

# Local Plan 2006 - 2026



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

## Strategic Housing Land Availability Assessment (SHLAA)



**2014 Review**

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# 1. INTRODUCTION

## 1.1 Background

- 1.1.1 This Strategic Housing Land Availability Assessment (SHLAA) is a joint assessment with local authorities comprising the Leicester and Leicestershire Housing Market Area. These include Hinckley and Bosworth Borough Council, Charnwood Borough Council, Blaby District Council, Harborough District Council, Melton Borough Council, Oadby & Wigston Borough Council, North West Leicestershire District Council and Leicester City Council.
- 1.1.2 The SHLAA provides background evidence on the potential supply of housing land within Hinckley and Bosworth. This is an evidence base document and not a decision making document and does not allocate land for housing. The Review will inform the Site Allocations and Development Management Policies Development Plan Document (DPD).
- 1.1.3 The Site Allocations and Development Management Policies DPD will allocate sites for development. However the allocation of this land must be based upon a strong evidence base. In particular, sites allocated for housing must be suitable, available and achievable for housing development. The SHLAA will provide this evidence. Please note however, that the SHLAA does not represent policy and will not determine whether a site should be allocated or granted permission for development, it will simply determine which sites are suitable, available and achievable for housing development.
- 1.1.4 The primary role of the SHLAA is to:
- Identify sites with potential for housing;
  - Assess their housing potential; and
  - Assess when they are likely to be developed.
- 1.1.5 The SHLAA aims to identify and assess as many sites as possible with housing potential within Hinckley and Bosworth.

## 1.2 Purpose of a Strategic Housing Land Availability Assessment

- 1.2.1 In accordance with the National Planning Policy Framework (NPPF) (DCLG, 2012), local planning authorities are required to assess the existing and future supply of land for housing and economic development in order to meet objectively assessed need. These assessments are a key part of “identifying a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period”. (Housing and economic land availability assessment, National Planning Practice Guidance, DCLG 2014, para.1)
- 1.2.2 Local planning authorities should have a clear understanding of housing needs in their area. Paragraph 159 of the NPPF states that local planning authorities should “prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”.
- 1.2.3 Completion of a SHLAA should enable local planning authorities to:
- **Identify specific, deliverable sites for the first five years of a plan that accord with the NPPF;**

- **Identify specific, developable sites for years 6-10, and where possible years 11-15, in plans to enable the five year supply to be topped up, and**
- **Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth.**

1.2.4 This Review, whilst focusing on the borough of Hinckley and Bosworth, has been produced in accordance with the SHLAA Leicester and Leicestershire Housing Market Area Methodology which has been produced collaboratively with all participating authorities and agreed upon by stakeholders during consultation in November/December 2007. Local planning authorities within the Leicester and Leicestershire Housing Market Area have agreed a joint approach to the preparation of SHLAA and Economic Land Availability Assessments (ELAA) through a joint methodology and have agreed common working arrangements in line with Duty to Cooperate requirements. All authorities are assisting in updating the joint methodology in the context of the NPPF and National Planning Practice Guidance. The NPPF and NPPG have been reflected in this review.

## **2. POLICY CONTEXT**

### **2.1 National Policy**

- 2.1.1 The National Planning Policy Framework (NPPF) sets out the requirement for local planning authorities to have a clear understanding of housing needs in their area. They should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. This national planning policy and related guidance provide the framework within which this Review has been prepared.

### **2.2 Practice Guidance**

- 2.2.1 Practice guidance was published by the Department for Communities and Local Government in 2014 (Housing and economic land availability assessment, National Planning Practice Guidance, DCLG, 2014) with the aim of guiding councils in identifying appropriate land to meet development needs. The guidance provides practical advice on how to carry out an assessment to identify land for housing and assess the deliverability and developability of sites.

### **2.3 Local Policy**

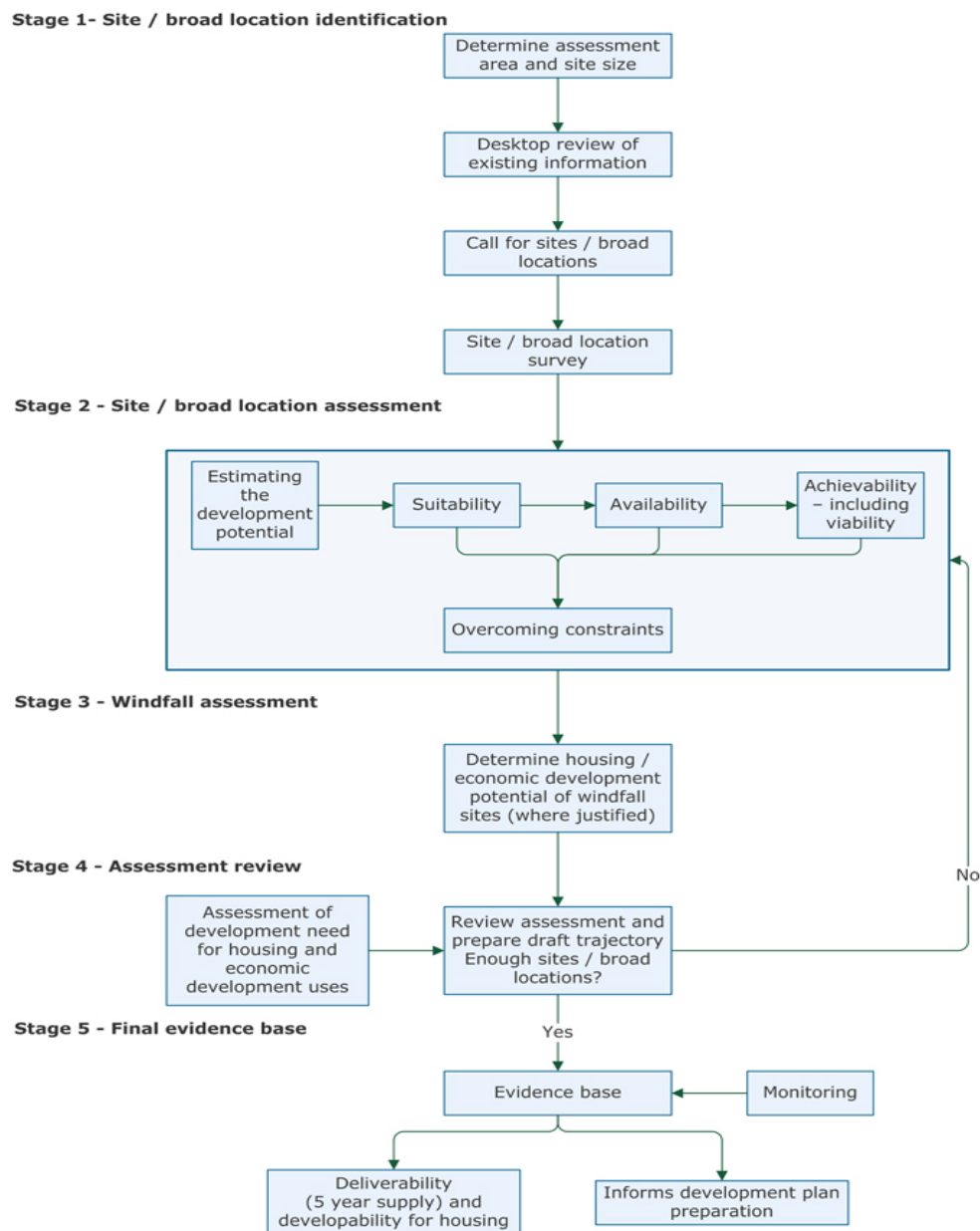
- 2.3.1 The Hinckley and Bosworth Core Strategy was adopted in December 2009 and sets the overall housing provision within the Borough of 9,000 dwellings over the plan period of 2006-2026, equating to 450 dwellings per annum. Local planning authorities must use their evidence base to ensure that their Local Plan meets objectively assessed needs for housing, and that decisions on housing supply are based on robust and reliable information relating to the local area.
- 2.3.2 The Core Strategy, Hinckley Town Centre Area Action Plan (AAP) and saved Local Plan (2001) policies provide the current policy context for decision making on the use of land and buildings within the Borough. The relevant policies within these documents are included within the Review as a potential policy constraint to development, however planning policy constraints have not been used to determine the deliverability or developability of sites. Saved Local Plan (2001) policies and replacement policies considered as part of this Review are listed in Appendices 1 and 2.
- 2.3.3 The SHLAA will continue to inform the preparation of the Local Plan (2006-2026), including the Site Allocations and Development Management Policies Development Plan Document (DPD) in their determination of suitable sites for residential development.

### 3. METHODOLOGY

#### 3.1 Background

- 3.1.1 The methodology utilised for the Hinckley and Bosworth SHLAA is the Joint Leicester and Leicestershire Housing Market Methodology Paper which has been produced collaboratively with all participating authorities and in consultation with stakeholders. Any changes to the methodology in line with the NPPF and NPPG are reflected in this Review.
- 3.1.2 Figure 1 sets out the stages of the assessment as set out by DCLG (Housing and economic land availability assessment, National Planning Practice Guidance (DCLG, 2014). The guidance “indicates what inputs and processes should lead to a robust assessment of land availability. Plan makers should have regard to the guidance in preparing their assessments”.

**Figure 1: Housing Land Availability Assessment Methodology – flow chart**



*Source: Housing and economic land availability assessment, National Planning Practice Guidance (DCLG, 2014)*

- 3.1.3 Hinckley and Bosworth Borough Council produced their first SHLAA in October 2008. Once completed, the guidance recommends that the assessment should be regularly updated (at least annually). Annual updates were completed in 2009, 2010, and 2013. This 2014 review continues the annual update.
- 3.1.4 The Leicester and Leicestershire local planning authorities have conformed closely with the standard methodology with the exception of some minor deviations to take local circumstances into account.
- 3.1.5 Although direct consultation is not a statutory requirement for the SHLAA, guidance advocates collaborative working between local authorities and key stakeholders to ensure a robust and joined-up approach.
- 3.1.6 This Review has been conducted for the local authority of Hinckley and Bosworth but in accordance with the joint Leicester and Leicestershire SHLAA methodology. In addition the SHLAA has been guided and informed by the joint Leicestershire SHLAA steering group, comprising of:
- Local authority planning officers;
  - Local authority housing officers;
  - District and county planning officers;
  - A representative from the Home Builders Federation;
  - A representative from English Partnerships (now part of the Homes and Communities Agency);
  - A representative from the Housing Corporation (now part of the Homes and Communities Agency); and
  - A registered social landlord
- 3.1.7 Regular meetings were held from October 2007 to October 2008 to update members with current progress, share insights and discuss issues relating to the SHLAA.
- 3.1.8 In addition to the steering group the SHLAA has undergone stages of consultation to further reinforce the joined-up approach advocated in the guidance.
1. The Joint Leicester and Leicestershire SHLAA Methodology Paper sets out the joint methodological approach for the Leicestershire housing market area and was sent for a 4 week consultation in November 2007. The results of this are available in Appendix 3.
  2. In addition to sites already registered as an expression of interest for housing, a request for sites to be put forward for assessment for housing was placed in the Leicester Mercury and Hinckley Times in January 2008 for a six week consultation. This consultation and request for sites provided additional sites for assessment.
  3. A local developer panel for Hinckley and Bosworth was convened to provide an informed and robust assessment of the markets cost and delivery factors as well as approximate annual build rates. The members of this developer panel included:
    - Local estate agents;



- A national planning consultancy;
- Regional estates agents;
- A national house builder; and
- The Regional Housing Association

Minutes from the developer panel are included in Appendix 4. As part of the 2010 SHLAA review the developer panel were contacted about updating information on market interest and estimated build rates with a letter sent to the developer panel and a summary of replies received also included in Appendix 4. Unfortunately the response rate was low so the council will identify means of increasing the amount of information gained from the developer panel in future SHLAA Reviews. For the 2014 SHLAA Review information on a site's viability was requested from all site submitters.

4. The Borough Council received 2 responses during the 2014 SHLAA Review consultation which were, where applicable, incorporated into the assessment, and where necessary alterations were made to the site assessment. The results of the 2014 SHLAA Review have been discussed and presented during appropriate Council meetings.

## **3.2 Site Sources**

- 3.2.1 Sites for assessment have been identified through the following sources:

- Expression of Interest sites for the Site Allocations and Development Management Policies DPD;
- Urban Housing Potential Sites;
- Employment Land and Premises Study Review (2013) Sites;
- Residential Land Availability Sites (sites with planning permission); and
- Sites submitted through the SHLAA.

- 3.2.2 The Urban Housing Potential Study (2006) and Residential Land Availability sites have only gone forward for assessment in the SHLAA process if they have not yet been developed as from 1 April 2014. Sites that have been developed which were included in previous SHLAA reviews have been removed from the 2014 SHLAA Review. A list of sites removed is available in Appendix 5.

- 3.2.3 Existing employment sites were assessed in the Employment Land and Premises Study Review (2013) with each site placed into one of three categories based upon the quality of the employment site. Sites classified as 'A' have not been included for assessment in the 2014 SHLAA Review (unless submitted via another source) as the Employment Land and Premises Study Review states these are key/flagship employment areas that should be retained. Sites classified as 'B' and 'C' have been included for assessment as alternative development may be possible or part/whole redevelopment may be appropriate.

- 3.2.4 Expressions of interest of land for housing development and other land uses have been submitted by members of the public, developers and agents and collated over a ten year period. Council owned sites have also been included as Expression of Interest sites.

- 3.2.5 The first SHLAA assigned all sites with a reference number for ease of assessment, namely an As reference. Some sites submitted from the above sources have been amalgamated due to duplication or to represent a more strategic opportunity for residential development. This method has been continued for all SHLAA reviews.

- 3.2.6 A bi-annual review of Residential Land Availability (RLA) sites (sites with planning permission) is undertaken as part of the Authority Monitoring Report and Residential Land Availability Statement process. The 2014 SHLAA Review has a baseline date of sites granted planning permission up to and including 31 March 2014 being included for assessment. The status of the site at 1 April 2014 (not started/under construction/complete) is calculated as part of the bi-annual monitoring process and the site status has been incorporated into the assessment.

**A total of 932 assessment sites have been incorporated and assessed within the 2014 SHLAA Review. 91 of the sites were then removed from the Review as they have been developed leaving 841 sites to be considered for housing suitability, availability and achievability.**

### **3.3 Carrying Out the Survey**

- 3.3.1 No minimum threshold has been applied in the identification of sites. This reflects the borough's largely rural nature and a desire to ensure what were previously 'windfall sites' are captured in the SHLAA.
- 3.3.2 Site assessments have gone through a three-tier assessment process:
1. Desktop review;
  2. Site visits; and
  3. Site re-assessment on the basis of submitted final consultation comments.
- 3.3.3 It should be noted that a small number of submitted sites were not subject to a site visit because they were inaccessible. Those sites not subject to a site visit have been assessed on the basis of the desktop review and site re-assessment from final consultation comments.
- 3.3.4 During the desktop review general site characteristics were recorded and where possible checked during the site visits. Appendix 6 is a copy of a site visit proforma and illustrates the general site characteristics that were recorded during the desktop review and checked during the site visit.
- 3.3.5 In addition to recording general site characteristics and constraints, sites were also mapped individually and overlaid onto an overview map of the settlement. Where possible photographs of a site's access and general layout were also taken during site visits and included in assessment material.
- 3.3.6 During the desktop review, sites which have been affected in their entirety by the following red constraints (as defined by the Joint Leicester and Leicestershire SHLAA Methodology) have been excluded from further consideration in the SHLAA assessment:
- Flood Zones 2 and 3;
  - Non- inert landfill sites;
  - Active mineral extractions sites;
  - Hazardous installations;
  - Agricultural land of grade 1 & 2;
  - Oil and high pressure gas pipelines and 400kv & 275kv (National grid) overhead electricity lines; and
  - Sites of Special Scientific Interest (SSSI's) and Scheduled Monuments.

- 3.3.7 In addition to the red constraints identified in the SHLAA Methodology the following have also been identified as red constraints, which exclude a site from further assessment:
- Residential Land Availability sites completed or under construction (as at 1 April 2014); and
  - Standard sites with development complete or under construction (as at 1 April 2014).
- 3.3.8 If evidence is provided to demonstrate that a red constraint can be overcome on a site affected in its entirety by the constraint, the site will then be reassessed in the Review.
- 3.3.9 The assessment of sites which have not been excluded from consideration have been informed by the following constraint categories:
- Land and soil quality constraints;
  - Environmental constraints;
  - Topographical constraints;
  - Accessibility constraints;
  - Planning policy constraints; and
  - Ownership constraints.

