Landscape sensitivity                                                                                              | R | Low Sensitivity - the site is very small in scale and is enclosed by neighbouring built form. There are no long views onto wider landscape available from the site. |                                                    |   |        |
| Visual amenity                                                                                                     | R | Low Sensitivity - built form around this site contribute to an enclosed character and existing urbanising influences reduce the sensitivity of the site.            |                                                    |   |        |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation                                                                                                               |                                                    |   |        |
| Non-designated heritage asset harm                                                                                 | G | Limited or no impact or no requirement for mitigation                                                                                                               |                                                    |   |        |
| Green Belt                                                                                                         | G | No                                                                                                                                                                  |                                                    |   |        |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                                                                  |                                                    |   |        |
| Other relevant planning policies                                                                                   |   | No                                                                                                                                                                  |                                                    |   |        |
| Greenfield / mix / PDL                                                                                             | A | A mix of greenfield and previously developed land                                                                                                                   |                                                    |   |        |
| Built-up area                                                                                                      | G | Within the existing BU area (infill)                                                                                                                                |                                                    |   |        |
| Settlement boundaries                                                                                              | G | Within the existing settlement boundary                                                                                                                             |                                                    |   |        |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                                                  |                                                    |   |        |
| Size and character                                                                                                 | G | No                                                                                                                                                                  |                                                    |   |        |
| Assessment of Availability                                                                                         |   |                                                                                                                                                                     |                                                    |   |        |
| Site availability                                                                                                  | G | Yes                                                                                                                                                                 |                                                    |   |        |
| Legal or ownership issues                                                                                          | G | No                                                                                                                                                                  |                                                    |   |        |
| Timeframe                                                                                                          |   | between 5 and 9 years                                                                                                                                               |                                                    |   |        |
| Assessment of Viability                                                                                            |   |                                                                                                                                                                     |                                                    |   |        |
| Viability                                                                                                          |   | Unknown - potentially from contamination                                                                                                                            |                                                    |   |        |
| Conclusions                                                                                                        |   |                                                                                                                                                                     |                                                    |   |        |
| Site capacity (assessed)                                                                                           |   | 2 dwellings @ 30dph                                                                                                                                                 |                                                    |   |        |
| Timeframe                                                                                                          |   | between 5 and 9 years                                                                                                                                               |                                                    |   |        |
| Other key information                                                                                              |   |                                                                                                                                                                     |                                                    |   |        |



|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Overall rating (Red/Amber/Green) | G                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Green: The site is suitable, available and achievable |
| Summary                          | <p>Site 8 is a Greenfield site currently being used as a garden/allotment. The site is very small in scale. It has been put forward for consideration for the potential of residential development. The topography is flat and there is existing vehicular, pedestrian and cycle access to the site off Butt Lane and via the PRow to the south. It is unknown whether the site is contaminated and this would need to be verified prior to any development. There is a large gas/fuel tank on the site which may need to be relocated as part of any development.</p> <p>The site is considered to be in a semi-sustainable location. It is close to town centre amenities, bus connections and recreational facilities, a medium distance to a cycle route and a long way from a train station and primary and secondary schools. It is within the existing built-up area and is within the existing settlement boundary.</p> <p>In terms of landscape and visual amenity, the site is not sensitive to development. The site is very small in scale, and is surrounded by existing built form. There are no long views onto wider countryside from the site, and the existing built form surrounding the site contributes to an enclosed character.</p> <p>In conclusion, Site 8 is considered to be available by virtue of representation in the Call for Sites exercise. The site is achievable if there is no contamination or other impacts on development viability. The site is considered to be suitable - the site is located within close proximity of existing residential dwellings meaning residential uses are well established in the immediate vicinity and the site is in a semi-sustainable location. At a density of 30dph, the site could accommodate 2 dwellings.</p> |                                                       |

## Site 9

| Site Details                                                                                                                                                                                                                                                                                                                                                                                |                                                          |                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------|
| Site Address                                                                                                                                                                                                                                                                                                                                                                                | Oak Lodge Farm                                           |                                                   |
| Gross Site Area (ha)                                                                                                                                                                                                                                                                                                                                                                        | 24ha (Call for Sites form)<br>22ha (AECOM assessed area) |                                                   |
| SHLAA/HELAA Reference                                                                                                                                                                                                                                                                                                                                                                       | n/a                                                      |                                                   |
| <div><div><p>Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.</p></div><div><p>Site photograph taken by AECOM.</p></div></div> |                                                          |                                                   |
| Existing land use                                                                                                                                                                                                                                                                                                                                                                           | Agricultural - Greenfield                                |                                                   |
| Land use being considered (if known)                                                                                                                                                                                                                                                                                                                                                        | Commercial                                               |                                                   |
| Development capacity (if known)                                                                                                                                                                                                                                                                                                                                                             | n/a                                                      |                                                   |
| Site identification method / source                                                                                                                                                                                                                                                                                                                                                         | CFS                                                      |                                                   |
| Planning history                                                                                                                                                                                                                                                                                                                                                                            | N/A                                                      |                                                   |
| Neighbouring uses                                                                                                                                                                                                                                                                                                                                                                           | Agricultural/Open Space                                  |                                                   |
| Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                   |                                                          |                                                   |
| Statutory environmental designation                                                                                                                                                                                                                                                                                                                                                         | G                                                        | No                                                |
| Non-statutory environmental designations                                                                                                                                                                                                                                                                                                                                                    | G                                                        | No                                                |
| Nutrient Neutrality                                                                                                                                                                                                                                                                                                                                                                         | G                                                        | No                                                |
| Flood Zone                                                                                                                                                                                                                                                                                                                                                                                  | G                                                        | Low Risk                                          |
| Surface water flooding                                                                                                                                                                                                                                                                                                                                                                      | A                                                        | Medium Risk                                       |
| Within best agricultural land                                                                                                                                                                                                                                                                                                                                                               | Unknown                                                  |                                                   |
| Potential to support priority species                                                                                                                                                                                                                                                                                                                                                       | G                                                        | Adjacent to priority habitat - deciduous woodland |
| Air Quality Management Area (AQMA)                                                                                                                                                                                                                                                                                                                                                          | G                                                        | No                                                |
| Topography                                                                                                                                                                                                                                                                                                                                                                                  | G                                                        | Flat                                              |
| Vehicular access                                                                                                                                                                                                                                                                                                                                                                            | G                                                        | Yes - off Welford Road                            |

|                                                                                                                    |   |                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pedestrian access                                                                                                  | G | Yes - off Welford Road                                                                                                                                                                                                                                                                                                                                              |
| Cycle access                                                                                                       | G | Yes - off Welford Road                                                                                                                                                                                                                                                                                                                                              |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                                                                                                                                                                                                                                                  |
| Significant trees                                                                                                  | G | No                                                                                                                                                                                                                                                                                                                                                                  |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                                                                                                                                                                                                                                                  |
| Public Rights of Way                                                                                               | G | No                                                                                                                                                                                                                                                                                                                                                                  |
| Ground contamination                                                                                               |   | Unknown - potential contamination from agricultural uses                                                                                                                                                                                                                                                                                                            |
| Utilities infrastructure                                                                                           | A | Yes - power line                                                                                                                                                                                                                                                                                                                                                    |
| Loss of social, amenity or community value                                                                         | G | No                                                                                                                                                                                                                                                                                                                                                                  |
| Distance to train station (m)                                                                                      | R | >1200m Distance to bus / tram stop (m) R >800m                                                                                                                                                                                                                                                                                                                      |
| Distance to town / local centre / shop (m)                                                                         | A | 400-1200m Distance to open space / recreation facilities (m) A 400-800m                                                                                                                                                                                                                                                                                             |
| Distance to primary school (m) <sup>25</sup>                                                                       | A | 400-1200m Distance to secondary school (m) R >3900m                                                                                                                                                                                                                                                                                                                 |
| Distance to Cycle route (m)                                                                                        | R | >800m                                                                                                                                                                                                                                                                                                                                                               |
| Landscape sensitivity                                                                                              | A | Moderate Sensitivity - The site is very large in scale and long views onto the wider landscape to the east, south and west are available.                                                                                                                                                                                                                           |
| Visual amenity                                                                                                     | R | High Sensitivity - the site is visible from Welford Road and there is no existing screening by way of treeline or hedgerow to mitigate impacts of any development on the wider landscape. There are no other residential properties abutting the site and so very few urbanising influences on the site except for the airfield/gliding centre off Sibbertoft Road. |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation                                                                                                                                                                                                                                                                                                               |
| Non-designated heritage asset harm                                                                                 | G | Limited or no impact or no requirement for mitigation                                                                                                                                                                                                                                                                                                               |
| Green Belt                                                                                                         | G | No                                                                                                                                                                                                                                                                                                                                                                  |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                                                                                                                                                                                                                                                                  |
| Other relevant planning policies                                                                                   |   | GD3 Development in the Countryside                                                                                                                                                                                                                                                                                                                                  |
| Greenfield / mix / PDL                                                                                             |   | Greenfield and ex-quarry?                                                                                                                                                                                                                                                                                                                                           |
| Built-up area                                                                                                      | R | Outside and not connected to the existing built up area                                                                                                                                                                                                                                                                                                             |
| Settlement boundaries                                                                                              | R | Outside and not connected to the existing settlement boundary                                                                                                                                                                                                                                                                                                       |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                                                                                                                                                                                                                                                  |
| Size and character                                                                                                 | A | No but would constitute large development outside of and not connected to the existing built up area                                                                                                                                                                                                                                                                |
| <b>Assessment of Availability</b>                                                                                  |   |                                                                                                                                                                                                                                                                                                                                                                     |
| Site availability                                                                                                  | G | Yes                                                                                                                                                                                                                                                                                                                                                                 |
| Legal or ownership issues                                                                                          | G | No                                                                                                                                                                                                                                                                                                                                                                  |
| Timeframe                                                                                                          |   | within 4 years                                                                                                                                                                                                                                                                                                                                                      |
| <b>Assessment of Viability</b>                                                                                     |   |                                                                                                                                                                                                                                                                                                                                                                     |