### **3.4 Land and Soil Quality Constraints**

- 3.4.1 Land and soil quality constraints refer to previous land uses on site, which may have adversely impacted upon the quality of the land and soil. Sites with identified land and soil constraints may be required to undertake a ground investigation before commencement of residential development. Land and soil quality information was sourced from information gathered under the Hinckley and Bosworth Borough Council's Contaminated Land Strategy, implemented by the Environmental Health Department.
- 3.4.2 The following themes have been used to identify sites with land and soil quality constraints:
- Historic maps;
  - Landfill buffers;
  - Historic landfill sites; and
  - Legacy potential hazards (sites that are a potential hazard owing to a previous use).

### **3.5 Environmental Constraints**

- 3.5.1 A site has an environmental constraint if the following are present:
- Mature or ancient woodlands, trees or hedgerows;
  - The site is utilised for open space, sport, recreation, or if access to any of these is or impinged;
  - The site is of ecological interest;
  - Landscape Character Assessment designation;
  - Impact on biodiversity; water, rivers and ponds;
  - Agricultural Land Classification (only classifications 1 & 2 have been noted); and
  - Archaeological and heritage potential.

- 3.5.2 Environmental constraints were identified through the desktop review and site visits.
- 3.5.3 Mature or ancient woodlands, trees and hedgerows have been identified through aerial photography, borough council records on tree preservation orders and observation on site visits. Woodland has been a consideration in the SHLAA however it has not excluded a site from assessment or determined its suitability, availability or achievability.
- 3.5.4 Sites utilised as open space and for sports and recreation have been identified in the Open Space, Sports and Recreational Facilities Study (PPG17) (2011). Access to these spaces has been identified as a constraint through site designations defined by the above study, the Hinckley and Bosworth Green Space Strategy, aerial photography and site visit observation.
- 3.5.5 Sites of ecological interest have been identified by Historic and Natural Environment Department at Leicestershire County Council. Such sites of interest include Local Wildlife Sites. Further information on the ecological potential of a site has been provided with sites have been identified as either:
- 'Likely to contain protected species' which means the site is known to contain protected species or the potential for protected species interest.
  - 'Site is of ecological interest' which means the site has past or present biological or geological interest.
- 3.5.6 An extended Phase 1 Habitat Survey (2014) has been completed within the borough with a focus on certain sites included within the SHLAA. The ecological assessment has identified sites as having low, potential or high ecological interest.
- 3.5.7 Landscape Character Assessment Designation has been drawn from the Hinckley and Bosworth Borough Landscape Character Assessment (2006) with each settlement falling into the following designations:
- Charnwood Fringe Character Area;
  - Forest Hills Character Area;
  - Market Bosworth Parkland Character Area;
  - Desford Vales Character Area;
  - Stoke Golding Vales Character Area;
  - Hinckley, Barwell and Burbage Fringe Character Area;
  - Fen Lanes Character Area;
  - Upper Mease Character Area;
  - Gossall Parkland Character Area; and
  - Upper Sence Character Area.
- 3.5.8 The Landscape Character Assessment also defines the larger and more urban settlements of Hinckley, Burbage, Earl Shilton, Barwell, Desford, Market Bosworth, Newbold Verdon, Groby, Markfield and Ratby by their urban character.
- 3.5.9 Regard has been had for the attributes highlighted in the Landscape Character Assessment within the SHLAA process. However the Landscape Character Assessment has only been a determining factor in assessing sites deliverability and developability when the site falls within areas of high sensitivity.
- 3.5.10 If water, rivers or ponds were identified on site these were recorded as environmental site constraints.

- 3.5.11 Agricultural Land Classification as a constraint has been limited to grades 1 & 2 due to the high quality and high value of the soil. The data has been sourced from Natural England. Climate, site, soil characteristics and the interactions between them are factors affecting the agricultural grade assigned. The classification is concerned with the inherent potential of land under a range of farming issues. Sites which have grade 1 or 2 agricultural land within them have been identified as an environmental and red constraint but have not been excluded from consideration if the site is only partially covered. The presence of grade 1 or 2 agricultural land on a site may reduce the residential capacity below that stated in the assessment. Residential capacity has not been reduced to reflect the volume of on-site grade 1 or 2 agricultural land.
- 3.5.12 Agricultural land classifications can be amended during the SHLAA Review upon presentation to the borough council of an Agricultural Land Classification Survey.
- 3.5.13 The potential of a site to contain heritage and archaeological remains as a constraint has been identified and supplied by Leicestershire County Council Historic and Natural Environment Team.
- 3.5.14 Each SHLAA site has been assessed for their heritage potential and graded into four categories:
- Grade 1: High
- 3.5.15 Refers to sites with a high likelihood of heritage potential. A site has been defined in this category if it is on or within 100 metres of a statutorily designated heritage asset such as:
- A registered battlefield;
  - Conservation areas;
  - A scheduled monument;
  - A listed building; and
  - A registered park or garden.
- 3.5.16 It is possible such sites will prove undevelopable due to the significance of the heritage asset especially where they impact upon a Scheduled Monument, or Grade I Listed Building.
- 3.5.17 Sites which directly affect a designated asset or lie within 100 metres of its boundaries and may have an impact upon its setting and curtilage are material considerations. As such this should be considered as early as possible in the preparation of any development proposal. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be advisable.
- 3.5.18 The appraisal has taken an arbitrary 100 metres line to define whether or not the setting/curtilage may be a consideration, however, both issues can only be judged on a case-by-case basis with a specific understanding of the heritage asset and the development proposal.
- 3.5.19 Development that affects a Scheduled Monument or its setting will require Scheduled Monument Consent from the Secretary of State as advised by English Heritage.

Grade 2: Significant

- 3.5.20 This grade refers to sites which are expected to have significant potential for archaeological remains predicated on the site being greater than or equal to 1 hectare in size.
- 3.5.21 Development should only be considered for sites identified as having significant heritage potential in the context of a completed archaeological assessment. It is expected that with appropriate consideration and pre-application investigation the site would prove developable.

#### Grade 3: Uncertain

- 3.5.22 This grade refers to sites with uncertain but potentially significant archaeological potential predicated on the site being less than 1 hectare in size.
- 3.5.23 Development should only be considered in the context of a completed archaeological assessment. The assessment should comprise, as a minimum, a detailed site-specific desk-based assessment, and where appropriate should include both non-intrusive and intrusive field evaluation. It is expected that with appropriate consideration these sites will prove developable sites.

#### Grade 4: Low

- 3.5.24 This grade refers to sites with limited archaeological potential due to their small size, or the absence or limited significance of the known archaeological remains within their immediate proximity. It is expected these sites will represent deliverable development opportunities.
- 3.5.25 References to deliverable and developable within the environmental constraints and the comments supplied by the Natural and Historic Environment Team at Leicestershire County Council are in the context of heritage and archaeology and not the overall assessment.
- 3.5.26 The current appraisal does not represent a definitive statement of the archaeological implications of any given site and has not examined the details of any given development proposal. Consequently, it is strongly recommended that as a development proposal is being considered early consultation with the local planning authority and their heritage advisors, including where appropriate English Heritage, is undertaken to establish the precise implications any scheme.
- 3.5.27 The current appraisal has been undertaken using the Leicestershire and Rutland Historic Environment Record (HER). Additional archaeological information, which may either raise or lower the archaeological potential of a given area, is being added to the HER on a regular basis, consequently, specific consultation to clarify the implication of a particular site is recommended and the current appraisal should not prejudice a future detailed assessment.

### **3.6 Topographical constraints**

- 3.6.1 Topographical constraints refer to surface level site attributes which might affect development on site such as:
- Gradient of land and site levels;
  - Flood risk (including flood zones); and
  - Location of pipelines and electricity lines
- 3.6.2 A Strategic Flood Risk Assessment (2014) has been completed within the borough to confirm the extent of flood zones. Sites which have flood zones 2 or 3

within them have been identified as a topographical constraint and a red constraint but have not been excluded from consideration if the site is only partially covered. The presence of flood zones 2 or 3 on site may reduce the residential capacity below that stated in the assessment. Residential capacity has not been reduced to reflect the coverage of on-site flood zones.

- 3.6.3 Oil and high pressure gas pipelines and 400Kv and 275Kv (National Grid) overhead powerlines have also been identified as topographical constraints and red constraints. The presence of these constraints has only excluded a site from consideration if they affect the site in its entirety.

### **3.7 Accessibility**

- 3.7.1 Accessibility provides an indication to the distance of a site to the following key services and amenities:

- Bus stop;
- Primary school;
- District, local, or neighbourhood centre;
- Post office;
- Health centre;
- Secondary school; and
- Open space.

- 3.7.2 Distance to the above services and amenities have been measured 'as the crow flies' from the centre of the site (if the site is not a conventional shape an approximate centre has been taken) and from an access point. If the site has one existing access this would automatically be taken as the access measurement. If the site has more than one access the measurement has been taken from the closest access to the settlement boundary. If the site has no identified existing access the measurement has been taken from the centre of the boundary closest to the settlement.

- 3.7.3 Accessibility is designed as a guide to the most suitable and sustainable locations for development and has utilised the centre and access measurements to provide a more rounded view of the sites location relative to key services.

- 3.7.4 A sites distance to the key services excluding the health centres and secondary schools has been broken down into the following categories:

- Within 400 metres;
- Within 800 metres; and
- Over 800 metres.

- 3.7.5 These categories have been drawn from Accessibility Standards in Barton et al (2003) *Shaping Neighbourhoods: A guide for health, sustainability and vitality*, which defines the benchmarks in relation to walking distances:

- Sites within 400m are within a 5 minute walking distance;
- Sites within 800m are within a 10 minute walking distance; and
- Sites over 800m indicate the potential requirement for the private car or public transport.

- 3.7.6 The document highlights that the average walking distance is 1 kilometre. "Shaping Neighbourhoods" identifies a reasonable accessible distance to a health centre as within 1000 metres and a secondary school as within 1500

metres. These measurements have been used as the benchmark for these two services within the 2014 SHLAA Review.

- 3.7.7 Accessibility has been provided as a guide for developers, the local planning authority and the public to indicate the distances of sites to relevant services. Accessibility is not a determining factor on the suitability or sustainability of sites and the findings of accessibility are not defined as a constraint to development.
- 3.7.8 Open Space refers to facilities identified in the Open Space, Sports and Recreational Facilities Study (PPG17) (2011).

### **3.8 Accessibility Constraints**

- 3.8.1 Accessibility constraints refers to problems or limitations relating to site access, access to other sites or facilities as a result of development on site, potential infringement of public rights of way and the impacts of and on adjacent highways.
- 3.8.2 Accessibility constraints have been identified through the desktop review, site visits and comments from Leicestershire County Council Highways Department.
- 3.8.3 Only sites not excluded from consideration because of a red constraint have been assessed for their accessibility by Leicestershire County Council Highways Department.
- 3.8.4 Leicestershire County Council comments referring to 'no apparent fundamental reason for this site to be excluded' are not an indication that access could be provided.
- 3.8.5 Sites described as being in a 'rural location' indicates that the speed limit is greater than 40 mph and access from such a road would generally be contrary to the County Councils highways policies.
- 3.8.6 Sites with 'no comments from the Highway Authority' have not been assessed for their suitability for residential development in the context of transport implications. Some sites which are more than a 30 minute bus journey from a main Leicestershire centre as defined by the Leicestershire Local Transport Plan have not been assessed by the Highways Department.
- 3.8.7 Sites referred to as 'not appropriate for consideration' have not been excluded from assessment in the SHLAA Review process however the opinions of the Highways Department have been included within site assessments. Sites have been found unsuitable, unavailable or unachievable based on these comments in conjunction with data and observations taken during sites visits and the desktop review along with additional information supplied by site submitters.
- 3.8.8 Details in accessibility constraints can be amended upon submission of further evidence such as a Transport Assessment or the submission of valid access, which was not evident previously.

### **3.9 Planning Policy Constraints**

- 3.9.1 Planning policy constraints have taken the following into account:
- Sites of Special Scientific Interest (SSSI's);
  - Conservation areas;
  - Listed buildings;



- Employment Land and Premises Study Review classification and advice; and
  - Current planning policy (including updated evidence bases to inform such policy).
- 3.9.2 SSSI's, conservation areas and listed buildings have been noted as possible constraints to development but have not influenced the assessment. The exception is if the development of a site would block or hinder an important view or vista within or adjacent to a conservation area without the potential for mitigation as defined by the Landscape Character Assessment and Conservation Area Appraisals.
- 3.9.3 Constraints referred to by the Employment Land and Premises Study Review (2013) advise the retention of all or a portion of the site. If the study advises 100% employment to be retained a site will be found unsuitable. Employment sites which can be redeveloped for other uses in their entirety have not been identified as constraints. The study has reviewed the land available for economic development as per the recommendations of paragraph 161 of the NPPF.
- 3.9.4 Current planning policy refers to saved Hinckley and Bosworth Local Plan (2001), Core Strategy, Hinckley Town Centre Area Action Plan (AAP) and Earl Shilton and Barwell Area Action Plan policies as listed in Appendices 1 and 2. The identified Local Plan (2001), Core Strategy, Hinckley Town Centre AAP and Earl Shilton and Barwell AAP policies are utilised as a guide to developers and the public as possible constraints to development should discussions regarding a site progress. Reference is also made to appropriate evidence bases undertaken to inform current planning policy and progression of the Site Allocations and Development Management Policies DPD.
- 3.9.5 In 2010 the Government announced that private residential gardens were to be excluded from the definition of previously developed land as specified in the replaced Planning Policy Statement 3: Housing (PPS3) and continued in the NPPF. A general caveat has been added to the Planning Policy Constraints section of the assessment to take into account the amended guidance on applicable sites.
- 3.9.6 Sites that are entirely residential curtilage are removed from the definition of previously developed land. For sites that are a combination of residential curtilage and other uses the partial greenfield status of the site removes the presumption in favour of development as per the amended guidance. For sites that are predominantly residential curtilage only a replacement structure on the footprint of the existing dwelling would be considered previously developed land. If a site has planning permission the amended guidance has been applied based on the specific location of the proposed development.
- 3.9.7 The amended guidance does not prevent development on residential curtilage but may restrict the type, size and scale of development.

### **3.10 Ownership Constraints**

- 3.10.1 Ownership constraints refer to any legal ownership issues including:
- Multiple ownership;
  - Tenancies;
  - Ransom strips; and
  - Operational requirements.

- 3.10.2 These constraints have been identified through consultation information, site submissions, desktop review and site visits.

### **3.11 Estimating Housing Potential**

- 3.11.1 The estimation of housing potential is a significant factor affecting a sites economic viability and an essential indicator in determining the level of housing land supply in the borough to meet the housing target set by the Core Strategy.
- 3.11.2 The housing potential of each site has been determined by densities agreed to through the Joint Leicestershire SHLAA Methodology Paper and through a percentile discounting formula agreed upon by the developer panel during the preparation of the first SHLAA. Since the production of the Joint SHLAA Methodology in 2008 Policy 16 of the Core Strategy has been adopted, which in essence reflects density targets and the aspiration of using land effectively and efficiently.
- 3.11.3 Policy 16 of the Core Strategy requires that proposals for new residential development will need to meet a minimum net density of:
- At least 40 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Earl Shilton; and
  - At least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Hamlets.
- 3.11.4 Paragraph 47 of the NPPF also states that local planning authorities should “set out their own approach to housing density to reflect circumstances”. There is recent evidence that housing densities greater than 40 dwellings per hectare on sites located within Hinckley town centre (as defined by the Hinckley Town Centre AAP) can be achieved. A list of major sites constructed within the town centre since 1 April 2007 is contained within Appendix 7. House types included within these sites range from one and two bed apartments to three and four bed houses, suggesting a range of house types can be achieved at high densities in such a location within a varying housing market. Therefore a measured increase to a density of 60 dwellings per hectare was utilised in the 2013 SHLAA Review on sites located within the town centre, continued for this Review.
- 3.11.5 In addition to the application of standardised density targets to determine a sites residential capacity a formula which discounts a percentage of the sites size has also been applied, with the formula drawn up in discussion with stakeholders at developer panels. The formula discounts a percentage of a sites size in order to take account of support facilities, open space provision and infrastructure requirements for residential development.
- 3.11.6 The amount discounted depends on site size and has been broken down as follows:
- If a site is up to 0.4 hectares then the area calculated will remain unchanged;
  - If a site is between 0.4 hectares - 2 hectares then 82.5% of the site will be calculated with the density requirement to establish the residential capacity;
  - If a site is between 2 hectares – 35 hectares then 62.5% of the site will be calculated with the density requirement to establish the residential capacity; and
  - If a site is over 35 hectares then 50% of the site will be calculated with the density requirement to establish the residential capacity.

- 3.11.7 The dwelling numbers stated are a guide to what would be expected if the site were suitable for development but subject to change depending on site specific circumstances. All dwelling numbers have been rounded up or down to the nearest whole dwelling number.
- 3.11.8 If a constraint covers the site this has not reduced its residential capacity. The exception to the above housing capacity estimates are Residential Land Availability (RLA) sites. These sites already have consent for residential development and as such the number of dwellings for which the consent has been agreed has been stated as the sites residential capacity. Density figures have been omitted but follow the density agreed within the site's planning consent.

### **3.12 Assessing Suitability, Availability and Achievability**

- 3.12.1 The assessment of a sites suitability, availability and achievability provides the information on which the judgement of a sites deliverability and developability is made.
- 3.12.2 In order to provide a consistent approach to site assessment, sites suitability, availability and achievability has been determined from a list of assumptions produced by the borough council and agreed upon by members of the developer panel. These assumptions were based upon the SHLAA Practice Guidance and are consistent with amended guidance on suitability, availability and achievability provided by the NPPF and NPPG.
- 3.12.3 Information to determine the above has been based upon a site's general information and constraints.

#### **Suitability**

- 3.12.4 The NPPF states that "to be considered deliverable, sites should offer a suitable location for development now" (DCLG, 2012, para.47). The NPPG (Housing and economic land availability assessment, DCLG, 2014, section 5) states the following factors should be considered in the assessment of sites suitability for development:
- The development plan, emerging plan policy and national policy;
  - Market and industry requirements in that housing market or functional economic market area;
  - Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contaminations;
  - Potential impacts including the effect upon landscape features, nature and heritage conservation;
  - Contribution to regeneration priority areas;
  - Environmental/amenity impacts experienced by would be occupiers and neighbouring areas; and
  - Whether a site is already the subject of a planning permission.
- 3.12.5 A site will be found unsuitable if:
- It is not within or adjacent to the settlement boundary or adjacent to a site, which, if combined, would be adjacent to the settlement boundary;
  - Physical problems or constraints completely separate a site from the settlement boundary;

- There are no available accesses or access to the site is provided by an adjacent site, which has not been submitted;
- Access can not be provided without demolishing one or more houses and that site can accommodate less than 15 prospective dwellings, unless the dwelling to be demolished is included within the site;
- It is identified as an open space, sports or recreational facility with the quantity of the facility being below the recommended standard;
- It is within an area identified as particularly sensitive in regards to landscape character as document in the Landscape Character Assessment (2006) and/or reflected in the Green Wedge Review (2011); consideration will be given to a site's suitability in these regards at the micro-scale and macro-scale;
- Development on site could have a significant adverse impact on heritage assets and key heritage features (such as those documented in a Conservation Area Appraisal); and
- The Employment Land and Premises Study Review (2013) has identified that the site should be 100% retained for employment.

### **Availability**

3.12.6 The NPPF states that “to be considered deliverable, sites should be available now” (DCLG, 2012, para.47). The NPPG (Housing and economic land availability assessment, DCLG, 2014, section 5) states that legal/ownership problems can include unresolved multiple ownerships, ransom strip tenancies and operational requirements of landowners.

3.12.7 A site will be found unavailable if:

- There is no available access or access to the site is provided by an adjacent site, which has not been submitted;
- The site is identified in the Employment Land and Premises Study Review (2013) (unless the owner of the site has also put forward the site as an Expression of Interest);
- The site is an occupied employment site or a site accommodating an occupied dwelling, which would require demolition, which has not been submitted by the premises owner; and
- Legal or ownership problems mean the site is not available for development.

3.12.8 Residential Land Availability (RLA) sites that have not been previously excluded from consideration have been classed as available unless information retrieved from applicants states otherwise. Landowners and developers of RLA sites were contacted as part of the bi-annual RLA update process to determine a likely development period for their site.

### **Achievability**

3.12.9 The NPPF states that “to be considered deliverable, a site should be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable” (DCLG, 2012, para.47). The NPPG (Housing and economic land availability assessment, DCLG, 2014, section 5) states that “a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to

complete and let or sell the site over a certain period". Sites achievability will be affected by:

- Market factors;
- Cost factors; and
- Delivery factors.

3.12.10 Achievability will be considered through discussions with external stakeholders, including through developer panels and individual correspondence with the parties that have submitted sites, where necessary. In order to make assessment on viability information was requested from each site submitter during the 2013 SHLAA Review. This request was based on the checklist contained within the Viability Testing Local Plans document produced by the Local Housing Delivery Group (2012). The checklist is contained in Appendix 8.

3.12.11 Due to the large number of sites included in the SHLAA an assessment of viability for each site has not been undertaken. However, if there is a clear indication of un-viability taken from any information received during and since the 2013 Review it has been incorporated into the assessment of achievability within the 2014 SHLAA Review. This information has also assisted in informing an assessment of viability for a selection of sites undertaken for the preparation of the Site Allocations and Development Management Policies DPD.

3.12.12 A site will be found achievable unless:

- It is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary;
- Adequate access provision is unachievable or unlikely;
- Demolition of a dwelling is required to provide access or develop a site which can accommodate less than 15 dwellings and that dwelling has not been included in the submitted site; and
- Site costs and constraints diminish the residential capacity of the site to an extent which economic un-viability is a likely prospect.

3.12.13 In order to reflect the above mentioned factors which could affect sites achievability the following have also be examined and included with the assessment:

- Market interest;
- Timeframe for development; and
- Estimated build rate per annum.

### **3.13 Market Interest**

3.13.1 The determination of a sites market interest has been developed on a settlement-by-settlement basis by the developer panel. Market interest is designed as a guide to the potential market interest in a wider settlement context and not the particular interest there maybe in a specific site. The determination of market interest for the 2014 SHLAA Review has been updated based on information requested and received from the developer panel as part of the 2010 SHLAA Review. It must be noted that this market interest information was current for 2010, so the achievability of a site assessed in the 2014 SHLAA Review is not necessarily dependent on this information.

3.13.2 Market interest was assigned into the following five categories:

- High
- High/Medium
- Medium
- Medium/Low
- Low

3.13.3 The market interest of settlements within the Borough is set out in table 1.

**Table 1: Market interest by settlement**

<b>Market Interest</b>	<b>Settlement</b>
<b>High</b>	Burbage, Market Bosworth
<b>High/Medium</b>	Barwell (within Sustainable Urban Extension), Desford, Earl Shilton (within Sustainable Urban Extension), Groby, Hinckley and Wykin (Greenfield sites), Kirby Muxloe, Ratby, Stanton under Bardon
<b>Medium</b>	Atterton, Barlestone, Barton in the Beans, Barwell (within settlement), Bilstone, Cadeby, Carlton, Congerstone, Dadlington, Earl Shilton (within settlement), Markfield, Norton juxta Twycross, Odstone, Orton on the Hill, Osbaston, Pinwall, Ratcliffe Culey, Shackerstone, Sheepy Magna, Sheepy Parva, Shenton, Sibson, Stoke Golding, Sutton Cheney, Twycross, Upton, Wellsborough, Witherley
<b>Medium/Low</b>	Bagworth, Botcheston, Fenny Drayton, Higham on the Hill, Hinckley (within settlement), Kirkby Mallory, Nailstone, Peckleton, Stapleton, Thornton
<b>Low</b>	Newbold Verdon

### **3.14 Timeframe for Development**

3.14.1 Timeframe for development reflects the most likely timeframe in which a site will be completed for residential development. Each site has been assigned into one of three groupings:

1. Within 5 years falls within the 2014-2019 bracket
2. Within 6-10 years falls within the 2019-2024 bracket
3. 11 years and over falls within the 2024+ bracket

3.14.2 Site assignment into one of the three groupings has been based on a set of assumptions developed by the borough council and agreed upon by the developer panel. If any of the following assumptions have not been applied the reasons why will be explained within the site assessment:

- Sites with planning permission will be considered deliverable within the 0-5 year timeframe for development until permission expires, unless there is clear evidence that schemes will not be implemented within five years. However, if after discussion with applicants it is no longer their intention to develop within 0-5 years the site will be placed in the 6-10 year timeframe. It is noted that for sites to be allocated within the 0-5 year timeframe they must be realistic development opportunities;
- Sites adjoining and adjacent to the settlement boundary will be placed in the 6-10 year timeframe under the assumption that they are unlikely to be granted planning permission prior to this time due to existing policy restrictions;

- Sites outside the settlement boundary which are not adjacent to a site which if combined would be adjacent to the settlement boundary will be placed in the 11+ year timeframe;
- If a site is within the settlement boundary, has no policy restrictions, is currently unoccupied and has no constraints or the constraints can easily be mitigated a timeframe for development of 0-5 years will be applied;
- If a site is occupied and the owner has put forward the site this timeframe will be increased to 6-10 years based on the assumption that the owners are interested in relocating, but that it will take time to find new premises; and
- If the site is occupied and a third party has put forward the site then the timeframe will be increased to 11+ years on the assumption that there is an interest in the site, but that those occupying the site would need to move prior to any development.

### **3.15 Estimated build rate**

3.15.1 Estimated build rate indicates the average range of housing which is likely to be developed on site within one year. An annual build rate of 50-80 dwellings per annum was the estimated build rate assigned by the developer panel in 2008. Estimated build rates for the 2010 SHLAA Review were updated based on information requested and received from the developer panel and to reflect current market conditions at that time. The 2008 figure was reduced to 30 dwellings per annum per site for the period until 2011, and thereafter the build rate has been assumed to be 40 dwellings per annum per site (including for the 2014 SHLAA Review).

### **3.16 Deliverable, Developable, Non-developable**

3.16.1 The determination of a sites suitability, availability and achievability combined with timeframe for development directly informs the overall site assessment as either:

- Deliverable and developable
- Developable
- Non-developable

3.16.2 Paragraph 47 of the NPPF states that “to be considered deliverable, sites should be available now, offer a suitable locations for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years and in particular that the site is viable”. A deliverable site is suitable, available and achievable and has a timeframe of development of 0-5 years (2014-2019). A deliverable site is automatically assigned as a developable site.

3.16.3 Paragraph 47 of the NPPF also states that “to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”. A developable site is suitable, available and achievable and has timeframe for development of 6-10 years (2019-2024) or 11+ years (2024+).

### **3.17 Overcoming Constraints**

3.17.1 If evidence is provided which demonstrates that an identified constraint can be overcome this will be taken into account in the review of the SHLAA and may result in a site that was currently non-developable to be deemed developable.

### **3.18 Future SHLAA Reviews**

- 3.18.1 The SHLAA assesses housing land supply on an annual basis using two key components; new and existing sites. When updating existing sites the 2014 SHLAA Review and future reviews will take the following information into account:
- Sites under-construction have now been developed, or individual stages have been developed;
  - Sites with planning permission are now under-construction and what progress has been made;
  - Planning applications have been submitted or approved on sites and broad locations identified by the assessment;
  - Progress has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;
  - Unforeseen constraints have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed; and
  - The windfall allowance (where justified) is coming forward as expected, or may need to be adjusted.
- 3.18.2 Local Plan (2006-2026) and evidence base documents have been adopted, updated and revised, with these incorporated into the 2014 SHLAA Review and referenced where applicable.



## 4. SUMMARY OF FINDINGS

- 932 sites were assessed within the SHLAA Review 2014
- 91 sites that have been developed or are no longer considered an appropriate site for assessment were removed from the Review
- 177 sites were excluded from consideration due to a red constraint
- 274 sites were classed as non-developable
- 226 sites were found developable within the 6-10 year timeframe
- 6 sites were found developable within the 11+ year timeframe
- 158 sites were found deliverable and developable and are sites which are expected to come forward within the next 5 years

4.1 Table 2 provides a settlement-by-settlement breakdown of the sites assessed within the review. The Barwell Sustainable Urban Extension and sites with planning permission (RLA sites where development has not yet commenced) have been included in the table. When all RLA sites and the Barwell SUE are excluded the following total housing capacities apply:

4.2 The developable housing number of 14,515 combined with deliverable and developable number of 3,535 (which includes the Barwell SUE and existing planning permissions) provides the basis for housing supply in the borough up to 2026 and exceeds the Core Strategy requirement of 9,000 dwellings.

4.3 With regard to the matter of housing supply, deliverable sites may be included within the five-year housing land supply position. The 2014 SHLAA Review will assist in providing an evidence base for the position, updated bi-annually.

4.4 A full and comprehensive breakdown of sites is provided in Appendix 9 and a copy of all site assessment proformas with maps is provided in Appendix 10.

**Table 2: Settlement-by-settlement breakdown**

Settlement	Total Deliverable & Developable (within 0-5 years) (including RLA sites not yet commenced)		Total Developable (6-10 years) (including RLA sites not yet commenced)*		Total Developable (11+ years)	
	Overall Deliverable & Developable Area (ha)	Overall Deliverable & Developable Housing Numbers	Overall Developable Area (ha)	Overall Developable Housing Numbers	Overall Developable Area (ha)	Overall Developable Housing Numbers
Bagworth	2.32	69	21.57	443	0	0
Barlestone	0.82	12	45.3	871	0	0
Barton in the Beans	0.05	1	2.94	69	0	0
Barwell	135.43	2543	2.81	98	0	0
Botcheston	0.34	1	7.86	150	0	0
Burbage	14.98	192	67.83	1758	14.85	399
Cadeby	0.06	2	0.03	1	0	0
Carlton	0.17	1	23.28	473	2.76	57
Congerstone	0.11	1	3.4	84	0	0
Dadlington	0.08	1	0.34	3	0	0
Desford	0.52	13	14.22	279	0	0
Earl Shilton	1.47	68	96.21	2507	0	0
Fenny Drayton	0.24	4	1.12	25	0	0
Grobby	1.39	33	31.37	637	0	0
Higham on the Hill	0.28	2	53.35	832	0	0
Hinckley	13.24	457	135.82	2808	0	0
Kirkby Mallory	0.07	1	3.2	62	0	0
Market Bosworth	6.76	66	32.07	603	0	0
Markfield	0.15	5	25.27	398	0	0
Nailstone	2.65	6	4.48	100	0	0
Newbold Verdon	0.28	6	12.94	244	0	0
Norton Juxta Twycross	0.17	4	4.57	95	0	0
Osbaston	0.13	2	3.25	61	0	0
Peckleton	0	0	7.29	147	0	0
Ratby	0.89	8	49.55	665	0	0
Ratcliffe Culey	0.17	1	0	0	0	0
Sheepy Magna	0.12	3	3.81	74	0	0
Stanton Under Bardon	0.99	27	5.98	121	0	0
Stapleton	0.49	3	2.2	55	0	0
Stoke Golding	0	0	18.21	331	0	0
Thornton	0.03	1	11.26	237	0	0
Twycross	0	0	0.18	3	0	0
Witherley	0.08	2	14.46	281	0	0
<b>Total</b>	<b>184.48</b>	<b>3,535</b>	<b>706.17</b>	<b>14,515</b>	<b>17.61</b>	<b>456</b>

\*includes RLA sites not considered deliverable within the 0-5 year timeframe

## **Appendix 1: Saved Local Plan Policies (post-September 2007)**

### **Saved Local Plan Policies – Hinckley & Bosworth Local Plan (Adopted February 2001):**

IMP1	Contributions Towards the Provision of Infrastructure and Facilities
RES1**	Residential Proposals
RES5	Residential Proposals on Unallocated Sites
RES10	Replacement Dwellings
RES12	New Agricultural Dwellings
EMP1* **	Existing Employment Sites
EMP2	Expansion of Existing Employment Sites
EMP3**	Land for Employment Development
EMP4	Employment Development on Sites Other Than Those Allocated for Employment Uses
EMP5	MIRA, Built Development for Employment Purposes
EMP6	MIRA, Surface Test Facilities and Landscaping to Proving Ground
BE1**	Design and Siting of Development
BE3	Demolition of Listed Buildings
BE4	Alterations to Listed Buildings
BE5	The Setting of a Listed Building
BE6	Change of Use of a Listed Building
BE7	Development in a Conservation Area
BE8	Demolition in Conservation Areas
BE9	Shop Fronts in Conservation Areas
BE10	Shop Security in Conservation Areas
BE11	Advertisements in Conservation Areas
BE12	Scheduled Ancient Monuments and Nationally Important Archaeological Sites
BE13	Initial Assessment of Sites of Archaeological Interest and Potential
BE14	Archaeological Field Evaluation of Sites
BE15	Preservation of Archaeological Remains in Situ
BE16	Archaeological Investigation and Recording
BE17	Historic Battlefields
BE19	Open Spaces and Areas of Special Character within Settlements
BE20	Re-Use and Adaption of Rural Buildings
BE26	Light Pollution
BE27	Wind Power
NE2	Pollution
NE4	Areas of Separation