<sup>25</sup> 400-1200m in the northern part of site, >1200 in southern part of the site.

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                   |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Viability                        | Unknown - potentially from contamination and power lines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                   |
| Conclusions                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                   |
| Site capacity (assessed)         | 0sqm employment floorspace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
| Timeframe                        | within 4 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                   |
| Other key information            | Ex-Quarry, possible settling but filled in 1985-2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                   |
| Overall rating (Red/Amber/Green) | R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Red: The site is not currently suitable, available and achievable |
| Summary                          | <p>Site 9 is a Greenfield Site currently being used for agricultural purposes. It has been put forward for consideration for the potential of commercial/industrial development. The site is very large in scale and is at medium risk of surface water flooding. Site 9 is adjacent to priority habitat (deciduous woodland). There is existing vehicular, cycle and PRoW access off Welford Road and via an unnamed access road entering the site from the north. It is unknown whether the site is contaminated and there is a power line crossing the site.</p> <p>The site is not located in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. If site 9 was to be developed in full, it would constitute irregular and disproportionate development in comparison to the settlement of Husbands Bosworth. The site is located a long distance from public transport connections and town centre amenities.</p> <p>The landscape around the site is moderately sensitive. It is large in scale and long views onto wider countryside to the east, south and west are available. The site is highly visible from Welford Road and there is no existing screening by way of treeline or hedgerow to mitigate the visual impacts of any development on the wider landscape. There are very few urbanising influences on or near the site, contributing to a rural character. Policy GD3 in the Harborough Local Plan sets out what kind of development will be permitted in the countryside. This site has been put forward for commercial development however under this policy, most new commercial uses are unacceptable.</p> <p>In conclusion, Site 9 is not suitable for commercial/industrial development. It is in an unsustainable location, is visually sensitive and the adopted local plan is not supportive of new commercial development in the countryside.</p> |                                                                   |

## Site 10

### Site Details

Site Address Airfield Park, Sibbertoft Road

Gross Site Area (ha) 2.3ha

SHLAA/HELAA n/a

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.



Site photograph taken by AECOM.

Existing land use Joinery Business and Community Interest Company Solar Park

Land use being considered (if known) Commercial development of land with additional buildings.

Development capacity (if known) n/a

Site identification method / source CFS

Planning history N/A

Neighbouring uses Agricultural/Open Space

### Assessment of Suitability

|                                          |   |                           |
|------------------------------------------|---|---------------------------|
| Statutory environmental designation      | G | No                        |
| Non-statutory environmental designations | G | No                        |
| Nutrient Neutrality                      | G | No                        |
| Flood Zone                               | G | Low Risk                  |
| Surface water flooding                   | G | Low Risk                  |
| Within best agricultural land            |   | Unknown                   |
| Potential to support priority species    | G | No                        |
| Air Quality Management Area (AQMA)       | G | No                        |
| Topography                               | G | Airfield - very flat      |
| Vehicular access                         | G | Yes - off Sibbertoft Road |
| Pedestrian access                        | G | Yes - off Sibbertoft Road |

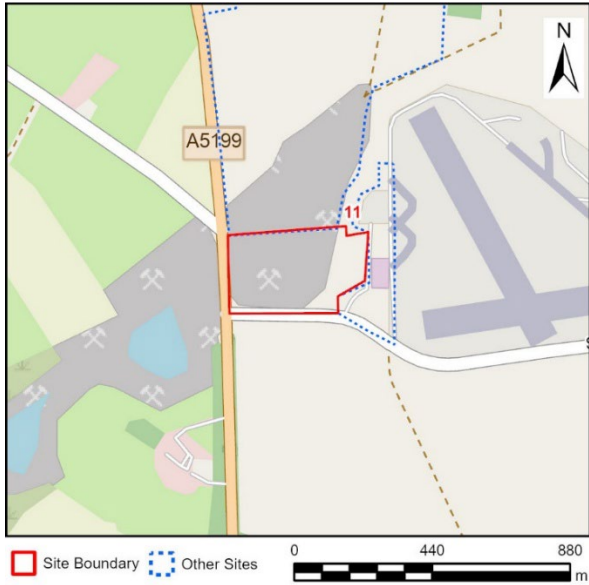
|                                                                                                                    |   |                                                                                                                                                                                                                                                                                            |                                                    |          |
|--------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------|
| Cycle access                                                                                                       | G | Yes - off Sibbertoft Road                                                                                                                                                                                                                                                                  |                                                    |          |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                                                                                                                                                                         |                                                    |          |
| Significant trees                                                                                                  | G | No                                                                                                                                                                                                                                                                                         |                                                    |          |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                                                                                                                                                                         |                                                    |          |
| Public Rights of Way                                                                                               | G | No                                                                                                                                                                                                                                                                                         |                                                    |          |
| Ground contamination                                                                                               |   | Unknown - potential contamination from airfield                                                                                                                                                                                                                                            |                                                    |          |
| Utilities infrastructure                                                                                           | R | Yes - underground power line                                                                                                                                                                                                                                                               |                                                    |          |
| Loss of social, amenity or community value                                                                         | G | No                                                                                                                                                                                                                                                                                         |                                                    |          |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                                                                                                                                                                                     | Distance to bus / tram stop (m)                    | R >800m  |
| Distance to town / local centre / shop (m)                                                                         | R | >1200m                                                                                                                                                                                                                                                                                     | Distance to open space / recreation facilities (m) | R >800m  |
| Distance to primary school (m)                                                                                     | R | >1200m                                                                                                                                                                                                                                                                                     | Distance to secondary school (m)                   | R >3900m |
| Distance to Cycle route (m)                                                                                        | R | >800m                                                                                                                                                                                                                                                                                      |                                                    |          |
| Landscape sensitivity                                                                                              | G | Low Sensitivity - the site is already developed.                                                                                                                                                                                                                                           |                                                    |          |
| Visual amenity                                                                                                     | A | Medium Sensitivity - Although the site is already developed and there is little natural screening in place, it is considered that the flat topography and open character of the site would mean any intensification of development could have unacceptable impacts on the wider landscape. |                                                    |          |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation                                                                                                                                                                                                                                      |                                                    |          |
| Non-designated heritage asset harm                                                                                 | R | Yes - Husbands Bosworth Airfield is a non-des asset - WWII infrastructure.                                                                                                                                                                                                                 |                                                    |          |
| Green Belt                                                                                                         | G | No                                                                                                                                                                                                                                                                                         |                                                    |          |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | Airfield is designated as general employment area and as an open space, sports and recreation site.                                                                                                                                                                                        |                                                    |          |
| Other relevant planning policies                                                                                   |   | GD3 Development in the Countryside                                                                                                                                                                                                                                                         |                                                    |          |
| Greenfield / mix / PDL                                                                                             | A | A mix of greenfield and previously developed land                                                                                                                                                                                                                                          |                                                    |          |
| Built-up area                                                                                                      | R | Outside and not connected to the existing built up area                                                                                                                                                                                                                                    |                                                    |          |
| Settlement boundaries                                                                                              | R | Outside and not connected to the existing settlement boundary                                                                                                                                                                                                                              |                                                    |          |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                                                                                                                                                                         |                                                    |          |
| Size and character                                                                                                 | A | No but would constitute large development outside of and not connected to the existing built up area                                                                                                                                                                                       |                                                    |          |
| Assessment of Availability                                                                                         |   |                                                                                                                                                                                                                                                                                            |                                                    |          |
| Site availability                                                                                                  | G | Yes                                                                                                                                                                                                                                                                                        |                                                    |          |
| Legal or ownership issues                                                                                          | G | No                                                                                                                                                                                                                                                                                         |                                                    |          |
| Timeframe                                                                                                          |   | within 4 years                                                                                                                                                                                                                                                                             |                                                    |          |
| Assessment of Viability                                                                                            |   |                                                                                                                                                                                                                                                                                            |                                                    |          |
| Viability                                                                                                          |   | Unknown - potentially from contamination and power lines                                                                                                                                                                                                                                   |                                                    |          |
| Conclusions                                                                                                        |   |                                                                                                                                                                                                                                                                                            |                                                    |          |
| Site capacity (assessed)                                                                                           |   | 8,855sqm employment floorspace                                                                                                                                                                                                                                                             |                                                    |          |
| Timeframe                                                                                                          |   | within 4 years                                                                                                                                                                                                                                                                             |                                                    |          |
| Other key information                                                                                              |   |                                                                                                                                                                                                                                                                                            |                                                    |          |