NE5	Development in the Countryside
NE6	Sites of Special Scientific Interest
NE7	Sites of County and Local Nature Conservation Significance
NE10	Local Landscape Improvement Areas
NE12**	Landscaping Schemes
NE13	The Effects of Development on Natural Watercourses
NE14	Protection of Surface Waters and Ground Water Quality
NE15	Protection of River Corridors
NE16	Storage of Oils, Fuels and Chemicals
NE17	Protection of the Water Environment from the Development of Contaminated Land
NE20	Grobby Pool and Pool House
T1	Strategic Road Improvements
T2	Protection of the Lines of Proposed Improvements to the Specified Road Network
T4*	Retention of Car Parking Facilities
T5	Highway Design and Vehicle Parking Standards
T6	Car Parking in Market Bosworth
T7	Proposed Railway Station at Desford
T8	Proposed Railway Station at Bagworth
T10	Secure Cycle Parking Facilities
T11	Traffic Impact Assessment
Retail 1	General Retail Strategy
Retail 6	Shop Fronts
Retail 7*	Local Shopping Centres
Retail 8**	Change from Retail Use Within Local Centres
Retail 9**	Proposed Local Shopping Centres
Retail 11**	Small Local Shops
Retail 12**	Use of Upper Floors
Retail 13**	Conversion of Shops to Residential Use
Retail 15	Amusement Centres
REC1	Development of Recreation Sites
REC2	New Residential Development – Outdoor Open Space Provision for Formal Recreation
REC3	New Residential Development – Outdoor Play Space for Children
REC4	Proposals for Recreational Facilities
REC6	Ashby Canal Corridor
REC7	Marina and Moorings Developments
REC9	Access to the Countryside
REC10	Former Railway Lines
REC12	Nailstone Colliery
REC13	Thornton Reservoir
REC16	Britannia Road, Recreation Ground

CF2A**	Development on Allocated Educational Sites
CF2B**	Alternative Uses of Existing Educational and Community Sites
CF4	Former Higham Grange Hospital
CF5**	Cemetery Extensions and New Crematoria in the Urban Area
CF6	Village Cemeteries
CF8**	Residential Care and Nursing Homes

\*Policy replaced in part by an Adopted Hinckley Town Centre Area Action Plan Policy

\*\*Policy replaced in part by an Adopted Earl Shilton and Barwell Action Plan Policy

## **Appendix 2: Local Plan (2001) Policies replaced by Core Strategy Policies**

This schedule explains which saved policies in the adopted Local Plan have been replaced by policies in the adopted Core Strategy

<b>Local Plan (2001) Policy</b>	<b>Replacement Policy in the Core Strategy</b>
NE03 – Green Wedges	Policy 6 – Hinckley/Barwell/Earl Shilton/Burbage Green Wedge; Policy 9 – Rothley Brook Meadow Green Wedge
NE19 – Charnwood Forest	Policy 22 – Charnwood Forest
NE21 – The Principles of Development within the National Forest	Policy 21 – National Forest
NE22 – Criteria for the Consideration of Development Proposals within the National Forest	Policy 21 – National Forest
REC21 – Tourist Accommodation	Policy 23 – Tourism Development
REC26 – New Visitor Attractions	Policy 23 – Tourism Development
RES02 – The Provision of Affordable Housing	Policy 15 – Affordable Housing
RES03 – Provision of Affordable Housing on Sites not Specifically Allocated for Residential Purposes	Policy 15 – Affordable Housing
RES04 – Affordable Housing in Small Villages	Policy 17 – Rural Needs
RES13 – Gypsy Caravan Sites	Policy 18 – Provision of sites for Gypsies, Travellers and Travelling Showpeople
T3 (in part) – New Development and Public Transport	Policy 5 – Transport Infrastructure; Policy 7 – Key Rural Centres; Policy 14 – Rural Areas: Transport
T9 (in part) – Facilities for Cyclists and Pedestrians	Policy 1 – Development in Hinckley; Policy 2 – Development in Earl Shilton; Policy 3 – Development in Barwell; Policy 4 – Development in Burbage; Policy 5 – Transport Infrastructure Policy 8 – Key Rural Centres Relating to Leicester; Policy 10 – Key Rural Centres within the National Forest; Policy 11 – Key Rural Centres Stand Alone; Policy 12 – Rural Villages; Policy 14 – Rural Areas: Transport

**Appendix 2 (continued): Local Plan (2001) Policies replaced by Hinckley Town Centre Area Action Plan Policies**

This schedule explains which saved policies in the adopted Local Plan (2001) have been replaced by policies in the adopted Hinckley Town Centre Area Action Plan.

<b>Local Plan (2001) Policy</b>	<b>Replacement Policy in the Hinckley Town Centre Area Action Plan</b>
Retail 2 – Primary Shopping Frontages, Hinckley Town Centre	Policy 13 – Hinckley Town Centre Shopping Areas
Retail 3 – Secondary Shopping Frontages, Hinckley Town Centre	Policy 13 – Hinckley Town Centre Shopping Areas
Retail 4 – Other Shopping Areas, Hinckley Town Centre	Policy 13 – Hinckley Town Centre Shopping Areas
Retail 7 (in part) – Local Shopping Centres	Policy 14 – Retail Development Outside Hinckley Town Centre. Policy Retail 7 will continue to apply to Local Centres outside of the Area Action Plan Boundary
T4 (in part) – Retention of Car Parking Facilities	This policy will no longer be relevant within the Area Action Plan boundary but will continue to apply to off street car parks outside of the Area Action Plan boundary
EMP1 (in part) – Existing Employment Sites	Policies 2, 3, 7, 8, 9, 12a & 12b. Policy EMP1 will continue to apply to employment sites outside of the Area Action Plan Boundary.
EMP7 – Upper Bond Street, Hinckley	Policy 12a – Area of Mixed Uses, Upper Bond Street

## **Appendix 2 (continued): Local Plan (2001) Policies replaced by Earl Shilton and Barwell Area Action Plan Policies**

This schedule explains which saved policies in the adopted Local Plan (2001) have been replaced by policies in the adopted Earl Shilton and Barwell Area Action Plan.

<b>Local Plan (2001) Policy</b>	<b>Replacement Policy in the Earl Shilton and Barwell Area Action Plan</b>
RES1 (in part) – Residential Proposals	Policies 1, 6, 7, 12 & 13. Policy RES1 will continue to apply to employment sites outside of the Area Action Plan Boundary
EMP1 (in part) – Existing Employment Sites	Policy 23 – Existing Employment Sites. Policy EMP1 will continue to apply to employment sites outside of the Area Action Plan Boundary
EMP3 (in part) – Land for Employment Development	Policies 8 & 14. Policy EMP3 will continue to apply to employment sites outside of the Area Action Plan Boundary
BE1 (in part) – Design and Siting of Development	Policy 22 – Development and Design. Policy BE1 will continue to apply to employment sites outside of the Area Action Plan Boundary
NE12 (in part) – Landscaping Schemes	Policy 22 – Development and Design. Policy NE12 will continue to apply to employment sites outside of the Area Action Plan Boundary
T3 – New Development and Public Transport	Policies 10, 16 & 21. Policy T3 will continue to apply to employment sites outside of the Area Action Plan Boundary
T9 – Facilities for Cyclists and Pedestrians	Policies 11 & 17. Policy T9 will continue to apply to employment sites outside of the Area Action Plan Boundary
Retail 8 (in part) – Change from Retail Use Within Local Centres	Policy 26 – Vitalising District, Local and Neighbourhood Centres. Policy Retail 8 will continue to apply to employment sites outside of the Area Action Plan Boundary
Retail 9 (in part) – Proposed Local Shopping Centres	Policies 9 & 15. Policy Retail 9 will continue to apply to employment sites outside of the Area Action Plan Boundary
Retail 11 (in part) – Small Local Shops	Policies 22 & 26. Policy Retail 11 will continue to apply to



	employment sites outside of the Area Action Plan Boundary
Retail 12 (in part) – Use of Upper Floors	Policy 26 – Vitalising District, Local and Neighbourhood Centres. Policy Retail 12 will continue to apply to employment sites outside of the Area Action Plan Boundary
Retail 13 (in part) – Conversion of Shops to Residential Use	Policy 26 – Vitalising District, Local and Neighbourhood Centres. Policy Retail 13 will continue to apply to employment sites outside of the Area Action Plan Boundary
CF2A (in part) – Development on Allocated Educational Sites	Policy 24 – Safeguarding Community Facilities. Policy CF2A will continue to apply to employment sites outside of the Area Action Plan Boundary
CF2B (in part) – Alternative Uses of Existing Educational and Community Sites	Policy 24 – Safeguarding Community Facilities. Policy CF2B will continue to apply to employment sites outside of the Area Action Plan Boundary
CF5 (in part) – Cemetery Extensions and New Crematoria in the Urban Area	Policy 25 (part b) – Safeguarding Open Space and Recreational Facilities. Policy CF5 will continue to apply to employment sites outside of the Area Action Plan Boundary
CF8 (in part) – Residential Care and Nursing Homes	Policy 22 – Development and Design. Policy CF8 will continue to apply to employment sites outside of the Area Action Plan Boundary

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

#### **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAAs)**

#### **SUMMARY OF RESPONSES TO METHODOLOGY**

<b>Q1) DO YOU AGREE THAT A PROJECT GROUP IN EACH COUNCIL SHOULD BE RESPONSIBLE FOR THE UNDERTAKING OF THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Andrew Granger & Co	Yes, I agree but am concerned about how information will be joined up as a development in one area often has a significant effect on another. Presumably there will be some form of co-ordination group to assess the whole of Leicester and Leicestershire.	A SHLAA Partnership has been set up involving all the local authorities in the Housing Market Area and we have invited the Home Builders Federation, East Midlands Regional Assembly, Housing Corporation, a Local Registered Social Landlord and English Partnerships to join this partnership in line with the CLG Practice Guidance. This group will oversee the preparation of the SHLAAs and ensure a consistent and joined up approach.
Landmark Planning Ltd on behalf of Mrs C Spence, James Coles & Sons (Nurseries), Mr J Brown, Mr J Dawson, Persimmon Homes (North Midlands) Ltd, Stamford Homes Ltd	No, it would benefit the community if an impartial body or consultancy undertook each SHLAA, under the direction of the Council, in order to ensure that the approach used is open and consistent regardless of landowner/developer. This will also allow a wider range of expertise to be utilised, potentially enabling a more robust document to be produced.	<p>A SHLAA Partnership will oversee the preparation of the assessments. We have invited the Home Builders Federation, East Midlands Regional Assembly, Housing Corporation, a Local Registered Social Landlord and English Partnerships to join this partnership to bring together a range of expertise. We will also be approaching the development industry and key agencies to provide additional expertise to stage 7 of the assessment.</p> <p>The Partnership will ensure that the assessments are</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q1) DO YOU AGREE THAT A PROJECT GROUP IN EACH COUNCIL SHOULD BE RESPONSIBLE FOR THE UNDERTAKING OF THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
		untaken in an open and consistent manner. The results of the assessments will be consulted on to allow an opportunity for people to provide additional evidence for consideration as part of the assessment.
Nathaniel Lichfield & Partners on behalf of Co-operative Group	Yes, the Co-operative Group agrees that responsibility for undertaking the assessment should be placed with an Officer Project Group within each Council comprising both planning and housing officers.	The SHLAA Partnership will include both Planning and Housing Officers from each of the local authorities in the Housing Market Area, as well as other key agencies.
Pegasus Planning Group on behalf of Persimmon Special Projects	The proposal to undertake the SHLAA in house via an Officer Project Group within each Council is acceptable provided that sufficient expertise and resources are available to carry out the work in a transparent, timely and efficient manner. Crucially key private sector stakeholders should help inform and be part of the SHLAA project group.	<p>A SHLAA Partnership has been set up involving all the local authorities in the Housing Market Area and we have invited the Home Builders Federation, East Midlands Regional Assembly, Housing Corporation, a Local Registered Social Landlord and English Partnerships to join this partnership in line with the CLG Practice Guidance to bring together a range of expertise. We will also be approaching the development industry and key agencies to provide additional expertise to stage 7 of the assessment.</p> <p>The Partnership will oversee the assessments and ensure the assessments are undertaken in an efficient and open way.</p>
Henry Llewellyn on	No, it would be better if an impartial body/company	A SHLAA Partnership will oversee the preparation of the

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q1) DO YOU AGREE THAT A PROJECT GROUP IN EACH COUNCIL SHOULD BE RESPONSIBLE FOR THE UNDERTAKING OF THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
behalf of Burley Estate	undertook the SHLAAs, allowing the approach to be unbiased, whilst enabling a wider range of expertise to be utilised on the project.	<p>assessments. We have invited the Home Builders Federation, East Midlands Regional Assembly, Housing Corporation, a Local Registered Social Landlord and English Partnerships to join this partnership to bring together a range of expertise. We will also be approaching the development industry and key agencies to provide additional expertise to stage 7 of the assessment.</p> <p>The Partnership will ensure that the assessments are undertaken in an open and consistent manner. The results of the assessments will be consulted on to allow an opportunity for people to provide additional evidence for consideration as part of the assessment.</p>
Pegasus Planning Group on behalf of Various Clients	<p>The CLG Practice Guidance emphasises the importance of a partnership approach as critical to the production of sound Strategic Housing Land Availability Assessments (SHLAAs). The guidance recommends that local authorities work with key stakeholders including house builders and local agents (para 11).</p> <p>The guidance suggests using existing housing market area partnerships where they are established and include all relevant partners. It also recommends that Project Teams should include a mix of</p>	<p>A SHLAA Partnership will oversee the preparation of the assessments. We have invited the Home Builders Federation, East Midlands Regional Assembly, Housing Corporation, a Local Registered Social Landlord and English Partnerships to join this partnership to bring together a range of expertise. We will also be approaching the development industry and key agencies to provide additional expertise to stage 7 of the assessment. We agree that the Leicestershire Builders Forum is one means for us to contact private sector stakeholders when we get to stage 7.</p> <p>Consideration was given to using the existing partnership</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q1) DO YOU AGREE THAT A PROJECT GROUP IN EACH COUNCIL SHOULD BE RESPONSIBLE FOR THE UNDERTAKING OF THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<p>partnership members to ensure ownership (para 19).</p> <p>The Draft Methodology does not appear to promote such a partnership approach, suggesting that the SHLAA will be undertaken by an Officer Project Group. There is a real risk that the robustness of the study will be seriously undermined by this approach.</p> <p>There are existing established partnerships, including the group established to undertake the Housing Market Area Assessment and the Leicestershire Builders Forum, which could form the basis of an expanded Partnership to undertake the SHLAA.</p>	<p>set up to oversee the Strategic Housing Market Assessment. However, unlike some areas, this partnership is still concentrating on the completion on this market assessment which is being undertaken during the same time period.</p>
William Davis Ltd	<p>I consider that it is vitally important that there is consistency in approach between the different districts. The proposal for a separate Project Group in each authority could potentially run counter to this objective. There ought to be some consistent membership within each Group and perhaps this could be fulfilled by a representative from the County Council other stakeholder? Also, whilst appreciating the current round of consultation on the approach to be taken I am conscious that DCLG 'Practice Guidance' recommends that a partnership approach with stakeholders should be extended to the Assessment itself. The Guidance suggests the Housing Market Partnership as a possible forum which</p>	<p>A SHLAA Partnership will oversee the preparation of the assessments; this includes a representative from the County Council. We have also invited the Home Builders Federation, East Midlands Regional Assembly, Housing Corporation, a Local Registered Social Landlord and English Partnerships to join this partnership to bring together a range of expertise. We will also be approaching the development industry and key agencies to provide additional expertise to stage 7 of the assessment.</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q1) DO YOU AGREE THAT A PROJECT GROUP IN EACH COUNCIL SHOULD BE RESPONSIBLE FOR THE UNDERTAKING OF THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	should include" house builders, social landlords, local property agents, local communities and other agencies" (paragraph 11 of the guidance refers).	

<b>Q2) DO YOU AGREE WITH THE THRESHOLD FOR THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Andrew Granger & Co	I do not agree with the threshold for the assessment which should be a standard and if this is ten dwellings for most areas then this should remain the threshold for everyone.	The CLG Practice Guidance sets out the factors that should be taken into account in determining the minimum size of site to be surveyed. This includes the nature of the housing challenge, the area and land supply, as well as the resources available. These factors are very different for the different local authorities involved in the Housing Market Area and therefore one approach would not be appropriate. It is important that the methodology justifies and explains the different approaches taken to size thresholds.
Landmark Planning Ltd on behalf of Mrs C Spence, James Coles & Sons	No, sites below 10 units should be counted as windfall sites. Identification of sites within Harborough, Hinckley & Bosworth and Oadby & Wigston at a lower scale will provide the potential for double counting of available housing capacity. Consideration of schemes capable	PPS3 requires that local authorities do not include an allowance for windfall sites in their housing supply unless there are local circumstances which would justify this. Authorities will ensure there is no double counting in the monitoring of housing land supply and will be clearly set

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q2) DO YOU AGREE WITH THE THRESHOLD FOR THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
(Nurseries) Ltd, Mr J Brown, Mr J Dawson, Persimmon Homes (North Midlands) Ltd, Stamford Homes Ltd	of providing individual plots would be incredibly time consuming to explore all potential avenues and is likely to produce an incomplete assessment. All the Districts form part of the wider housing market of Leicestershire and as such the same/similar criteria should be used to identify suitable housing sites.	out how this has been done in their annual monitoring reports.  It is important that the methodology justifies and explains the different approaches taken to size thresholds.
Nathaniel Lichfield & Partners on behalf of Co-operative Group	<p>The Co-operative Group agrees with the threshold set out under Stage 2 in the Consultation Paper. However the purpose of Stage 2 is to determine which sources of sites will be included in the Assessment as confirmed by the DCLG SHLAA Practice Guidance 2007. The Consultation Paper does not address this stage of the process and instead substitutes it for an explanation on how particular thresholds have been determined.</p> <p>The Co-operative Group therefore recommends that the methodology for the SHLAA be modified to clearly set out the types of sites that will be covered by the assessment. Each of the categories identified in Figure 4 of the SHLAA Practice Guidance should be considered before any particular types of land or areas are excluded, in which instance, a full justification should be provided. Paragraph 16 of the SHLAA Practice Guidance clarifies that a wider range of sites with potential for housing, including sites in rural</p>	It is agreed that stage 2 the methodology should include reference to all the types of sites that will be used to inform the assessment in line with the CLG Practice Guidance Figure 4. This is outlined to some extent in stage 3.