|                                  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall rating (Red/Amber/Green) | A | Amber: The site is potentially suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Summary                          |   | <p>Site 10 is a Brownfield site currently comprising a joinery business and a Community Interest Solar Park. The site has been put forward for consideration for the potential of intensification of commercial uses. The site is very flat and there is existing vehicular, cycle and pedestrian access via Sibbertoft Road. It is unknown whether the site is contaminated but this could be possible due to the sites use as part of an airfield and also due to the presence of WWII RAF infrastructure on site. This infrastructure is also a non-designated heritage asset. There are underground power lines on the site, which any potential future development would need to be mindful of.</p> <p>The site is not in a sustainable location. It is outside and not connected to the existing built-up area and is outside and not connected to the existing settlement boundary. The site is located a long way from town centre amenities, schools and links to public transport.</p> <p>The site is not sensitive in terms of landscape because it is already developed. Despite this, there is little natural screening and the site's flat topography which contributes to an open character. In terms of visual amenity, any intensification of commercial uses on site could have unacceptable impacts on the wider landscape. Harborough Local Plan Policy GD3 sets out that new commercial development in the countryside is unlikely to be acceptable. The policy does set out that commercial development in the countryside will be permitted where it required for the following purposes: (e) it is necessary for the continuation of an existing enterprise, facility or operation that is compatible with its setting in the countryside; (g) the conversion or re-use of permanent and substantial buildings, including proposals for the optimum viable use of a heritage asset or (l) other uses which justify and are compatible with a countryside location. These clauses may be applicable for the intensification of commercial uses on this site rather than proposals for new commercial uses.</p> <p>In conclusion, Site 10 potentially suitable for further commercial development. It is considered to be available by virtue of representation in the Call for Sites exercise. The site is potentially achievable if there is no contamination and if underground power lines do not pose a barrier to viable development. The site is potentially suitable, but any intensification of uses on site would need to be mindful of the non-designated heritage assets on site so as not to harm their character or setting, and development would need to be sensitively and thoughtfully designed in order to cause as little harm to the visual amenity of the surrounding area as possible. Proposals would also need to be mindful of Local Policy GD3 and its provisions.</p> |



## Site 11

| Site Details                                                                                                                             |                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Site Address                                                                                                                             | Land on Welford Road (Disused gravel pit)                                           |
| Gross Site Area (ha)                                                                                                                     | 4.3ha                                                                               |
| SHLAA/HELAA                                                                                                                              | n/a                                                                                 |
| Reference                                                                                                                                |                                                                                     |
|                                                        |  |
| Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. |                                                                                     |
| Existing land use                                                                                                                        | Disused quarry                                                                      |
| Land use being considered (if known)                                                                                                     | Commercial                                                                          |
| Development capacity (if known)                                                                                                          | n/a                                                                                 |
| Site identification method / source                                                                                                      | CFS                                                                                 |
| Planning history                                                                                                                         | N/A                                                                                 |
| Neighbouring uses                                                                                                                        | Agricultural/Open Space                                                             |
| Assessment of Suitability                                                                                                                |                                                                                     |
| Statutory environmental designation                                                                                                      | G No                                                                                |
| Non-statutory environmental designations                                                                                                 | G No                                                                                |
| Nutrient Neutrality                                                                                                                      | G No                                                                                |
| Flood Zone                                                                                                                               | G Low Risk                                                                          |
| Surface water flooding                                                                                                                   | A Medium Risk                                                                       |
| Within best agricultural land                                                                                                            | Unknown                                                                             |
| Potential to support priority species                                                                                                    | G No                                                                                |
| Air Quality Management Area (AQMA)                                                                                                       | G No                                                                                |
| Topography                                                                                                                               | G Flat                                                                              |
| Vehicular access                                                                                                                         | G Yes - off Welford Road/Sibbertoft Road                                            |
| Pedestrian access                                                                                                                        | G Yes - off Welford Road/Sibbertoft Road                                            |

|                                                                                                                    |   |                                                                                                                                                                                                                                                                                                                                                          |                                                    |   |        |
|--------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---|--------|
| Cycle access                                                                                                       | G | Yes - off Welford Road/Sibbertoft Road                                                                                                                                                                                                                                                                                                                   |                                                    |   |        |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |
| Significant trees                                                                                                  | G | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |
| Public Rights of Way                                                                                               | G | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |
| Ground contamination                                                                                               |   | Unknown - potential contamination from quarry                                                                                                                                                                                                                                                                                                            |                                                    |   |        |
| Utilities infrastructure                                                                                           | G | No but power adjacent                                                                                                                                                                                                                                                                                                                                    |                                                    |   |        |
| Loss of social, amenity or community value                                                                         | G | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                                                                                                                                                                                                                                                   | Distance to bus / tram stop (m)                    | R | >800m  |
| Distance to town / local centre / shop (m)                                                                         | R | >1200m                                                                                                                                                                                                                                                                                                                                                   | Distance to open space / recreation facilities (m) | R | >800m  |
| Distance to primary school (m)                                                                                     | R | >1200m                                                                                                                                                                                                                                                                                                                                                   | Distance to secondary school (m)                   | R | >3900m |
| Distance to Cycle route (m)                                                                                        | R | >800m                                                                                                                                                                                                                                                                                                                                                    |                                                    |   |        |
| Landscape sensitivity                                                                                              | A | Medium Sensitivity - The site is adjacent to an airfield/gliding centre with large Hangar buildings and other industrial-style built form which diminishes the quality of the surrounding landscape. However, medium length views onto wider landscape are possible from the site, meaning it would be somewhat sensitive to the impacts of development. |                                                    |   |        |
| Visual amenity                                                                                                     | A | Medium Sensitivity - mature treeline to the south and west screens the site from the highway and entrance track, but a lack of screening to the north and east makes the site visible from the wider landscape in these directions.                                                                                                                      |                                                    |   |        |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation                                                                                                                                                                                                                                                                                                    |                                                    |   |        |
| Non-designated heritage asset harm                                                                                 | G | Limited or no impact or no requirement for mitigation                                                                                                                                                                                                                                                                                                    |                                                    |   |        |
| Green Belt                                                                                                         | G | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |
| Other relevant planning policies                                                                                   |   | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |
| Greenfield / mix / PDL                                                                                             |   | Disused Quarry                                                                                                                                                                                                                                                                                                                                           |                                                    |   |        |
| Built-up area                                                                                                      | R | Outside and not connected to the existing built up area                                                                                                                                                                                                                                                                                                  |                                                    |   |        |
| Settlement boundaries                                                                                              | R | Outside and not connected to the existing settlement boundary                                                                                                                                                                                                                                                                                            |                                                    |   |        |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |
| Size and character                                                                                                 | A | No but would constitute large development outside of and not connected to the existing built up area                                                                                                                                                                                                                                                     |                                                    |   |        |
| Assessment of Availability                                                                                         |   |                                                                                                                                                                                                                                                                                                                                                          |                                                    |   |        |
| Site availability                                                                                                  | G | Yes                                                                                                                                                                                                                                                                                                                                                      |                                                    |   |        |
| Legal or ownership issues                                                                                          | G | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |
| Timeframe                                                                                                          |   | between 5 and 9 years                                                                                                                                                                                                                                                                                                                                    |                                                    |   |        |
| Assessment of Viability                                                                                            |   |                                                                                                                                                                                                                                                                                                                                                          |                                                    |   |        |
| Viability                                                                                                          | G | No                                                                                                                                                                                                                                                                                                                                                       |                                                    |   |        |

| Conclusions                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site capacity (assessed)         |   | 0sqm employment floorspace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Timeframe                        |   | between 5 and 9 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Other key information            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Overall rating (Red/Amber/Green) | R | Red: The site is not currently suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Summary                          |   | <p>Site 11 is a disused quarry and has been put forward for consideration for commercial uses. It is at medium risk of flooding from surface water. It has flat topography and there is existing vehicular, cycle and pedestrian access to the site off Sibbertoft Road and potential to create access off Welford Road. It is unknown whether the site is contaminated.</p> <p>The site is not in a sustainable location. It is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. The site is located a long way from town centre amenities, schools and links to public transport.</p> <p>The landscape around the site is of medium sensitivity to potential development - site 11 is adjacent to an airfield and gliding centre with large hangar-style industrial units and other industrial built form which diminishes the rural qualities of the surrounding landscape. However, medium length views onto wider landscape are possible from the site, meaning it would be somewhat sensitive to development. There is mature treeline to the south and west which screens the site from the highway and entrance track but a lack of screening in the north contributes to the sites medium level of sensitivity in terms of visual amenity. Policy GD3 in the Harborough Local Plan sets out what kind of development will be permitted in the countryside. This site has been put forward for commercial development however under this policy, most new commercial uses are unacceptable.</p> <p>In conclusion, Site 11 is not suitable for commercial development. It is in an unsustainable location, is visually sensitive and the adopted local plan is not supportive of new commercial development in the countryside.</p> |

## Site 12

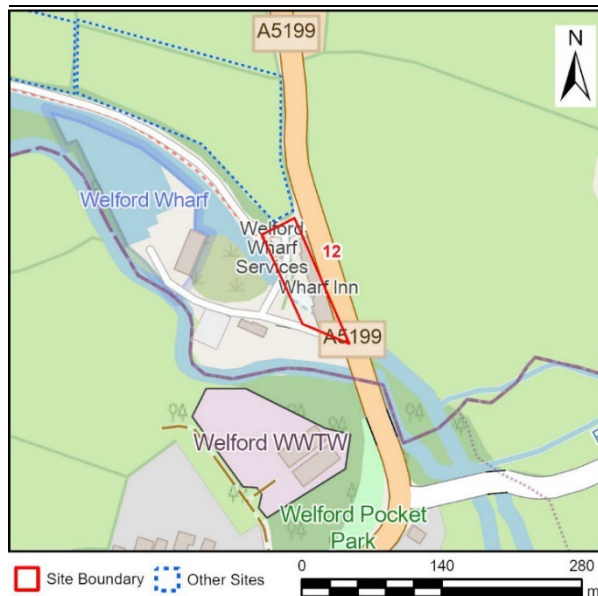
### Site Details

Site Address Wharf Inn, Welford

Gross Site Area (ha) 0.17ha

SHLAA/HELAA n/a

Reference



Site photograph taken by AECOM.

Existing land use Residential/Commercial/Brownfield

Land use being considered (if known) Residential

Development capacity (if known) n/a

Site identification method / source CFS

Planning history N/A

Neighbouring uses Agricultural/Open Space/Commercial

### Assessment of Suitability

|                                          |   |                                                                                             |
|------------------------------------------|---|---------------------------------------------------------------------------------------------|
| Statutory environmental designation      | G | No                                                                                          |
| Non-statutory environmental designations | G | No                                                                                          |
| Nutrient Neutrality                      | G | No                                                                                          |
| Flood Zone                               | R | Most of the site is in Flood Zone 2 and 3 - northernmost part of site is not in Flood Zone. |
| Surface water flooding                   | G | Low Risk                                                                                    |
| Within best agricultural land            |   | Unknown                                                                                     |
| Potential to support priority species    | G | Adjacent to priority habitat - Good quality semi-improved grassland                         |
| Air Quality Management Area (AQMA)       | G | No                                                                                          |
| Topography                               | G | Flat                                                                                        |
| Vehicular access                         | G | Yes - off Welford Road                                                                      |

|                                                                                                                    |   |                                                                                                                                                                                                                                   |                                                    |                                              |
|--------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------|
| Pedestrian access                                                                                                  | G | Yes - off Welford Road                                                                                                                                                                                                            |                                                    |                                              |
| Cycle access                                                                                                       | G | Yes - off Welford Road                                                                                                                                                                                                            |                                                    |                                              |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                                                                                                                |                                                    |                                              |
| Significant trees                                                                                                  | G | No                                                                                                                                                                                                                                |                                                    |                                              |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                                                                                                                |                                                    |                                              |
| Public Rights of Way                                                                                               | G | No                                                                                                                                                                                                                                |                                                    |                                              |
| Ground contamination                                                                                               |   | Unknown                                                                                                                                                                                                                           |                                                    |                                              |
| Utilities infrastructure                                                                                           | G | No but power adjacent                                                                                                                                                                                                             |                                                    |                                              |
| Loss of social, amenity or community value                                                                         | A | Yes - there is a pub on site.                                                                                                                                                                                                     |                                                    |                                              |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                                                                                                                            | Distance to bus / tram stop (m)                    | >800m (Husbands Bosworth)<br><400m (Welford) |
| Distance to town / local centre / shop (m)                                                                         | A | 400-1200m (Welford)<br>>1200m (Husbands Bosworth)                                                                                                                                                                                 | Distance to open space / recreation facilities (m) | <400m (Welford)<br>>800m (Husbands Bosworth) |
| Distance to primary school (m)                                                                                     | A | 400-1200m (Welford)<br>>1200m (Husbands Bosworth)                                                                                                                                                                                 | Distance to secondary school (m)                   | R<br>>3900m                                  |
| Distance to Cycle route (m)                                                                                        | R | >800m                                                                                                                                                                                                                             |                                                    |                                              |
| Landscape sensitivity                                                                                              | G | Low Sensitivity - site is within a rural setting, and is visible from surrounding countryside. Long views from The Wharf Inn are available out to the east but the existing building sets a precedent for development on the site |                                                    |                                              |
| Visual amenity                                                                                                     | A | Medium Sensitivity - the site is highly visible from the east and north, but existing urbanising influences on and around the site minimise the visual sensitivity.                                                               |                                                    |                                              |
| Designated heritage asset harm                                                                                     | A | Some impact/mitigation possible                                                                                                                                                                                                   |                                                    |                                              |
| Non-designated heritage asset harm                                                                                 | G | Limited or no impact or no requirement for mitigation                                                                                                                                                                             |                                                    |                                              |
| Green Belt                                                                                                         | G | No                                                                                                                                                                                                                                |                                                    |                                              |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                                                                                                                                |                                                    |                                              |
| Other relevant planning policies                                                                                   |   | No                                                                                                                                                                                                                                |                                                    |                                              |
| Greenfield / mix / PDL                                                                                             | G | Previously developed land                                                                                                                                                                                                         |                                                    |                                              |
| Built-up area                                                                                                      | R | Outside and not connected to the existing built up area                                                                                                                                                                           |                                                    |                                              |
| Settlement boundaries                                                                                              | R | Outside and not connected to the existing settlement boundary                                                                                                                                                                     |                                                    |                                              |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                                                                                                                |                                                    |                                              |
| Size and character                                                                                                 | G | No but has potential to extend Welford if site is intensified                                                                                                                                                                     |                                                    |                                              |

### Assessment of Availability

|                                  |                    |                                                                   |
|----------------------------------|--------------------|-------------------------------------------------------------------|
| Site availability                | G                  | Yes                                                               |
| Legal or ownership issues        | G                  | No                                                                |
| Timeframe                        | Unknown            |                                                                   |
| Assessment of Viability          |                    |                                                                   |
| Viability                        | G                  | No                                                                |
| Conclusions                      |                    |                                                                   |
| Site capacity (assessed)         | 5 dwellings @30dph |                                                                   |
| Timeframe                        | Unknown            |                                                                   |
| Other key information            |                    |                                                                   |
| Overall rating (Red/Amber/Green) | A                  | Amber: The site is potentially suitable, available and achievable |



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Summary

Site 12 is a brownfield site and there is currently a Hotel/Pub (The Wharf Inn) with associated car parking on site. The site is currently being used for both commercial and residential uses. It has been put forward for consideration for the potential of residential development. The site is very small in scale. Most of the site is in Flood Zone 2 and 3. Site 12 is adjacent to priority habitat (good quality semi-improved grassland). There is existing vehicular, cycle and pedestrian access to the site off Welford Road.