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q2) DO YOU AGREE WITH THE THRESHOLD FOR THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	settlements, brownfield sites outside settlement boundaries, suitable Greenfield sites and broad locations, needs to be identified than was formerly required in undertaking Urban Capacity Assessments.	
Glaston/Rutland	<p>Given that a large proportion of housing development in Melton Borough takes place on small sites of less than 10 dwellings, while the threshold for securing affordable housing, as proposed in the Council's Affordable Housing Draft SPD, is for much smaller sites, should a lower, or possibly variable threshold for the purposes of the assessment be set?</p> <p>Earlier this week I raised the issue of the threshold for the SHLAA for Melton Borough, with Ryan Astle of the Council. I was advised that the threshold for the Borough of 10+ dwellings was applicable to the current 'invitation to suggest sites', even though it was at present included in a consultation document. It is possible that a site(s) could otherwise have been suggested.</p> <p>I assume from the flow chart that there will be further invitations to suggest sites, at least on an annual basis?</p>	<p>A large proportion of development in the Melton Borough has historically taken place on small sites of less than 10 dwellings. However, we do not have the resources to identify every small site within the Melton Borough and previous attempts to do this have been proved to be unreliable and controversial.</p> <p>The Strategic Housing Land Availability Assessment will be updated on a regular basis and there will be other opportunities to submit sites for consideration as part of the Local Development Framework process.</p>
Henry Llewellyn on behalf of Burley	No, the threshold should be 10 units as below this will encroach upon windfall sites making monitoring of housing land/numbers much more complicated. The	PPS3 requires that local authorities do not include an allowance for windfall sites in their housing supply unless there are local circumstances which would justify this.



### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q2) DO YOU AGREE WITH THE THRESHOLD FOR THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Estate	current approach does not provide continuity between the Boroughs, whilst identification of individual plots will be an incredibly complex task to be undertaken every few years. For rural settlements, it may be appropriate to consider sites of 5+ units, as it is unlikely that many larger scale sites will be available and this will enable limited planned expansion to suitable rural villages.	<p>Authorities will ensure there is no double counting in the monitoring of housing land supply and will be clearly set out how this has been done in their annual monitoring reports.</p> <p>The CLG Practice Guidance sets out the factors that should be taken into account in determining the minimum size of site to be surveyed. This includes the nature of the housing challenge, the area and land supply, as well as the resources available. These factors are very different for the different local authorities involved in the Housing Market Area and therefore one approach would not be appropriate. It is important that the methodology justifies and explains the different approaches taken to size thresholds.</p>
Pegasus Planning Group on behalf of Various Clients	As a strategic assessment it seems reasonable to focus on sites of 10 dwellings or more. There is a danger that the inclusion of smaller sites will lose the strategic focus of the study.	<p>The CLG Practice Guidance sets out the factors that should be taken into account in determining the minimum size of site to be surveyed. This includes the nature of the housing challenge, the area and land supply, as well as the resources available. These factors are very different for the different local authorities involved in the Housing Market Area and therefore one approach would not be appropriate. It is important that the methodology justifies and explains the different approaches taken to size thresholds.</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q2) DO YOU AGREE WITH THE THRESHOLD FOR THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
William Davis Ltd	As above, I concerned that the threshold for the assessment should be consistent across all districts. The nil threshold proposed in Oadby and Wigston and Hinckley and Bosworth districts seems unduly onerous and the 10 dwelling threshold proposed elsewhere seems too high and likely to result in calls for continuing reliance on small site windfall allowances rather than a robust assessment of potential housing delivery. On this basis a 5 dwellings threshold would appear to represent a better threshold for all districts.	<p>The CLG Practice Guidance sets out the factors that should be taken into account in determining the minimum size of site to be surveyed. This includes the nature of the housing challenge, the area and land supply, as well as the resources available. These factors are very different for the different local authorities involved in the Housing Market Area and therefore one approach would not be appropriate. It is important that the methodology justifies and explains the different approaches taken to size thresholds.</p> <p>PPS3 requires that local authorities do not include an allowance for windfall sites in their housing supply unless there are local circumstances which would justify this. The thresholds reflect the supply and requirements for housing provision of that area. The methodology should include reference to what approach will be taken if insufficient supply is identified to ensure supply is based on a robust assessment rather than windfalls.</p>

<b>Q3) DO YOU AGREE WITH THE PROPOSED LIST OF SOURCES FOR SITES?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q3) DO YOU AGREE WITH THE PROPOSED LIST OF SOURCES FOR SITES?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Andrew Granger & Co	I agree but sites owned by Local Authorities, Government and Undertakers should be added to the list.	Agree the methodology should refer to this source of sites.
Landmark Planning Ltd on behalf of Mrs C Spence, James Coles & Sons (Nurseries) Ltd, Mr J Brown, Mr J Dawson, Persimmon Homes (North Midlands) Ltd, Stamford Homes Ltd	Yes.	No comment.
Nathaniel Lichfield & Partners on behalf of Co-operative Group	The Co-operative Group agrees with all of the sources of sites (listed at Stage 3) that will feed into the SHLAA but considers that it is not as exhaustive or comprehensive as Figure 5 of the SHLAA Practice Guidance which identifies potential data sources for identifying sites with housing potential.	Agree the methodology should refer to the sources of information, as outlined in Figure 5 of the Practice Guidance and that the types of sites should be referred to as part of stage 2.
Glaston/Rutland	According to the sources listed I assume sites could also be put forward during the various stages for the	This is correct.

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q3) DO YOU AGREE WITH THE PROPOSED LIST OF SOURCES FOR SITES?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	preparation of relevant elements of the LDF?	
Henry Llewellyn on behalf of Burley Estate	Yes - the list of sources is fairly standard to that suggested to Government.	No comment.
Pegasus Planning Group on behalf of Various Clients	The list appears to cover all potential site sources.	No comment.
William Davis Ltd	The list appears to be somewhat limited compared to the list which appears at Figure 4 of the DCLG 'Practice Guidance'.	It is agreed that stage 2 of the methodology should include reference to all the types of sites that will be used to inform the assessment in line with the CLG Practice Guidance Figure 4.
English Heritage	<p>The historic environment is an important resource and needs to be adequately assessed by the SHLAA. Indeed, 'Stage 7a: Assessing suitability for housing' on page 16 of the CLG SHLAA Practice Guidance states that 'potential impacts -including effect upon landscape features and conservation' should be considered when assessing a site's suitability for housing.</p> <p>English Heritage promotes a wide definition of the historic environment which includes not only those areas and buildings with statutory protection, but also</p>	It is intended that the SHLAA will consider the impacts on historic character and archaeology. The Partnership will be approaching the County Council and City Council Archaeology Departments and local authority Conservation Officers to help inform the assessment of sites. The advice provided will help inform our site appraisal checklist.

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q3) DO YOU AGREE WITH THE PROPOSED LIST OF SOURCES FOR SITES?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<p>those which are locally valued and important. The importance and extent of below ground archaeology is often unknown, although information in the County Historic Environment Record will indicate areas of known interest, or high potential, where further assessment is required before decisions are made. The methodology should therefore not just include historic designations, but consider broader historic character and archaeology.</p> <p>We would advise that you consult with the appropriate colleagues in the local authorities (conservation officers and county archaeologist) to ensure that the historic environment is adequately assessed. Characterisation studies, such as the Historic Landscape Characterisation that is currently being undertaken by the County Council, will describe the local historic environment and provide a useful starting point for any site assessment.</p> <p>We would advise that you seek the advice of your heritage officers to establish a Site Assessment Checklist for the historic environment, covering both designated and non-designated assets. For example, as well as listed buildings, scheduled monuments, registered historic parks and gardens and registered battlefields the following should be considered:</p>	

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q3) DO YOU AGREE WITH THE PROPOSED LIST OF SOURCES FOR SITES?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<ul style="list-style-type: none"> <li>Archaeological interest should be included, and this might be more or less of a constraint depending on the importance, or potential, of the site.</li> <li>Conservation areas, while designated locally, are not necessarily only of local significance.</li> <li>Views can also be important, and settings of assets can be affected from some distance away.</li> </ul> <p>Finally, I would like to draw your attention to English Heritage's recent policy statement on historic suburbs. While we note that the site size threshold may exclude suburban gardens from this exercise, you may find the document of interest. It is available from the HELM website at:  <a href="http://www.helm.org.uk/upload/pdf/Suburbs_HE.pdf">http://www.helm.org.uk/upload/pdf/Suburbs_HE.pdf</a></p>	
Home Builders Federation	In considering existing sources of information, Council should consider locally derived planning permission laps rates and renewal rates. These should be taken into account in the consideration existing and potential commitments.	This is already considered as part of the Annual Monitoring Report and will form part of the SHLAA.

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Andrew Granger & Co	I do not agree with the proposed geographical limits to the assessment. The Hinckley and Bosworth and Melton Authorities seem to have listed almost every community they have in their area whereas Harborough has listed two and Kibworth and Great Glen which are within the Greater Leicester Planning Area have been excluded and should be included. In order to have a balanced view and also a balanced document each Local Authority should be using a similar criteria.	<p>A more consistent approach to the geographical limits of the assessment is needed within the Housing Market Area. It has been agreed that this should include settlements which form part of the Principal Urban Area, Sub Regional Centres and Service Centre/Rural Centre in emerging Core Strategies. This aligns the assessment with the emerging Regional Spatial Strategy and ensures it is linked to the evidence base that has been used to inform Core Strategies, which assesses the sustainability of settlements based on the service provision available. Settlements which not have sufficient services will not meet the PPS3 criteria for deliverable and developable sites.</p> <p>In addition consideration will also be given to the potential for affordable rural housing on sites within and adjoining other rural settlements to meet local needs. Due to resources, some authorities will consider Service Centres/Rural Centres and affordable housing in rural areas as part of a second phase of their assessment.</p>
Landmark Planning Ltd on behalf of Mrs C Spence, James Coles & Sons (Nurseries) Ltd, Mr J Brown, Mr J Dawson,	No, it appears contradictory between Council's that effectively the location of possible housing sites can vary so much. The inclusion of a number of rural settlements in Blaby, Hinckley and Bosworth and Melton does not provide a cogent approach when compared to Charnwood and Harborough in	A more consistent approach to the geographical limits of the assessment is needed within the Housing Market Area. It has been agreed that this should include settlements which form part of the Principal Urban Area, Sub Regional Centres and Service Centre/Rural Centre in emerging Core Strategies. This aligns the assessment

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Persimmon Homes (North Midlands) Ltd, Stamford Homes Ltd	particular. All the Districts form part of the wide housing market of Leicestershire and as such the same/similar criteria should be used to identify suitable settlements.	<p>with the emerging Regional Spatial Strategy and ensures it is linked to the evidence base that has been used to inform Core Strategies, which assesses the sustainability of settlements based on the service provision available. Settlements which not have sufficient services will not meet the PPS3 criteria for deliverable and developable sites.</p> <p>In addition consideration will also be given to the potential for affordable rural housing on sites within and adjoining other rural settlements to meet local needs. Due to resources, some authorities will consider Service Centres/Rural Centres and affordable housing in rural areas as part of a second phase of their assessment.</p>
M&S Solicitors on behalf of Robert Birkle	<p>The list of the proposed geographical limits is too restrictive, particularly with regard to the list of sites within settlements listed within the Charnwood area. Specifically, the list should include Wymeswold which is on a par in size with some of the service centre settlements.</p> <p>To restrict the assessment area as proposed would unduly restrict the ability of settlements not listed to grow and expand, and for new life to be breathed into those settlement areas and over concentrate development in the service centre settlements.</p>	<p>The settlements to be considered as part of the assessment will be based on the evidence base used to inform the emerging Core Strategy settlement hierarchy. This hierarchy is not based on the size of the settlement; it is related to the level of service provision available in settlements. Wymeswold does not have sufficient services available in the village for it to be considered as a sustainable location for housing development.</p> <p>Wymeswold will be considered for its potential for affordable housing sites to meet local needs.</p>



### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<p>Further, the Charnwood Development Framework covers the whole of the Charnwood area, whereas the SHLAA seeks to restrict the areas to be surveyed for development to selective areas only, to the specific exclusion of other settlements within the Charnwood area.</p> <p>Furthermore, by limiting the areas to be surveyed automatically excludes areas and sites that could be suitable for meeting development needs and housing supply.</p>	
Nathaniel Lichfield & Partners on behalf of Co-operative Group	<p>The Co-operative Group does not agree with the proposed geographical limits to the assessment as set out under Stage 4. As Paragraph 8 of the SHLAA Practice Guidance indicates that the Assessment should identify "<i>the choices available to meet the need and demand for more housing,</i>" the Co-operative considers it important to survey all sites identified by the desk-top review. The Co-operative Group also considers that it may be necessary to survey Greenfield sites if these are required in order to identify specific, deliverable sites for the first five years or specific, developable sites for years 6-10 and ideally 11-15, in accordance with PPS3 and the SHLAA Practice Guidance. This will be particularly necessary given the severe housing shortage</p>	<p>A more consistent approach to the geographical limits of the assessment is needed within the Housing Market Area. It has been agreed that this should include settlements which form part of the Principal Urban Area, Sub Regional Centres and Service Centre/Rural Centre in emerging Core Strategies. This aligns the assessment with the emerging Regional Spatial Strategy and ensures it is linked to the evidence base that has been used to inform Core Strategies, which assesses the sustainability of settlements based on the service provision available. Settlements which not have sufficient services will not meet the PPS3 criteria for deliverable and developable sites.</p> <p>In addition consideration will also be given to the potential for affordable rural housing on sites within and</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	identified by the Panel Report of the East Midlands RSS which is likely to result in an early review of the RSS and <i>"new or expanded growth points or new settlements which might include eco-towns"</i> [para 20.3] to meet the necessary additional provision.	adjoining other rural settlements to meet local needs. Due to resources, some authorities will consider Service Centres/Rural Centres and affordable housing in rural areas as part of a second phase of their assessment.
Pegasus Planning Group on behalf of Persimmon Special Projects	<p>We note the comment that <i>'the SHLAA will be controlled by the need to bring forward only those sites needed to ensure that Leicester and Leicestershire Planning Authorities meet rates of housing provision set out in the emerging and adopted RSS'</i>. With consideration to the Government emphasis upon the delivery of housing, figures contained within the RSS should be viewed as a floor not a ceiling.</p> <p>It is agreed that the majority of housing should be directed to primary urban areas such as Market Harborough. Market Harborough represents a sustainable and logical location for housing growth. This is consistent with the approach advocated in the EMRP and recently published Panel Report.</p> <p>It should also be recognised that previously developed land does not always represent the most logical and sustainable location for growth. PPS7 recognises this stating that <i>'priority should be given to the re-use of previously-developed ('brownfield') sites</i></p>	The assessment will not make a relative assessment of the sites identified; it is the role of the Local Development Framework to make this assessment in consultation with a full range of stakeholders and tested through an examination by an inspector.