Development of this site has the potential to contribute to the sprawl of the settlement of Welford, but its small scale means it would not erode strategic gaps between the settlements and as previously developed land the principle of development on the site has already been established. The site is located in an unsustainable location in relation to Husbands Bosworth, but a semi-sustainable location in relation to the settlement of Welford. This site is closer to Welford's primary school which is in Northamptonshire – this could have implications for future residents looking to apply for school places.

The site is not sensitive in terms of landscape - it is already 'built-up' in nature and is in proximity to the canal and light infrastructure associated with residential moorings which are visible from the site and reduce sensitivity. The site is within a rural setting and is presumed to be visible from the surrounding countryside however existing development on site detracts from the sensitivity of the location. In terms of visual amenity the site has a medium level of sensitivity - the site is highly visible from the north and east, but existing urbanising influences on and next to the site minimise the visual sensitivity. The site is also adjacent to the Grade II listed Wharf Building which would need to be considered in any further development proposals.

In conclusion, Site 12 is considered to be available by virtue of representation in the Call for Sites exercise. The site comprises previously developed land and under national and local policy, a change of use to residential is likely to be acceptable, subject to consideration of Local Plan Policy HC3 which sets out the instances where development involving the loss of an existing public house will be permitted. If the pub on site is still operational, it may not be acceptable to redevelop the site or change the use of the pub.

The site is potentially suitable for residential use - as previously developed land, applications for change of use of the pub may be more appropriate than complete redevelopment of the site. Proposals for residential uses would require a site-specific Flood Risk Assessment as the site is within Flood Zones 2 and 3. Any further development would need to be sensitively designed as not to harm the nearby listed building. It may be more appropriate for change of use applications to come forward through the DM process rather than through a site allocation.

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## Site 13

### Site Details

Site Address Barchill Farm, Welford Road Parcel B

Gross Site Area (ha) 0.8ha

SHLAA/HELAA n/a

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.  
Site photograph taken by AECOM.

Existing land use Agricultural - Greenfield

Land use being considered (if known) Residential

Development capacity (if known) n/a

Site identification method / source CFS

Planning history N/A

Neighbouring uses Agricultural/Open Space/Commercial

### Assessment of Suitability

|                                          |   |                                     |
|------------------------------------------|---|-------------------------------------|
| Statutory environmental designation      | G | No                                  |
| Non-statutory environmental designations | G | No                                  |
| Nutrient Neutrality                      | G | No                                  |
| Flood Zone                               | A | Small strip in south of site in FZ2 |
| Surface water flooding                   | G | Low Risk                            |
| Within best agricultural land            |   | Unknown                             |
| Potential to support priority species    | G | No                                  |
| Air Quality Management Area (AQMA)       | G | No                                  |
| Topography                               | A | Gently sloping                      |
| Vehicular access                         | G | Yes - off Welford Road              |
| Pedestrian access                        | G | Yes - off Welford Road              |

|                                                                                                                    |   |                                                                                                                                    |                                                    |                                              |
|--------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------|
| Cycle access                                                                                                       | G | Yes - off Welford Road                                                                                                             |                                                    |                                              |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                 |                                                    |                                              |
| Significant trees                                                                                                  | G | No                                                                                                                                 |                                                    |                                              |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                 |                                                    |                                              |
| Public Rights of Way                                                                                               | G | No                                                                                                                                 |                                                    |                                              |
| Ground contamination                                                                                               |   | Unknown - potential contamination from agricultural uses                                                                           |                                                    |                                              |
| Utilities infrastructure                                                                                           | G | No but power adjacent                                                                                                              |                                                    |                                              |
| Loss of social, amenity or community value                                                                         | G | No                                                                                                                                 |                                                    |                                              |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                             | Distance to bus / tram stop (m)                    | >800m (Husbands Bosworth)<br><400m (Welford) |
| Distance to town / local centre / shop (m)                                                                         | A | 400-1200m (Welford)<br>>1200m (Husbands Bosworth)                                                                                  | Distance to open space / recreation facilities (m) | <400m (Welford)<br>>800m (Husbands Bosworth) |
| Distance to primary school (m)                                                                                     | A | 400-1200m (Welford)<br>>1200m (Husbands Bosworth)                                                                                  | Distance to secondary school (m)                   | R<br>>3900m                                  |
| Distance to Cycle route (m)                                                                                        | R | >800m                                                                                                                              |                                                    |                                              |
| Landscape sensitivity                                                                                              | A | Medium Sensitivity - Site is within a rural setting and is visible from Welford Road, allowing for views onto further countryside. |                                                    |                                              |
| Visual amenity                                                                                                     | A | Medium Sensitivity - Site is visible from Welford Road, but is visually enclosed from Canalside footpath.                          |                                                    |                                              |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation                                                                              |                                                    |                                              |
| Non-designated heritage asset harm                                                                                 | G | Limited or no impact or no requirement for mitigation                                                                              |                                                    |                                              |
| Green Belt                                                                                                         | G | No                                                                                                                                 |                                                    |                                              |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                                 |                                                    |                                              |
| Other relevant planning policies                                                                                   |   | No                                                                                                                                 |                                                    |                                              |
| Greenfield / mix / PDL                                                                                             | R | Greenfield                                                                                                                         |                                                    |                                              |
| Built-up area                                                                                                      | R | Outside and not connected to the existing built up area                                                                            |                                                    |                                              |
| Settlement boundaries                                                                                              | R | Outside and not connected to the existing settlement boundary                                                                      |                                                    |                                              |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                 |                                                    |                                              |
| Size and character                                                                                                 | G | No but would extend Welford                                                                                                        |                                                    |                                              |
| Assessment of Availability                                                                                         |   |                                                                                                                                    |                                                    |                                              |
| Site availability                                                                                                  | G | Yes                                                                                                                                |                                                    |                                              |
| Legal or ownership issues                                                                                          | G | No                                                                                                                                 |                                                    |                                              |
| Timeframe                                                                                                          |   | Within 4 years                                                                                                                     |                                                    |                                              |
| Assessment of Viability                                                                                            |   |                                                                                                                                    |                                                    |                                              |

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                   |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Viability                        | Unknown - potentially from contamination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
| Conclusions                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                   |
| Site capacity (assessed)         | 0 units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                   |
| Timeframe                        | Within 4 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                   |
| Other key information            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                   |
| Overall rating (Red/Amber/Green) | R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Red: The site is not currently suitable, available and achievable |
| Summary                          | <p>Site 13 is a Greenfield Site currently used for agricultural purposes. It has been put forward for consideration of the potential of residential development. The site is small in scale and a strip of land in the south of the site falls into Flood Zone 2. There is potential to create vehicular, cycle and pedestrian access to the site off Welford Road, however this is currently not in place. It is unknown whether the site is contaminated.</p> <p>Development of this site would contribute to the sprawl of the settlement of Welford due to its distance from Husbands Bosworth, but its small scale means it would not erode strategic gaps between the settlements. The site is located in an unsustainable location in relation to Husbands Bosworth, but a semi-sustainable location in relation to the settlement of Welford. This site is closer to Welford’s primary school which is in Northamptonshire – this could have implications for future residents looking to apply for school places. The site is not adjacent to any other residential uses.</p> <p>The site has medium sensitivity in terms of landscape and visual amenity - it is within a rural setting and is visible from Welford Road, allowing for views onto further countryside. The site is visually enclosed from the Canalside footpath but has gently sloping topography.</p> <p>In conclusion, Site 13 is considered to be available by virtue of representation in the Call for Sites exercise. The site is considered to be achievable if access can viably be created from Welford Road. The site is not considered to be suitable for residential development due to its unsustainable location and lack of precedent of any neighbouring residential uses.</p> |                                                                   |

## Site 14

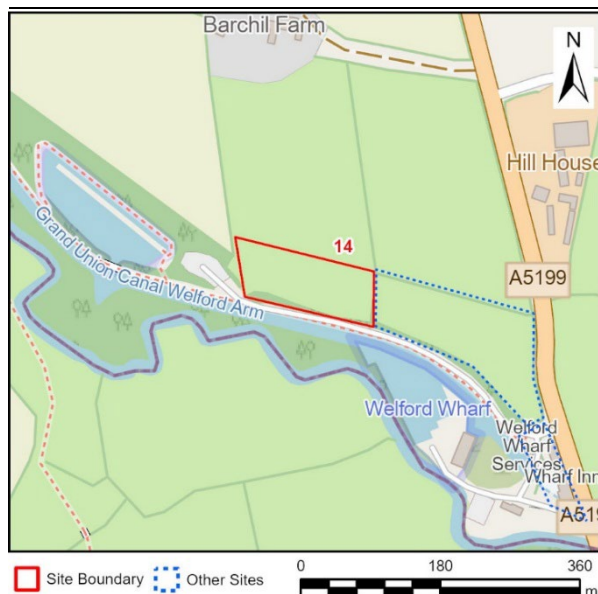
### Site Details

Site Address Barchill Farm, Welford Road Parcel A

Gross Site Area (ha) 0.5ha

SHLAA/HELAA n/a

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.