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<i>in preference to the development of greenfield sites, except in cases where there are no brownfield sites available, or these brownfield sites perform so poorly in terms of sustainability considerations (for example, in their remoteness from settlements and services) in comparison with greenfield sites'.</i>	
Glaston/Rutland	The limits for the assessment will need to take account of the Panel's recent report upon the examination into the draft East Midlands Plan, the changes proposed as a consequence and the content of the strategy as adopted.	<p>A more consistent approach to the geographical limits of the assessment is needed within the Housing Market Area. It has been agreed that this should include settlements which form part of the Principal Urban Area, Sub Regional Centres and Service Centre/Rural Centre in emerging Core Strategies. This aligns the assessment with the emerging Regional Spatial Strategy and ensures it is linked to the evidence base that has been used to inform Core Strategies, which assesses the sustainability of settlements based on the service provision available. Settlements which not have sufficient services will not meet the PPS3 criteria for deliverable and developable sites.</p> <p>In addition consideration will also be given to the potential for affordable rural housing on sites within and adjoining other rural settlements to meet local needs. Due to resources, some authorities will consider Service Centres/Rural Centres and affordable housing in rural areas as part of a second phase of their assessment.</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Henry Llewellyn on behalf of Burley Estate	No, the list appears inconsistent between Borough's (although this reflects the proposed approaches of the Borough's Core Strategies and what they consider to be sustainable settlements) It does not provide a consistent approach for which to base a framework on for the County. Additional consideration should be provided for limited infill development in all sustainable rural settlements across the County.	<p>A more consistent approach to the geographical limits of the assessment is needed within the Housing Market Area. It has been agreed that this should include settlements which form part of the Principal Urban Area, Sub Regional Centres and Service Centre/Rural Centre in emerging Core Strategies. This aligns the assessment with the emerging Regional Spatial Strategy and ensures it is linked to the evidence base that has been used to inform Core Strategies, which assesses the sustainability of settlements based on the service provision available. Settlements which not have sufficient services will not meet the PPS3 criteria for deliverable and developable sites.</p> <p>In addition consideration will also be given to the potential for affordable rural housing on sites within and adjoining other rural settlements to meet local needs. Due to resources, some authorities will consider Service Centres/Rural Centres and affordable housing in rural areas as part of a second phase of their assessment.</p>
Pegasus Planning Group on behalf of Various Clients	The Practice Guidance is clear that the SHLAA should aim to identify as many sites with housing potential in and around as many settlements as possible (para 7). It notes that the key difference between the SHLAA and Urban Capacity Studies is that it will identify additional sites with housing potential including sites	A more consistent approach to the geographical limits of the assessment is needed within the Housing Market Area. It has been agreed that this should include settlements which form part of the Principal Urban Area, Sub Regional Centres and Service Centre/Rural Centre in emerging Core Strategies. This aligns the assessment

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<p>in rural settlements, brownfield sites outside settlement boundaries and suitable greenfield sites (and if necessary broad locations).</p> <p>The suggested list of other settlements is inconsistent, covering smaller rural settlements in some districts and only larger communities in others. Such an approach would not be consistent with the Practice Guidance. There should be a more consistent approach across the area which looks at potential in all locations including around the Leicester Principal Urban Area, sub-regional centres and also the rural settlements.</p> <p>All these locations can offer potential sustainable solutions to help meet future housing needs. For the purposes of the SHLAA all these opportunities should be assessed equally on their merits. In deleting the sequential test, PPS3 Housing recognises that a range of locations can offer sustainable opportunities for housing delivery.</p>	<p>with the emerging Regional Spatial Strategy and ensures it is linked to the evidence base that has been used to inform Core Strategies, which assesses the sustainability of settlements based on the service provision available. Settlements which not have sufficient services will not meet the PPS3 criteria for deliverable and developable sites.</p> <p>In addition consideration will also be given to the potential for affordable rural housing on sites within and adjoining other rural settlements to meet local needs. Due to resources, some authorities will consider Service Centres/Rural Centres and affordable housing in rural areas as part of a second phase of their assessment.</p>
William Davis Ltd	<p>There is an apparent inconsistency in approach between the districts in the inclusion of 'other settlements'. Melton Borough appears to have all villages listed where Harborough has only key Rural Centres, and it not made clear why this is proposed. The 'Practice Guidance' notes that all areas</p>	<p>A more consistent approach to the geographical limits of the assessment is needed within the Housing Market Area. It has been agreed that this should include settlements which form part of the Principal Urban Area, Sub Regional Centres and Service Centre/Rural Centre in emerging Core Strategies. This aligns the assessment</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<p>excluded from assessment should be justified. It also notes that the “scope of assessment should not be narrowed down by existing policies designed to constrain development, so that the LPA is in the best possible position when it comes to decide its strategy for delivering housing objectives.” To be absolutely clear it would also be useful to name the SRC’s and settlements included within the PUA e.g. Kirby Muxloe etc. I also assume that Shepshed is to be included as part of the Loughborough SRC and that Hinckley and Coalville are included in the list of ‘other settlements’ in error given that these are SRC’s.</p>	<p>with the emerging Regional Spatial Strategy and ensures it is linked to the evidence base that has been used to inform Core Strategies, which assesses the sustainability of settlements based on the service provision available. Settlements which not have sufficient services will not meet the PPS3 criteria for deliverable and developable sites.</p> <p>In addition consideration will also be given to the potential for affordable rural housing on sites within and adjoining other rural settlements to meet local needs. Due to resources, some authorities will consider Service Centres/Rural Centres and affordable housing in rural areas as part of a second phase of their assessment.</p> <p>The list of settlements does need to be clearer and Hinckley and Coalville do need to be removed from the list of other settlements.</p>
Andrew Martin Associates	<p>I am concerned with Question 4 in regard to the proposed geographical limits of the assessment for North West Leicestershire. Firstly, I would highlight that the methodology for identifying ‘other settlements’ in North West Leicestershire seems significantly out of co-ordination with other local authorities in the SHLAA. In North West Leicestershire, only 6 main settlements are identified where sites adjoining the built up area will be considered in the SHLAA, whereas other local</p>	<p>A more consistent approach to the geographical limits of the assessment is needed within the Housing Market Area. It has been agreed that this should include settlements which form part of the Principal Urban Area, Sub Regional Centres and Service Centre/Rural Centre in emerging Core Strategies. This aligns the assessment with the emerging Regional Spatial Strategy and ensures it is linked to the evidence base that has been used to inform Core Strategies, which assesses the sustainability</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<p>authorities have included a large number of smaller settlements.</p> <p>The inclusion of smaller settlements recognises that small to medium sized sites found around such settlements will often make contribution towards providing for local housing needs. Whilst each site's contribution is small, together they can account for a significant proportion of a local authority's annual house building rates. For example, over 10% of housing sites over 10 dwellings, scheduled in a report to North West Leicestershire's Performance Monitoring Board on 8<sup>th</sup> August 2006, were located outside the 'other settlements' identified in the Consultation Paper.</p> <p>North West Leicestershire District Council (NWLDC) is still at an early stage of their Core Strategy, where they have not yet consulted on their preferred options for the distribution of growth in the district. There has been much discussion in Core Strategy consultations as to whether limited growth in smaller settlements could contribute towards sustainable development objectives and provide much needed affordable housing. However the methodology adopted in the SHLAA seems to pre-determine the Core Strategy and ignore the role of smaller</p>	<p>of settlements based on the service provision available. Settlements which do not have sufficient services will not meet the PPS3 criteria for deliverable and developable sites.</p> <p>In addition consideration will also be given to the potential for affordable rural housing on sites within and adjoining other rural settlements to meet local needs. Due to resources, some authorities will consider Service Centres/Rural Centres and affordable housing in rural areas as part of a second phase of their assessment.</p> <p>North West Leicestershire have commissioned consultants to undertake their assessment. Bakers brief was to look for sites in the 6 larger settlements in the district (Coalville, Ashby, Castle Donington, Kegworth, Measham and Ibstock), the reason for this being that it was unlikely that sites of 10 dwellings or more would be available in the smaller settlements. However, our own consultation exercise made clear that any landowners/ developers could put sites forward outside of these settlements which would be considered. There has been a significant response in this regard and the sites put forward, irrespective of their location will now be looked at in more detail.</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?		
Respondent	Comments	Leicester and Leicestershire Local Authority Response
	<p>settlements in providing limited housing growth.</p> <p>I would also highlight that the <i>Strategic Housing Land Availability Assessments Practice Guidance (DCLG, July 2007)</i> identifies at figure 4 that sites in rural settlements, rural exception sites and urban extensions should be included in a SHLAA. It is stated that the location for urban extensions should <i>normally</i> be identified in the Regional Spatial Strategy but it does not exclude the possibility that they might not. Critically, it is stated at paragraph 21 that, where areas are excluded from the assessment, the reasons for doing so will need to be justified. It states that: <i>'It may be useful to map excluded areas and ascribe a nil housing potential to them. Except for more clear-cut designations such as Sites of Special Scientific Interest, the scope of the Assessment should not be narrowed down by existing policies designed to constrain development, so that the local planning authority is in the best possible position when it comes to decide its strategy for delivering its housing objectives'</i>.</p> <p>To exclude smaller settlements apart from those listed in North West Leicestershire would be to ascribe a nil housing potential to them, which simply is not realistic and it pre-determines the spatial approach to growth</p>	



### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q4) DO YOU AGREE WITH THE PROPOSED GEOGRAPHICAL LIMITS TO THE ASSESSMENT?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<p>in North West Leicestershire.</p> <p>When NWLDC consult on their own SHLAA, we intend to make a submission regarding a site in Donisthorpe, which is not amongst the 'other settlements' listed. We have previously made a submission to NWLDC regarding Donisthorpe's potential as a sustainable location for new local needs housing and we feel that it is important to highlight this potential through the SHLAA process. I would therefore be grateful for reassurance that submissions regarding sites which are not adjoining the 'other settlements' listed will still be considered in the SHLAA.</p>	

<b>Q5) DO YOU AGREE WITH THE PROPOSED WORK PROGRAMME?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Landmark Planning Ltd on behalf of Mrs C Spence, James Coles & Sons (Nurseries) Ltd, Mr J Brown, Mr J	Yes, although this will provide great onus on resources at the Council's and shared resources (such as Leicestershire County Council) to comply with this timetable.	No comment.

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

Q5) DO YOU AGREE WITH THE PROPOSED WORK PROGRAMME?		
Respondent	Comments	Leicester and Leicestershire Local Authority Response
Dawson, Persimmon Homes (North Midlands) Ltd, Stamford Homes Ltd		
Nathaniel Lichfield & Partners on behalf of Co-operative Group	<p>The Co-operative Group agrees, in principal, with the proposed work programme. However it queries what actions or steps will be taken if the SHLAA identifies insufficient specific, deliverable sites for the first five years and insufficient specific, developable sites for years 6-10 and ideally 11-15, in accordance with PPS3 and the SHLAA Practice Guidance. Paragraph 45 of the SHLAA Practice Guidance states that:</p> <p><i>"Following the review, if there are still insufficient sites, then it will be necessary to investigate how this shortfall should best be planned for. The two options are: the identification of broad locations for future housing growth, within and outside settlements; and/or the use of a windfall allowance."</i></p> <p>It is unclear from the proposed work programme set out in the SHLAA Consultation Paper how, and what stage, this situation would be addressed if it were to arise.</p>	Agree the methodology should explain what will happen if insufficient sites are identified in any of the local authority areas.

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q5) DO YOU AGREE WITH THE PROPOSED WORK PROGRAMME?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Pegasus Planning Group on behalf of Persimmon Special Projects	<p>The proposed work programme does not seem to incorporate input from key private sector stakeholders. Such an omission is unacceptable when considered in the light of the CLG document 'Strategic Housing Land Availability Assessments: Practice Guidance'. The private sector should be a fundamental part of the whole process. It would be inappropriate if the role of key private sector stakeholders was restricted merely to commenting upon the methodology and submitting site suggestions. In order to ensure that the SHLAA is sound and provides an appropriate input into the evidence base for the development of future Development Plan Documents, it is vitally important to ensure that local house builders are an integral part of the wider survey and analysis team.</p> <p>The project programme should also provide landowners and agents with an opportunity to respond to the assessment of their sites. Following the provision of additional information sites should be reappraised. More detail on this issue is set out in our response to Q6.</p>	<p>It is agreed that the private sector should be involved in the preparation of the SHLAAs. The Home Builders Federation has agreed to join the SHLAA Partnership to ensure the private sector interests are considered. They will be able to advice on ways of involving the private sector in stage 7 of the assessment so that the SHLAA can benefit from that expertise. It has also been agreed that the Leicestershire Builders Forum will provide another means of involving the development industry.</p> <p>The timetable should reflect the need to undertake wide consultation on the initial findings of the SHLAA to allow stakeholders to provide additional evidence to inform the SHLAA before it is finalised.</p>
Henry Llewellyn on behalf of Burley Estate	Yes, although this provides a great onus on the resources of the Council if it is to be turned around in the proposed timetable.	No comment.
Pegasus Planning	It is important that the SHLAA is undertaken at the	It is agreed that the private sector should be involved in

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q5) DO YOU AGREE WITH THE PROPOSED WORK PROGRAMME?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Group on behalf of Various Clients	earliest opportunity to provide a robust evidence base to inform the preparation of Local Development Frameworks. Again the Proposed Work Programme makes no reference to how wider stakeholders will input to the later stages of the assessment.	<p>the preparation of the SHLAAs. The Home Builders Federation has agreed to join the SHLAA Partnership to ensure the private sector interests are considered. They will be able to advise on ways of involving the private sector in stage 7 of the assessment so that the SHLAA can benefit from that expertise. It has also been agreed that the Leicestershire Builders Forum will provide another means of involving the development industry.</p> <p>The timetable should reflect the need to undertake wide consultation on the initial findings of the SHLAA to allow stakeholders to provide additional evidence to inform the SHLAA before it is finalised.</p>

<b>Q6) DO YOU FEEL THAT YOU WILL BE ABLE TO CONTRIBUTE TO THE PROCESSES OUTLINED IN STAGES 6 AND 7?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Andrew Granger & Co	I consider I would be able to contribute to the processes outlined in stages 6 and 7.	Noted.
Landmark Planning Ltd on behalf of Mrs	Possibly.	Noted.

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q6) DO YOU FEEL THAT YOU WILL BE ABLE TO CONTRIBUTE TO THE PROCESSES OUTLINED IN STAGES 6 AND 7?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
C Spence, James Coles & Sons (Nurseries) Ltd, Mr J Brown, Mr J Dawson, Persimmon Homes (North Midlands) Ltd, Stamford Homes Ltd		
Nathaniel Lichfield & Partners on behalf of Co-operative Group	<p>The Co-operative Group would be very willing to contribute to the process outlined in stages 6 and 7, which relates to estimating the housing potential of each identified site and assessing when and whether sites are likely to be developed.</p> <p>The Co-operative Group also wishes to comment that the Consultation Paper, in respect of Stage 6, is unclear in explaining why different local authorities are relying on different policy documents to assist them in identifying appropriate housing densities for their area. Whilst clarification has been sought from Charnwood Borough Council, the Co-operative Group suggests that this be provided in a revised methodology.</p>	<p>Noted.</p> <p>It is agreed that a consistent approach to density should be taken across the Housing Market Area. Structure Plan Housing Policy 5 will be used by all authorities. In some cases this will be supplemented by local policies which are consistent with the Structure Plan but provide a greater level of detail.</p>
Home Builders Federation	The SHLAA guidance states in paragraph 30 that the housing potential of each site should be guided by the existing or emerging plan policy. The	It is agreed that a consistent approach to density should be taken across the Housing Market Area. Structure Plan Housing Policy 5 will be used by all authorities. In some

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<b>Q6) DO YOU FEEL THAT YOU WILL BE ABLE TO CONTRIBUTE TO THE PROCESSES OUTLINED IN STAGES 6 AND 7?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	Leicestershire authorities should therefore have cognisance of the East Midlands Panel's report in the context of establishing site densities. The HBF does not, however, favour the use of blanket wide density figures for identifying site capacities and would encourage the Leicestershire authorities to adopt more site-specific approaches, as is recommended by the guidance. This should ideally be undertaken through specific design led exercises or by comparison with other sample schemes and planning consents.	cases this will be supplemented by local policies which are consistent with the Structure Plan but provide a greater level of detail. The use of specific design led exercises will be considered further by the Partnership.
Pegasus Planning Group on behalf of Persimmon Special Projects	<p>Landowners and agents should be given ample opportunity to comment upon the assessment of their site. With regard to issues surrounding physical site constraints landowners and agents should be given the opportunity to demonstrate whether or not constraints can be overcome. Sites should be reappraised once landowners and agents have been given the opportunity to respond and provide additional information. Allowance for this should be made within the project programme.</p> <p>Undue emphasis should not be given to the selection of sites on the basis that they constitute previously developed land. Instead site selection should be made on the basis of a site's sustainability</p>	<p>It is agreed that landowners, developers and agents, along with other stakeholders, should be given the opportunity to see the initial findings of the SHLAA and allowed to provide additional evidence to inform the SHLAA before it is finalised.</p> <p>Both brownfield and greenfield sites will be considered as part of the assessment.</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q6) DO YOU FEEL THAT YOU WILL BE ABLE TO CONTRIBUTE TO THE PROCESSES OUTLINED IN STAGES 6 AND 7?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	credentials. As discussed earlier in this response previously developed land does not always necessarily constitute the most sustainable and logical location for housing development,	
Glaston/Rutland	It is possible that I will be able to contribute to the processes outlined in stages 6 and 7.	Noted.
Home Builders Federation	The HBF is keen to be involved in the SHLAA and is currently involved in a number of similar studies across the Country. The HBF can also through its members provide market viability assessment input into the SHLAA. This is currently being undertaken through stakeholder panels elsewhere. I would be happy to discuss with you the potential for the HBF to be further involved in your SHLAA work.	As outlined above the HBF have been invited to join the SHLAA Partnership.
Pegasus Planning Group on behalf of Various Clients	<p>We are happy to assist the study by providing information on sites which in our view offer sustainable opportunities for housing development to help meet the requirements of the emerging Regional Spatial Strategy. We have completed site proformas on behalf of our client interests and would be happy to provide any further information required.</p> <p>The Draft Methodology suggests that a different approach to estimating housing potential on sites is</p>	<p>Noted.</p> <p>It is agreed that a consistent approach to density should be taken across the Housing Market Area. Structure Plan Housing Policy 5 will be used by all authorities. In some cases this will be supplemented by local policies which are consistent with the Structure Plan but provide a greater level of detail.</p> <p>It is agreed that the methodology should explain how</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q6) DO YOU FEEL THAT YOU WILL BE ABLE TO CONTRIBUTE TO THE PROCESSES OUTLINED IN STAGES 6 AND 7?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<p>applied to districts, ranging from PPS3, Structure Plan and Local Plan guidance on densities. It should be noted that para 3.1.19 of the Draft East Midlands Regional Plan is referring to the Draft PPS3. The Regional Plan does not itself encourage densities between 30 and 50 dwellings. The final version of PPS3, whilst referring to a national indicative minimum of 30 dwellings per hectare, suggests that local planning authorities may wish to set a range of densities across their areas based on sound evidence.</p> <p>Pending this work, it is considered that Housing Policy 5 of the Leicestershire Structure Plan provides a consistent basis for the assessment of site potential. In determining appropriate densities for sites the SHLAA should take account of both the actual and also the potential accessibility of sites by non-car modes. Development proposals could result in improvements to public transport, cycling and walking opportunities which would justify development at higher densities.</p> <p>Stage 7 of the Draft Methodology does not provide any clear guidance on how it is intended to assess the deliverability and developability of sites. For transparency it is important that the approach is clearly set out in the methodology.</p>	<p>the assessment of the deliverability and developability of sites will be undertaken and clarify that this will not be solely on the basis of the constraints identified in the proforma, but also taking account of wider sustainability issues.</p>



### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>Q6) DO YOU FEEL THAT YOU WILL BE ABLE TO CONTRIBUTE TO THE PROCESSES OUTLINED IN STAGES 6 AND 7?</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
	<p>The site proforma focuses on information in relation to the physical and environmental characteristics of sites. The CLG Practice Guidance, reflecting PPS3, notes that a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The proximity of potential sites to existing services and facilities, links to public transport, and their potential to deliver improved transport or community infrastructure are all important factors which should form part of the assessment.</p> <p>The Practice Guidance is clear that assessment of sites for the purposes of the SHLAA should not be unduly restricted by existing policies designed to constrain development (para 21). This is a critical point which should be emphasised in the Draft Methodology.</p>	
William Davis Ltd	Yes.	Noted.

<b>GENERAL COMMENTS</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>

### Appendix 3: Consultation Responses on Joint SHLAA Methodology

GENERAL COMMENTS		
Respondent	Comments	Leicester and Leicestershire Local Authority Response
Andrew Granger & Co	<p>I suggest that access to transport is also included within the characteristics which should be recorded.</p> <p>I do not agree that densities should be different in each local authority area, they should be consistent.</p>	<p>It is agreed that a consistent approach to density should be taken across the Housing Market Area. Structure Plan Housing Policy 5 will be used by all authorities. In some cases this will be supplemented by local policies which are consistent with the Structure Plan but provide a greater level of detail.</p> <p>It is agreed that the methodology should explain how the assessment of the deliverability and developability of sites will be undertaken and clarify that this will not be solely on the basis of the constraints identified in the proforma, but also taking account of wider sustainability issues.</p>
Nathaniel Lichfield & Partners on behalf of Co-operative Group	<p>We note that the Introduction to the Consultation Paper for the Strategic Housing Land Availability Assessment states that the SHLAA <i>"will support the updating of the housing trajectory and the five year supply of specific deliverable sites"</i>. However in accordance with PPS3 'Housing' and DCLG's Practice Guidance on SHLAAs (July 2007) local planning authorities are also required to:</p> <ul style="list-style-type: none"> <li>▪ <b><i>Identify specific, developable sites for years 6-10, and ideally years 11-15, in plans to enable the five year supply to be topped up;</i></b></li> <li>▪ <i>Where it is not possible to identify specific sites</i></li> </ul>	<p>Agree the introduction should be amended to reflect the consideration of both deliverable and developable sites for the next 15 years.</p> <p>The introduction should also be amended to reflect the Regional Spatial Strategy Panel Report conclusions that the housing requirements for the Housing Market Area should be increased to 3,845 dwellings per annum between 2001-2026. (This increases to 4,000 per annum for the remainder of the plan period, when the competitions for 2001-2006 are taken into account).</p>

### Appendix 3: Consultation Responses on Joint SHLAA Methodology

GENERAL COMMENTS		
Respondent	Comments	Leicester and Leicestershire Local Authority Response
	<p><i>for years 11-15 of the plan, <b>indicate broad locations for future growth</b>; and</i></p> <ul style="list-style-type: none"> <li><i><b>Not include an allowance for windfalls in the first 10 years of the plan</b> unless there are justifiable local circumstances that prevent specific sites being identified.</i></li> </ul> <p>Paragraph 7 of the SHLAA Practice Guidance elaborates further on the purpose of the SHLAA:</p> <p><i>“It should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. The study area should preferably be a sub-regional housing market area, but may be a local planning authority area, where necessary. As a minimum, it should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 years period.”</i></p> <p>The Co-operative Group is concerned that the Consultation Paper appears to overlook these requirements and responsibilities in identifying a 5-year supply only and recommends that the methodology be modified in accordance with DCLG</p>	<p>The Regional Spatial Strategy Panel Report stated that ‘we are not in our recommendations pursuing the topic of expansion beyond additions required by the adoption of the 2004 based trend projections. Such additions should, in our view, be subject of either ad-hoc proposals such as the Growth Points initiative, or of a mini review’ (of the RSS). It is therefore an issue which is unlikely to be addressed in this Regional Plan and therefore it is not intended to deal with this matter in the current SHLAAs.</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

GENERAL COMMENTS		
Respondent	Comments	Leicester and Leicestershire Local Authority Response
	<p>guidance and national Planning Policy Statements.</p> <p>The SHLAA Consultation Paper states that <i>“the Draft Regional Plan requires that 3,780 dwellings per annum are delivered in the Leicester and Leicestershire Housing Market Area”</i> which, in view of the recommendations contained with the East Midlands RSS Panel Report, is now out-of-date. The Panel Report for the East Midlands RSS recommends that <i>“regional housing provision be adjusted be adjusted to reflect the 2004 projections with consequent adjustments at housing market area/district level”</i> [paragraph 4.4 and Recommendation Number R4.1], resulting in an increase of 220 dwellings per annum for the Leicester and Leicestershire HMA from an annual provision of 3,780 dwellings to 4,000 dwellings. We therefore expected the SHLAA to incorporate the increased allocations reflected by the 2004 projections to ensure that the HMA is wholly capable of delivering its allocations.</p> <p>The Panel Report for the East Midlands RSS also recognises that <i>“the draft strategy seriously underestimates the volume of housing that needs to be provided in the region”</i> [para 20.3] partly because Northamptonshire’s housing allocation was amalgamated with the housing figures for the rest of</p>	

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

GENERAL COMMENTS		
Respondent	Comments	Leicester and Leicestershire Local Authority Response
	<p>the East Midlands Region in the Draft RSS and partly because of the housing under-provision of 476,984 dwellings between 2001-06. The Co-operative Group would like to know how this issue of a severe housing shortage will be addressed by the SHLAA for the Leicester and Leicestershire HMA. It also notes that the SHLAA Consultation Paper proposes to keep to the assessment up-to-date as part of the Annual Monitoring Reports, whereas DCLG's SHLAA Practice Guidance requires the SHLAA not only to be monitored but also updated at least annually.</p> <p>The Co-operative Group has a very substantial land interest to the south east of the city of Leicester, in Harborough District and Oadby &amp; Wigston Borough, totalling approximately 1,720 hectares. It includes 117ha of previously developed land in the form of Leicester airfield. The land is associated with the Co-operative Group's farming operations and remains in the organisation's ownership as a legacy of past Co-operative Group activities.</p> <p>You may already be aware of the Co-operative Group's representations on the Draft East Midlands RSS and its masterplan for a Sustainable Urban Extension to the south east of Leicester which formed a core document at the East Midlands RSS EiP (ref. HOU 53) as well as the accompanying Sustainability</p>	

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

GENERAL COMMENTS		
Respondent	Comments	Leicester and Leicestershire Local Authority Response
	Appraisal (HOU 54). The Co-operative Group has also submitted proposals for an eco-town to the Department of Communities and Local Government.	
Pegasus Planning Group on behalf of Persimmon Special Projects	<p>Our clients Persimmon Special Projects wish to become involved in the preparation of the Leicester and Leicestershire Housing Market Areas Strategic Housing Land Availability Assessment in the spirit of partnership anticipated at paragraph 11 of the CLG publication <i>“Strategic Housing Land Availability Assessments: Practice Guidance”</i>.</p> <p>Our clients draw the attention of the Local Planning Authority to paragraph 12 of the Practice Guidance which states that key stakeholders should be involved at the outset of an Assessment so that <i>“they can help shape the approach taken. In particular, house builders and local property agents should provide expertise and knowledge to help the partnership to take a view on the deliverability and developability of sites, and how market conditions may affect economic viability.”</i> The output of SHLAAs should ensure that sites are available, suitable and achievable as required by paragraph 54 of PPS3. We would contend that key private sector stakeholders such as our clients must play a role in the preparation and implementation of the SHLAAs if the</p>	<p>It is agreed that the private sector should be involved in the preparation of the SHLAAs. The Home Builders Federation has agreed to join the SHLAA Partnership to ensure the private sector interests are considered. They will be able to advise on ways of involving the private sector in stage 7 of the assessment so that the SHLAA can benefit from that expertise. It has also been agreed that the Leicestershire Builders Forum will provide another means of involving the development industry.</p> <p>The timetable should also reflect the need to undertake wide consultation on the initial findings of the SHLAA to allow stakeholders to provide additional evidence to inform the SHLAA before it is finalised. Joint consultation on the SHLAAs is anticipated in April 2008.</p>

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

GENERAL COMMENTS		
Respondent	Comments	Leicester and Leicestershire Local Authority Response
	<p>requirements of Policy 54 of PPS3 are to be achieved/implemented.</p> <p><b>Introduction &amp; Methodology</b></p> <p>We have noted the observation of the SHLAA document regarding the emphasis upon partnership working. We agree with this approach but would suggest that the document should make it abundantly clear that the partnership working approach must incorporate key private sector stakeholders such as house builders active in the area. To be effective, sound and to deliver a robust evidence base, the intended methodology for the production of the SHLAAs must involve key private sector stakeholders from the outset.</p> <p><b>Review of the Assessment</b></p> <p>The SHLAA should continue to involve and be informed by input from key private sector stakeholders as part of the proposed annual updating procedure. Without the continued input and support of the key private sector stakeholders such as house builders active in the area the SHLAA will cease to be sound.</p>	
Home Builders	The purpose of the SHLAA is to establish a portfolio of sites that are either deliverable within five years or	The SHLAA will categorise sites on the basis of delivery but will not provide a relative assessment of sites as this is

### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

<b>GENERAL COMMENTS</b>		
<b>Respondent</b>	<b>Comments</b>	<b>Leicester and Leicestershire Local Authority Response</b>
Federation	<p>developable over the longer period of 6 to 15 years or further. The SHLAA guidance does not set out that sites should be appraised by way of scoring or weighting of constraint or mitigation. It is not therefore the purpose of the SHLAA to compare the relative performance of sites against one another. This is the purpose of the subsequent development plan documents informed by the factual information contained within the SHLAA. To this end it is essential that the local authority categorise sites on the basis of delivery and not on any other basis such as through relative weighting or scoring.</p> <p>The scoring of sites also often introduces elements of subjectivity into what should be a factual piece of evidence supporting the LDF. The identification of any constraints and mitigation should therefore be through absolute factual value rather than by any form of weighting. The relative level of any constraint and mitigation can then be assessed appropriately as part of the subsequent development plan process based upon absolute factual value set out within the SHLAA.</p> <p>To introduce a weighting process also potentially circumvents more significant policy approaches such as the sequential test for flooding set out in PPS25, which again should be set out as an absolute value</p>	the role of the Local Development Framework in consultation with stakeholders and tested through examination by an inspector.



### **Appendix 3: Consultation Responses on Joint SHLAA Methodology**

GENERAL COMMENTS		
Respondent	Comments	Leicester and Leicestershire Local Authority Response
	not weighted. The HBF would therefore object to the use of any form of scoring or grading of sites in SHLAAs.	
DLP Planning Ltd	This appears to us to be a close reflection of the Practice Guidance on this matter issued by the DCLG in July 2007 and we do not, therefore, propose to comment further.	No comment.

## **Appendix 4: Developer Panel Minutes**

### **Hinckley & Bosworth Borough Council**

#### **Strategic Housing Land Availability Assessment**

#### **Developer Panel Meeting - Tuesday, 22 July 2008**

##### **Present:**

Charlotte Abbott (CA)	Home Builders Federation
James Bailey (JB)	James Bailey Planning
Katanya Barlow (KB)	Hinckley & Bosworth Borough Council
Ailsa Daykin (AD)	East Midlands Housing Association
John Hall (JH)	Howkins and Harrison
David Kiernan (DK)	Hinckley & Bosworth Borough Council
Gary Lees (GL)	Pegasus Planning Group
Richard Newey (RN)	Fox Bennett
Rachel Starmer (RS)	Hinckley & Bosworth Borough Council
Lance Wiggins (LW)	David Wilson Homes

##### **Apologies**

Kathryn Ventham	Barton Wilmore
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##### **General Comments**

Smaller sites more uncertainty as to whether these come forward. Risky applying assumptions to smaller sites. Risky contacting owners. (GL)

Many owners do not want to sell at the moment. (RN)

The situation six months ago was totally different. It is hard at this time and there is a need to be robust. Different uncertainties for small sites to large sites. Come back to small site. (GL)

Charlotte noted that the SHLAA starts from the Core Strategy adoption and suggested it shouldn't be looked at from current planning policy. (CA)

If the document is used as part of the evidence base, it needs to be realistic. We can advise on suitability but the Local Authority need to determine. Need to discuss market constraints if it could get planning permission in year. (GL)

DK noted that the number of dwellings within the site had been identified through the following methodology;

- If a site is up to and including 0.4 ha then the area calculated will remain unchanged  
i.e.  $0.4\text{ha} \times 30\text{dph} = 12$  dwellings
- If a site is between 0.4ha- 2ha then 82.5% of the site size will be calculated with the density requirement to establish the number of dwellings.  
i.e.  $1.5\text{ha} - 17.5\% \times 30\text{dph} = 37$  dwellings

## **Appendix 4: Developer Panel Minutes**

- If a site is over 2ha then 62.5% of the site will be calculated with the density requirement to establish the number of dwellings  
i.e. 3ha – 37.5% x 30dph = 56 dwellings

GL expressed that this was a fair approach and suggested a further density calculation is added so that larger sites get a lower yield. (GL)

LW noted that mixed-use sites would particularly apply to this. (LW)

GL suggested that over a 1000 houses could be considered as a larger site.

- Build rate difficult to state as lots of dependency on build rate RSS (LW)
- Good mix rate of sales quicker. (GL)
- 50/60 dwellings per year build rate.
- Leave build rates to market to dictate. (JH)
- Difficult not to make some assumptions- reasonable to factor a range build rate of 50/80 dph.
- Assumption 50/80 dwelling build rate agreed.
- Careful over current planning permission may need to push back past 5 – 10 years.
- Taking the assumption that an average house is £300,000 it was suggested that the development would need to be 20 dwellings plus to make viable. It was later agreed this figure should be 15 dwellings
- ½ - 0-5 years as not likely to come forward.
- If current businesses. 5-10 years. Need to speak to owner to identify whether the business is planning on moving and leaseholds.
- Set them into categories so you can therefore make assumptions.
- 5-10 years where nothing happening.
- 10-15 years where in use.

### **BURBAGE**

#### **General Comments**

- The area has a high marketability. (LW)
- Houses are still selling well in Burbage. (RN)
- There is certainty that sites would be developed within 5 years if allocated. (LW)
- If a site is outside the settlement boundary it should not be considered as being developable within 5 years.
- A site needs to be deliverable. Those sites put within the 5-year bracket need to be realistic – can't say that a large number of these sites will come forward.