Site photograph taken by AECOM.

Existing land use Agricultural - Greenfield

Land use being considered (if known) Residential

Development capacity (if known) n/a

Site identification method / source CFS

Planning history N/A

Neighbouring uses Agricultural/Open Space/Commercial

### Assessment of Suitability

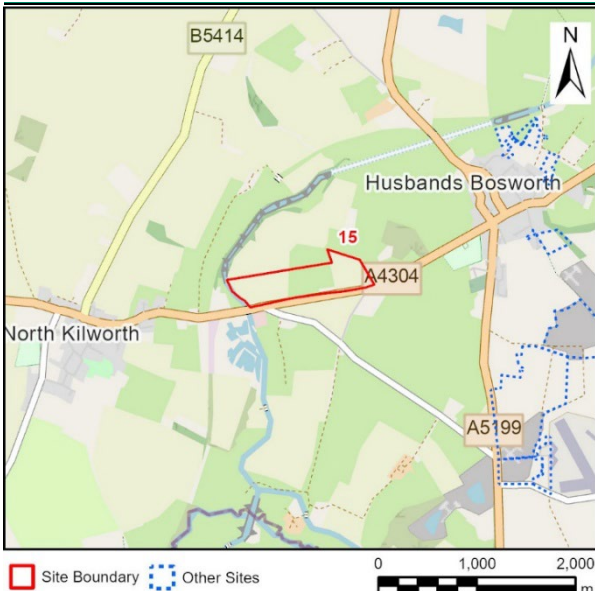
|                                          |   |                                                                |
|------------------------------------------|---|----------------------------------------------------------------|
| Statutory environmental designation      | G | No                                                             |
| Non-statutory environmental designations | G | No                                                             |
| Nutrient Neutrality                      | G | No                                                             |
| Flood Zone                               | A | Small strip in south of site in FZ2                            |
| Surface water flooding                   | G | Low Risk                                                       |
| Within best agricultural land            |   | Unknown                                                        |
| Potential to support priority species    | A | Adjacent to and contains priority habitat - deciduous woodland |
| Air Quality Management Area (AQMA)       | G | No                                                             |
| Topography                               | G | Flat                                                           |
| Vehicular access                         | G | Yes potentially off Welford Road via site 13                   |
| Pedestrian access                        | G | Yes potentially off Welford Road via site 13                   |

|                                                                                                                    |   |                                                                                                                         |                                                    |                                              |
|--------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------|
| Cycle access                                                                                                       | G | Yes potentially off Welford Road via site 13                                                                            |                                                    |                                              |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                      |                                                    |                                              |
| Significant trees                                                                                                  | G | No                                                                                                                      |                                                    |                                              |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                      |                                                    |                                              |
| Public Rights of Way                                                                                               | G | No                                                                                                                      |                                                    |                                              |
| Ground contamination                                                                                               |   | Unknown - potential contamination from agricultural uses                                                                |                                                    |                                              |
| Utilities infrastructure                                                                                           | G | No                                                                                                                      |                                                    |                                              |
| Loss of social, amenity or community value                                                                         | G | No                                                                                                                      |                                                    |                                              |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                  | Distance to bus / tram stop (m)                    | >800m (Husbands Bosworth)<br><400m (Welford) |
| Distance to town / local centre / shop (m)                                                                         | A | 400-1200m (Welford)<br>>1200m (Husbands Bosworth)                                                                       | Distance to open space / recreation facilities (m) | <400m (Welford)<br>>800m (Husbands Bosworth) |
| Distance to primary school (m)                                                                                     | A | 400-1200m (Welford)<br>>1200m (Husbands Bosworth)                                                                       | Distance to secondary school (m)                   | R<br>>3900m                                  |
| Distance to Cycle route (m)                                                                                        | R | >800m                                                                                                                   |                                                    |                                              |
| Landscape sensitivity                                                                                              | A | Medium Sensitivity - Site is within a rural setting and it is presumed the site is visible from the north.              |                                                    |                                              |
| Visual amenity                                                                                                     | A | Medium Sensitivity - Presumed that site is visible from the north but is visually enclosed from the Canalside footpath. |                                                    |                                              |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation                                                                   |                                                    |                                              |
| Non-designated heritage asset harm                                                                                 | G | Limited or no impact or no requirement for mitigation                                                                   |                                                    |                                              |
| Green Belt                                                                                                         | G | No                                                                                                                      |                                                    |                                              |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                      |                                                    |                                              |
| Other relevant planning policies                                                                                   |   | No                                                                                                                      |                                                    |                                              |
| Greenfield / mix / PDL                                                                                             | R | Greenfield                                                                                                              |                                                    |                                              |
| Built-up area                                                                                                      | R | Outside and not connected to the existing built up area                                                                 |                                                    |                                              |
| Settlement boundaries                                                                                              | R | Outside and not connected to the existing settlement boundary                                                           |                                                    |                                              |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                      |                                                    |                                              |
| Size and character                                                                                                 | G | No but would extend Welford                                                                                             |                                                    |                                              |
| Assessment of Availability                                                                                         |   |                                                                                                                         |                                                    |                                              |
| Site availability                                                                                                  | G | Yes                                                                                                                     |                                                    |                                              |
| Legal or ownership issues                                                                                          | G | No                                                                                                                      |                                                    |                                              |
| Timeframe                                                                                                          |   | Within 4 years                                                                                                          |                                                    |                                              |
| Assessment of Viability                                                                                            |   |                                                                                                                         |                                                    |                                              |



|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                   |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Viability                        | Unknown - potentially from contamination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                   |
| Conclusions                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                   |
| Site capacity (assessed)         | 0 units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                   |
| Timeframe                        | Within 4 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                   |
| Other key information            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                   |
| Overall rating (Red/Amber/Green) | R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Red: The site is not currently suitable, available and achievable |
| Summary                          | <p>Site 14 is a Greenfield site currently being used for agricultural purposes. It has been put forward for consideration for the potential of residential development. The site is small in scale. A strip of land in the south of the site falls into Flood Zone 2 and the site is adjacent to and contains priority habitat (deciduous woodland). There is currently no vehicular, cycle or pedestrian access to the site. It is considered that access to the site would have to be via Site 13 off Welford Road. It is unknown whether site 14 is contaminated.</p> <p>Development of this site would contribute to the sprawl of the settlement of Welford due to its distance from Husbands Bosworth, but its small scale means it would not erode strategic gaps between the settlements. The site is located in an unsustainable location in relation to Husbands Bosworth, but a semi-sustainable location in relation to the settlement of Welford. This site is closer to Welford's primary school which is in Northamptonshire – this could have implications for future residents looking to apply for school places. The site is not adjacent to any other residential uses.</p> <p>It was not possible to verify the topography, landscape or visual amenity of the site because the site comprises private land and is not visible from any highway or the Canalside footpath. It is presumed the site is visible from the north, but is visually enclosed from the Canalside footpath due to dense screening by way of hedgerow. Given there is only screening to the south of the site, it can be presumed the site has an open, rural character and therefore a medium level of landscape and visual sensitivity.</p> <p>In conclusion, Site 14 is considered to be available by virtue of representation in the Call for Sites exercise. The site is not considered to be achievable due to reliance on the development of adjacent site 13 for access which is deemed unsuitable for residential development. Site 14 is not considered to be suitable for residential development due to its unsustainable location and lack of precedent of any neighbouring residential uses.</p> |                                                                   |

## Site 15

| Site Details                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                          |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Site Address                                                                                                                                                                                                                                                                                                                                                                                | Springfield Farm, Kilworth Road                                                                                                                                          |                                        |
| Gross Site Area (ha)                                                                                                                                                                                                                                                                                                                                                                        | 14ha (Call for Sites form)<br>15ha (AECOM assessed area)                                                                                                                 |                                        |
| SHLAA/HELAA Reference                                                                                                                                                                                                                                                                                                                                                                       | n/a                                                                                                                                                                      |                                        |
| <div><div><p>Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.</p></div><div><p>Site photograph taken by AECOM.</p></div></div> |                                                                                                                                                                          |                                        |
| Existing land use                                                                                                                                                                                                                                                                                                                                                                           | Agricultural - Greenfield                                                                                                                                                |                                        |
| Land use being considered (if known)                                                                                                                                                                                                                                                                                                                                                        | Commercial/industrial use                                                                                                                                                |                                        |
| Development capacity (if known)                                                                                                                                                                                                                                                                                                                                                             | n/a                                                                                                                                                                      |                                        |
| Site identification method / source                                                                                                                                                                                                                                                                                                                                                         | CFS                                                                                                                                                                      |                                        |
| Planning history                                                                                                                                                                                                                                                                                                                                                                            | 23/00074/FUL - Change of use of agricultural buildings to light industrial and office use (Class E) and creation of a new access at Springfield Farm, approved July 2023 |                                        |
| Neighbouring uses                                                                                                                                                                                                                                                                                                                                                                           | Agricultural/Open Space                                                                                                                                                  |                                        |
| Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                          |                                        |
| Statutory environmental designation                                                                                                                                                                                                                                                                                                                                                         | G                                                                                                                                                                        | No                                     |
| Non-statutory environmental designations                                                                                                                                                                                                                                                                                                                                                    | G                                                                                                                                                                        | No                                     |
| Nutrient Neutrality                                                                                                                                                                                                                                                                                                                                                                         | G                                                                                                                                                                        | No                                     |
| Flood Zone                                                                                                                                                                                                                                                                                                                                                                                  | G                                                                                                                                                                        | Very small area to west of site in FZ3 |
| Surface water flooding                                                                                                                                                                                                                                                                                                                                                                      | A                                                                                                                                                                        | Medium Risk                            |
| Within best agricultural land                                                                                                                                                                                                                                                                                                                                                               | Unknown                                                                                                                                                                  |                                        |
| Potential to support priority species                                                                                                                                                                                                                                                                                                                                                       | G                                                                                                                                                                        | No                                     |
| Air Quality Management Area (AQMA)                                                                                                                                                                                                                                                                                                                                                          | G                                                                                                                                                                        | No                                     |



|                                                                                                                    |   |                                                                                                                                                                                       |                                  |          |
|--------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------|
| Topography                                                                                                         | G | Flat                                                                                                                                                                                  |                                  |          |
| Vehicular access                                                                                                   | G | Yes - off Kilworth Road                                                                                                                                                               |                                  |          |
| Pedestrian access                                                                                                  | G | Yes - off Kilworth Road                                                                                                                                                               |                                  |          |
| Cycle access                                                                                                       | G | Yes - off Kilworth Road                                                                                                                                                               |                                  |          |
| Tree Preservation Orders                                                                                           | G | No                                                                                                                                                                                    |                                  |          |
| Significant trees                                                                                                  | G | No                                                                                                                                                                                    |                                  |          |
| Veteran or ancient trees                                                                                           | G | No                                                                                                                                                                                    |                                  |          |
| Public Rights of Way                                                                                               | G | No                                                                                                                                                                                    |                                  |          |
| Ground contamination                                                                                               |   | Unknown - potential contamination from agricultural uses                                                                                                                              |                                  |          |
| Utilities infrastructure                                                                                           | A | Yes - power line                                                                                                                                                                      |                                  |          |
| Loss of social, amenity or community value                                                                         | G | No                                                                                                                                                                                    |                                  |          |
| Distance to train station (m)                                                                                      | R | >1200m                                                                                                                                                                                | Distance to bus / tram stop (m)  | G <400m  |
| Distance to town / local centre / shop (m)                                                                         | A | 400-1200m Distance to open space / (Welford and recreation facilities (m) Husbands Bosworth)                                                                                          |                                  | R >800m  |
| Distance to primary school (m)                                                                                     | R | >1200m                                                                                                                                                                                | Distance to secondary school (m) | R >3900m |
| Distance to Cycle route (m)                                                                                        | G | <400m                                                                                                                                                                                 |                                  |          |
| Landscape sensitivity                                                                                              |   | High Sensitivity - The site is very large and within a rural setting. There are long views onto further countryside available to the north and east                                   |                                  |          |
| Visual amenity                                                                                                     |   | High Sensitivity - the site is highly visible from Kilworth Road and it is presumed the site is visible from wider countryside, especially to the east where the landscape slopes up. |                                  |          |
| Designated heritage asset harm                                                                                     | G | Limited or no impact or no requirement for mitigation                                                                                                                                 |                                  |          |
| Non-designated heritage asset harm                                                                                 | R | Directly impact and/or mitigation not possible - ridge and furrow                                                                                                                     |                                  |          |
| Green Belt                                                                                                         | G | No                                                                                                                                                                                    |                                  |          |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan |   | No                                                                                                                                                                                    |                                  |          |
| Other relevant planning policies                                                                                   |   | No                                                                                                                                                                                    |                                  |          |
| Greenfield / mix / PDL                                                                                             | R | Greenfield                                                                                                                                                                            |                                  |          |
| Built-up area                                                                                                      | R | Outside and not connected to the existing built up area                                                                                                                               |                                  |          |
| Settlement boundaries                                                                                              | R | Outside and not connected to the existing settlement boundary                                                                                                                         |                                  |          |
| Coalesce neighbouring sites                                                                                        | G | No                                                                                                                                                                                    |                                  |          |
| Size and character                                                                                                 | A | No but would constitute large development outside of and not connected to the existing built up area                                                                                  |                                  |          |
| Assessment of Availability                                                                                         |   |                                                                                                                                                                                       |                                  |          |
| Site availability                                                                                                  | G | Yes                                                                                                                                                                                   |                                  |          |
| Legal or ownership issues                                                                                          | G | No                                                                                                                                                                                    |                                  |          |
| Timeframe                                                                                                          |   | Unknown                                                                                                                                                                               |                                  |          |
| Assessment of Viability                                                                                            |   |                                                                                                                                                                                       |                                  |          |

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                   |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Viability                        | Unknown - potentially from contamination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                   |
| Conclusions                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                   |
| Site capacity (assessed)         | 0sqm employment floorspace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                   |
| Timeframe                        | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                   |
| Other key information            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                   |
| Overall rating (Red/Amber/Green) | R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Red: The site is not currently suitable, available and achievable |
| Summary                          | <p>Site 15 is part-Greenfield/part-previously developed land currently being used for agricultural purposes. It has been put forward for consideration for the potential of commercial/industrial development. The site is large in scale and a small area of the site is within Flood Zone 3. There is existing vehicular and cycle access from the A4304 Kilworth Road but no pedestrian access. It is unknown whether the site is contaminated and there is a power line crossing the site.</p> <p>The site is not located in a sustainable location - it is outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. Although there are bus stops to the west of the site, it is located a long distance from town centre amenities.</p> <p>The landscape around the site is moderately sensitive. It is large in scale and long views onto wider countryside to the north, east and west are available. The site is highly visible from Kilworth Road and there is limited existing screening from the low hedgerow to mitigate the visual impacts of any development on the wider landscape. There are few urbanising influences on or near the site, contributing to a rural character, although there are nearby commercial uses to the west of the Grand Union Canal and the North Kilworth Marina. Policy GD3 in the Harborough Local Plan sets out what kind of development will be permitted in the countryside. This site has been put forward for commercial development however under this policy, most new commercial uses are unacceptable. The site has planning permission for the change of use of the existing agricultural buildings to light industrial and office uses. These buildings occupy a small part of the site.</p> <p>In conclusion, Site 9 is not suitable for additional commercial/industrial development beyond the consented change of use scheme. It is in an unsustainable location, is visually sensitive and the adopted local plan is not supportive of new commercial development in the countryside.</p> |                                                                   |

## Site 16

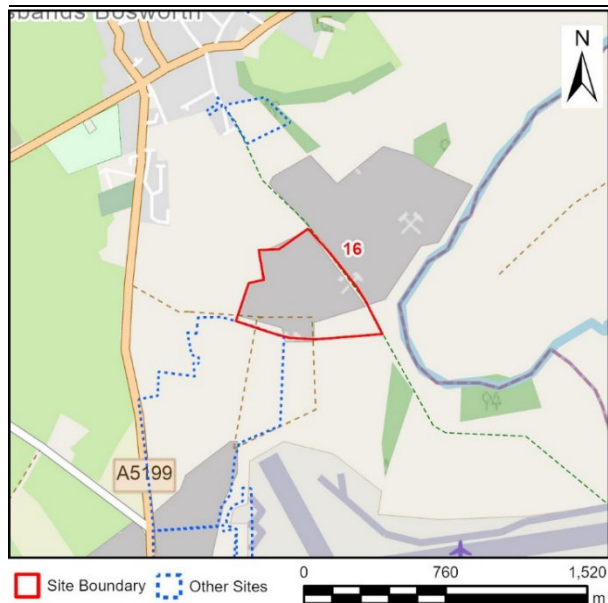
### Site Details

Site Address Quarry Operating Plant off A5199

Gross Site Area (ha) 10.2ha

SHLAA/HELAA n/a

Reference



Site photograph taken by AECOM.

Existing land use Quarry/Builders Merchants

Land use being considered (if known) Light industrial, storage or rural office space

Development capacity (if known) n/a

Site identification method / source Parish Council Clerk

Planning history 2012/CM/0224/LCC - Part retrospective application for the importation of foreign material for washing and processing, 24/09/2012

Neighbouring uses Agricultural/Open Space

### Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

Within best agricultural land Unknown

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

|                                                                                                                    |                                                                                 |                                                                                                                                                                                           |                                                    |   |        |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---|--------|
| Topography                                                                                                         | Presumably undulating given use as a quarry.                                    |                                                                                                                                                                                           |                                                    |   |        |
| Vehicular access                                                                                                   | G                                                                               | Yes - off Butt Lane or off A5199                                                                                                                                                          |                                                    |   |        |
| Pedestrian access                                                                                                  | G                                                                               | Yes                                                                                                                                                                                       |                                                    |   |        |
| Cycle access                                                                                                       | G                                                                               | Yes                                                                                                                                                                                       |                                                    |   |        |
| Tree Preservation Orders                                                                                           | G                                                                               | No                                                                                                                                                                                        |                                                    |   |        |
| Significant trees                                                                                                  | G                                                                               | No                                                                                                                                                                                        |                                                    |   |        |
| Veteran or ancient trees                                                                                           | G                                                                               | No                                                                                                                                                                                        |                                                    |   |        |
| Public Rights of Way                                                                                               | A                                                                               | PROW adjacent                                                                                                                                                                             |                                                    |   |        |
| Ground contamination                                                                                               | Unknown - Potentially - landfill site (quarry)                                  |                                                                                                                                                                                           |                                                    |   |        |
| Utilities infrastructure                                                                                           | A                                                                               | Yes - underground power line in south of the site                                                                                                                                         |                                                    |   |        |
| Loss of social, amenity or community value                                                                         | G                                                                               | No                                                                                                                                                                                        |                                                    |   |        |
| Distance to train station (m)                                                                                      | R                                                                               | >1200m                                                                                                                                                                                    | Distance to bus / tram stop (m)                    | R | >800m  |
| Distance to town / local centre / shop (m)                                                                         | R                                                                               | >1200m                                                                                                                                                                                    | Distance to open space / recreation facilities (m) | R | >800m  |
| Distance to primary school (m)                                                                                     | A                                                                               | 400m-1200m                                                                                                                                                                                | Distance to secondary school (m)                   | R | >3900m |
| Distance to Cycle route (m)                                                                                        | R                                                                               | >800m                                                                                                                                                                                     |                                                    |   |        |
| Landscape sensitivity                                                                                              | G                                                                               | Low Sensitivity - site is within a rural setting, but the sites current use as a quarry detracts from landscape value within and around the site                                          |                                                    |   |        |
| Visual amenity                                                                                                     | A                                                                               | Medium Sensitivity - the site is visible from the south and west due to a lack of screening. Dense vegetation along the PROW to the east prevents views into the site from this direction |                                                    |   |        |
| Designated heritage asset harm                                                                                     | G                                                                               | Limited or no impact or no requirement for mitigation                                                                                                                                     |                                                    |   |        |
| Non-designated heritage asset harm                                                                                 | G                                                                               | Limited or no impact or no requirement for mitigation                                                                                                                                     |                                                    |   |        |
| Green Belt                                                                                                         | G                                                                               | No                                                                                                                                                                                        |                                                    |   |        |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan | No                                                                              |                                                                                                                                                                                           |                                                    |   |        |
| Other relevant planning policies                                                                                   | GD3 Development in the Countryside<br>BE1 Provision of new business development |                                                                                                                                                                                           |                                                    |   |        |
| Greenfield / mix / PDL                                                                                             | G                                                                               | Previously developed land                                                                                                                                                                 |                                                    |   |        |
| Built-up area                                                                                                      | R                                                                               | Outside and not connected to the existing built up area                                                                                                                                   |                                                    |   |        |
| Settlement boundaries                                                                                              | R                                                                               | Outside and not connected to the existing settlement boundary                                                                                                                             |                                                    |   |        |
| Coalesce neighbouring sites                                                                                        | G                                                                               | No                                                                                                                                                                                        |                                                    |   |        |
| Size and character                                                                                                 | A                                                                               | No but would constitute large development outside of and not connected to the existing built up area                                                                                      |                                                    |   |        |
| Assessment of Availability                                                                                         |                                                                                 |                                                                                                                                                                                           |                                                    |   |        |
| Site availability                                                                                                  | G                                                                               | Yes                                                                                                                                                                                       |                                                    |   |        |
| Legal or ownership issues                                                                                          | G                                                                               | No                                                                                                                                                                                        |                                                    |   |        |
| Timeframe                                                                                                          | Unknown                                                                         |                                                                                                                                                                                           |                                                    |   |        |
| Assessment of Viability                                                                                            |                                                                                 |                                                                                                                                                                                           |                                                    |   |        |
| Viability                                                                                                          | Unknown - potentially from landfill/quarry use                                  |                                                                                                                                                                                           |                                                    |   |        |

| Conclusions                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site capacity (assessed)         |   | Osqm employment floorspace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Timeframe                        |   | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Other key information            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Overall rating (Red/Amber/Green) | R | Red: The site is not currently suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Summary                          |   | <p>Site 16 is a largely undeveloped site currently being used as a quarry and builders' merchants. There are some buildings on the southern part of the site, believed to be associated with the minerals extraction operation. It has been put forward for consideration for the potential of light industrial, storage or rural office space. There is existing vehicular, cycle and pedestrian access to the site off Butt Lane or A5199. It is unknown whether the site is contaminated as a result of its current use, and there is an underground power line in the south of the site.</p> <p>The site is not in a sustainable location - it is located outside and not connected to the existing built up area and is outside and not connected to the existing settlement boundary. The site is located a long way from town centre amenities, schools and public transport connections. There is no existing built form adjoining the site, and the scale and shape of the site would contribute to an irregular 'island' of built form in an otherwise undeveloped swathe of open space.</p> <p>Due to the current operations on site, it was not possible to verify the topography, landscape or visual amenity of the site in full. However, given its operation as a quarry it is presumed the topography will be undulating and that the site is of low sensitivity in landscape terms as the quarry use detracts from the landscape value. In terms of visual amenity, the site is visible from the south and west due to a lack of screening but dense vegetation along the PRow to the east prevents intervisibility with the site from this direction. The site has a medium level of sensitivity in terms of visual amenity.</p> <p>Policy GD3 in the Harborough Local Plan sets out what kind of development will be permitted in the countryside. This site has been put forward for commercial development however under this policy, most new commercial uses are unacceptable. Policy BE1 in the Harborough Local Plan sets out where rural economic development is likely to be supported. Sites within or well related to Rural Centres and Selected Rural Villages fall under this category, and site 16 is not considered well connected to Husbands Bosworth. It is likely that proposals for commercial development on site 16 are unsuitable under local plan policies GD3 and BE1, beyond the change of use of the existing buildings on the site.</p> <p>In conclusion, although Site 16 is considered to be available by virtue of positive landowner discussions with the Parish Council it is considered unsuitable for development due to its position as an 'island' in the middle of Green Space and lack of any adjoining development of a similar nature, its</p> |

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unsustainable location and potential contravention of policies GD3 and BE1. Change of use of the existing buildings on the site may be acceptable, but it would be more appropriate for this to be considered through the development management process than through a site allocation.

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