#### **Site 103**

Concern was raised in relation to the capacity of the A5 (GL)

#### **Appendix 4: Developer Panel Minutes**

- Positive that there is frontage onto canal. (LW)
- Raised issues of access. (GL)
- The site is fine on paper but dependent on the content of the Core Strategy. (LW)
- The demand for RSL is quite high in Burbage. (AD)

#### **104**

- Access key. (GL)
- Feasible to access through employment but is it ideal? (LW)
- Wary over local ecology sites, can overcome and mitigate. (GL)
- Achievable through ransom strip but two properties would need to be purchased.

#### **105**

- Queried open space local policy, difficult to say if it's a red constraint, and what yield would be achieved? (GL)
- Flooding – evidence of previous flooding which would be easy to fix. (RN)
- The railway is both a constraint and opportunity (LW)

#### **106/107**

- More suitable for employment.

#### **108**

- Would need to demolish another house to allow access. (LW).
- If there is a need to buy, is it viable with financial implications. (GL)

#### **109**

- 108, 104 and 109 – collectively this could be viable. (GL)
- Access is major.

#### **110**

- Good size.
- Access issue. (LW)
- Could look at mixed-use development. (GL)
- Add to 111 – could generate enough money if access issues are overcome.

#### **111**

- Same as 110.
- Access is vital. (LW)

#### **114/115**

- Within 8 years. A longer period if in conjunction with 116/117.

#### **116**

## **Appendix 4: Developer Panel Minutes**

- This site would have a lower residual value but it is a Greenfield site. (GL)

117

- Lose large section to open space. (LW)
- Questioned availability due to ownership constraints (RN)

119

- Potential mixed-use development, would need about 50% of the site to be open space to overcome the identified constraint. Half should reduce the yield. (GL)

120

- Access is key to this site. (LW)

121/122

- Need comprehensive solution to access. (GL)

### **BARWELL**

- More rural in nature.
- The marketability should be identified as medium. It was also agreed that Earl Shilton should have a medium marketability.
- Barwell has similar issues to Hinckley – use same criteria for sites outside the boundary.
- High probability of sites 58/59 coming forward as they are identified as potential urban extension (58/59).
- High probability for site 54 – more for open space. 5 – 10 years timeframe. The site could go beyond this.
- Large strategic sites may have two developers.
- 50/80 dwellings per year on sites 58 and 59. These sites should be treated separately.
- Site 588 is on the periphery but could be part of larger site.
- Sites not adjacent to settlement boundaries should be considered unsuitable.
- Topography issues sites to the south of Barwell but the market would be interested? Suitable 15 years+.

### **HINCKLEY & WYKIN**

- Medium level marketability as it is well connected. (LW)
- There is a sub market within the Masterplan area and outside the Masterplan area.
- Town Centre – difficulty regarding contribution. Mainly flats but there are a limit to the marketability of apartments within town. (GL)
- There is a question mark over the willingness of the developer to develop here. (GL)
- If a site within the town centre has no permission then there is a need to factor in an appropriate level. (GL)
- The Masterplan will help with delivery, as would development

## **Appendix 4: Developer Panel Minutes**

- briefs. Most apartments – demand has gone. (LW)
- Need to look at the types of units that could be appropriate within the town. Town Houses are popular at the moment and more desirable but then those impacts upon density.
  - Lower density – 40 dph is reasonable for town centre. 30 dph for periphery. Similar approach to Burbage for periphery.
  - Outer sites – goes back to Core Strategy.
  - The outer sites appear to be free from constraints subject to A5 issue. (GL)
  - There is a barrier to the northern sites due to the existing road however, they are fairly well related. (GL)
  - Those sites on the settlement edge are suitable.
  - 10+ years for the more strategic sites
  - Smaller possibility of coming forward for those sites outside – dependent on who put forward the site and ownership
  - Those adjoining the settlement boundary should be considered within 5-10 years.
  - Apartments – low marketability.
  - Strategic sites on Greenfield sites have a high marketability.
  - Smaller sites within Hinckley have a medium marketability.

### **EARL SHILTON**

- Medium marketability within Earl Shilton.
- Higher marketability on periphery.
- Proposed SUE – high marketability like Barwell.
- Adjoining settlement – 5-10 years near bypass.
- Others outside 10-15 years.
- Wary of small sites within majority factor in 3 years. A lot will come forward towards the end of 5 years.
- The same approach should be taken as the other urban areas.
- Question larger sites to south in relation to suitability for development.

### **HIGHAM ON THE HILL**

- Off main road – medium/high marketability – 5-10 years.
- Rural village.
- Affordability is key need to balance with sustainability.
- Unsuitable if not allocated.
- Possible for smaller sites – 28.
- Employment site.

### **WITHERLEY**

- Look at size. Could make smaller.
- 585 potential – make smaller – ribbon development.
- 586 potential – make smaller – ribbon development.
- 589 potential – make smaller – ribbon development.
- Kennel site potential.
- High marketability – 5-10 years.

## **Appendix 4: Developer Panel Minutes**

### **SUTTON CHENEY**

- High marketability – 5-10 years.

### **PECKLETON**

- High marketability – 5-10 years.
- Peripheral expansion exception of 607.

### **STAPLETON**

- Medium marketability.
- Develop 468 and 469 together.
- 470 unsuitable – periphery.
- Frontage element 469 and 472.
- 5-10 years.

### **BARLESTONE**

- Medium marketability – 5-10 years. Outside settlement boundary.
- 40 and 41 - access issues need ransom strips.
- If small scale buying land to gain access may not make it viable.
- 42 – access Spinney Drive.

### **KIRKBY MALLORY**

- Medium marketability – 5-10 years.
- 456 – probably more appropriate.

### **SHEEPY**

- High marketability – 5-10 years.
- Rectory site constraints.
- 519 – not related build form.

### **SIBSON**

- High marketability – 5-10 years.
- Ownership – multi.

### **MARKFIELD**

- Medium marketability – 5-10 years.
- 414 – Topography – constraint.
- 406 – Reduced scale.

### **RATBY**

- 5-10 years.
- Medium marketability.
- 497 – Not suitable.
- 473 – Disjointed.
- 498 – Groby.
- 474 – Flood plain.

## **Appendix 4: Developer Panel Minutes**

- Subject access.
- Urban within – same rule as Earl Shilton for timing, etc.

### **DESFORD**

- Medium marketability – 5-10 years
- Outer site with good access. Score higher.
- Grade II Agricultural Land – need to consider sites.
- 198 – employment.

### **GROBY**

- Medium outside. – 5-10 years, unless within settlement – within 5 years.
- Development off Anstey Lane quite peripheral.
- Outer sites above A50 disjointed.

### **STANTON UNDER BARDON**

- Medium marketability – 5-10 years.
- Discount those not adjacent within same approach.
- 531 – access issue.

### **BAGWORTH**

- Medium marketability – 5-10 years.
- Criticised services.
- Allocated site not taken up – need to investigate.
- Large scale with associated sources.
- Same criteria.
- 406 – reduced scale.

### **THORNTON**

- Medium marketability – 5-10 years.
- Be careful on access.
- 33 – access issue achievable over 20 dwellings.
- Over 100 dwellings split over two time frames.
- 15 dwellings for access – supersedes 20 previously stated.

### **KIRBY MUXLOE**

- High marketability – 5-10 years.
- Majority of site in Blaby.

### **BOTCHESTONE**

- Medium marketability – 5-10 years.
- No additional comments.

### **NAILSTONE**

- Medium marketability – 5-10 years.
- Peripheral road can discount – 431/432.
- 423 – ransom issue.
- 426 – issue with access.



## **Appendix 4: Developer Panel Minutes**

- 422 – access.
- Could be mitigated – use 15.

### **TWYCROSS**

- Medium marketability on Main Road.
- High marketability off Main Road.

### **NORTON JUXTA TWYCROSS**

- High – 5-10 years.

### **NEWBOLD VERDON**

- Medium – 5-10 years.

### **MARKET BOSWORTH**

- High marketability.
- Question Brownfield issues and also may be multiple ownership issues.
- Site to rear of employment – large access issues.

### **CADEBY**

- High marketability – 5-10 years.
- Poor access

### **CARLTON**

- High marketability – 5-10 years.

### **OSBASTON**

- Medium marketability.
- 658/455 – poor.
- Assumptions as before.

### **STOKE GOLDING**

- Medium/high marketability. 5-10 years.
- One within settlement 0-5 years.

### **CONGERSTONE**

- High marketability – 5-10 years.
- 508 – within

### **SHACKERSTONE**

- High marketability – 5-10 years.
- Same criteria

### **BARTON IN THE BEANS**

- High marketability – 5-10 years.

### **SUGGESTIONS**

- Difficult to be site specific.
- Broad assumptions need to be made more generic.

## **Appendix 4: Developer Panel Minutes**

- Come up with types of sites and timescales.
- Bring together assumptions forward for comments.
- Make information simpler.
- Look at Hambleton SHLAA

At the meeting, the developer's panel agreed the following information to be used in assessing site's marketability.

### **Agreed assumptions on marketability to be applied to all sites**

#### **Estimated build rate**

- Average build rate of 50-80 dwellings per annum to be used.

#### **Time frame for development**

- If a site already has planning consent it will be placed within the 0-5 year time frame for development. However, if, after discussion with applicants, this is no longer their intention, then the site will be placed in the 5-10 year time frame for development. It is noted that for sites to be allocated within the 0-5 year time frame they must be realistic development opportunities.
- Sites adjoining settlement boundary will be placed in the 5-10 year timeframe under the assumption that they are unlikely to be granted planning permission prior to this time due to existing policy restrictions.
- If a site within the settlement boundary, has no existing policy restrictions, is currently unoccupied and has no or easily mitigatable constraints, a timeframe for development of 0-5 years will be used.
- If the site is occupied and the owner has put forward the site this timeframe will be increased to 5-10 years based on the assumption that the owners are interested in re-locating, but that it will take time to find new premises.
- If the site is occupied and a 3<sup>rd</sup> party has put forward the site then the timeframe will be increased to 10-15 years on the assumption that there is interest in the site, but that those occupying the site would need to move prior to any development occurring.

It was suggested during the panel that this assumption could be refined based upon information from the occupiers of employment premises to reveal whether the premises were freehold or leasehold, how long the lease is and the likelihood and timescales for moving. Due to time constraints this will not be possible however this will be looked at during the SHLAA review.

The stated generic timeframe for development as outlined above may be subject to increase on a site to site basis if operational, ownership or physical constraints dictate a site is unlikely to be developed within the generic timeframes outlined above.

## **Appendix 4: Developer Panel Minutes**

### **Suitability**

- Sites which are not adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary will be deemed unsuitable.
- When the demolition of a dwelling(s) is required to access or develop a site and this site can accommodate less than 15 dwellings the site will be deemed unviable and declared unsuitable. This is based on the average number of dwellings that would need to be built to generate sufficient income to make purchase and demolition of a house viable.

### **Density**

Density has been set at 40 dph for local centres and other locations well served by public transport which include;

- Burbage
- Hinckley
- Earl Shilton
- Barwell

And set at 30 dph for all other settlements within the Borough.

Housing numbers have been based on the above densities but in order to take account of support facilities, open space provision and infrastructure requirements for residential development the following formula has been agreed upon;

- If a site is up to and including 0.4 ha then the area calculated will remain unchanged  
i.e.  $0.4\text{ha} \times 30\text{dph} = 12$  dwellings
- If a site is between 0.4ha- 2ha then 82.5% of the site size will be calculated with the density requirement to establish the number of dwellings.  
i.e.  $1.5\text{ha} - 17.5\% \times 30\text{dph} = 37$  dwellings
- If a site is between 2ha- 35ha then 62.5% of the site will be calculated with the density requirement to establish the number of dwellings  
i.e.  $3\text{ha} - 37.5\% \times 30\text{dph} = 56$  dwellings

During the panel it was suggested that a further breakdown should be added to take account of larger sites (sites accommodating more than 1000 dwellings) and the additional requirements, which they require.

- If a site is over 35ha then 50% of the site will be calculated with the density requirement to establish the number of dwellings  
i.e.  $40\text{ha} - 50\% \times 30\text{dph} = 600$  dwellings

## **Appendix 4: Developer Panel Minutes**

### Market Interest

This was done on a settlement basis.

<b><u>Market Interest</u></b>		
<b><u>High</u></b>	<b><u>Medium</u></b>	<b><u>Low</u></b>
Burbage	Barwell (general)	
Barwell within SUE	Earl Shilton (general)	
Earl Shilton periphery & SUE	Hinckley (within settlement)	
Hinckley & Wykin (Greenfield sites)	Higham on the Hill	
Higham on the Hill (sites off the main road)	Stapleton	
Witherley	Barlestone	
Sutton Cheney	Kirkby Muxloe	
Peckleton	Markfield	
Sheehey Magna & Parva	Ratby	
Sibson	Desford	
Kirby Muxloe	Groby	
Twycross (off main road)	Stanton under Bardon	
Norton juxta Twycross	Bagworth	
Market Bosworth	Thornton	
Cadeby	Botchestone	
Congerstone	Nailstone	
Shackerstone	Twycross (general)	
Barton in the Beans	Newbold Verdon	
	Osbaston	
Stoke Golding		

**RS/SP**  
**28 July 2008**

**Appendix 4 (continued): Information requested from the Developer Panel for the SHLAA Review 2010**

Please Ask For: Paul Grundy  
Direct Dial/Ext: 01455 255671  
Email: paul.grundy@hinckley-bosworth.gov.uk  
Your Ref:  
Our Ref:  
Date:

Dear Sir or Madam

**RE: Market Interest and Estimated Build Rate for the Strategic Housing Land Availability Assessment (SHLAA) Review 2010**

The Borough Council is currently undertaking the 2010 Review of the Strategic Housing Land Availability Assessment. As part of the initial SHLAA a developer panel was set up to discuss market interest and estimated build rate for settlements within the Borough, with the minutes from the meeting available in the SHLAA Report Appendix 4 (please see attached document). As part of the 2010 Review the Borough Council is requesting your assistance in updating the information to be utilised in the review regarding market interest and estimate build rate.

**Market Interest**

The determination of a sites market interest was assessed on a settlement-by-settlement basis by the developer panel. Market interest is designed as a guide to the potential current market interest in a wider settlement context and not the particular interest there may be in a specific site. For the 2010 Review of the SHLAA the Borough Council is requesting your assistance in assessing the current market interest in the settlements within the Borough. Please could you complete the attached form regarding the market interest for each settlement specifying if you consider the interest to be high, medium or low. An electronic version of the form is available on request if this is the preferred method of submission.

**Estimated Build Rate**

The estimated build rate indicates the average range of housing which is likely to be developed on a site within one year. An annual build rate of 50-80 dwellings per annum was the estimated build rate assigned by the developer panel in July 2008. The Borough Council reduced this figure to 30 dwellings per annum for 2010/11 as part of the SHLAA Review 2009 to reflect current market conditions, and thereafter the build rate has been assumed to be 60 dwellings per annum per site (taken from the 50-80 range assigned by the developer panel). Please could you comment on the assumptions made by the developer panel and the Council for the initial SHLAA and the SHLAA Review 2009

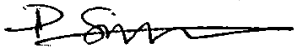
**Appendix 4 (continued): Information requested from the Developer Panel for the SHLAA Review 2010**

regarding estimating build rates, and provide any suggestions on build rates to be utilised in the 2010 Review taking into account current market conditions, etc, on the attached form.

Please could you complete the market interest form and provide comments on the estimated build rate by **Friday 23 July**. The preliminary consultation stage for the SHLAA Review 2010 will be carried out from August 2010.

Should you have any queries please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P Grundy', with a horizontal line extending to the right.

Paul Grundy  
Planning Policy Monitoring Officer

**Appendix 4 (continued): Information requested from the Developer  
Panel for the SHLAA Review 2010**

Settlement	Market Interest (please tick accordingly)		
	High	Medium	Low
Atterton			
Bagworth			
Barlestone			
Barton in the Beans			
Barwell (within Sustainable Urban Extension)			
Barwell (within settlement)			
Bilstone			
Botcheston			
Burbage			
Cadeby			
Carlton			
Congerstone			
Dadlington			
Desford			
Earl Shilton (within Sustainable Urban Extension)			
Earl Shilton (within settlement)			
Fenny Drayton			
Groby			
Higham on the Hill			
Hinckley and Wykin (Greenfield sites)			
Hinckley (within settlement)			
Market Bosworth			
Kirby Muxloe			
Kirkby Mallory			
Markfield			
Nailstone			
Newbold Verdon			
Norton juxta Twycross			
Odstone			
Orton on the Hill			
Osbaston			
Peckleton			
Pinwall			
Ratby			
Ratcliffe Culey			
Shackerstone			
Sheepy Magna			
Sheepy Parva			
Shenton			
Sibson			
Stanton under Bardon			
Stapleton			
Stoke Golding			
Sutton Cheney			
Thornton			
Twycross			
Upton			
Thornton			
Wellsborough			
Witherley			

**Appendix 4 (continued): Information requested from the Developer  
Panel for the SHLAA Review 2010**

**Estimated Build Rate Comments:**



## **Appendix 4: Developer Panel Minutes**

### **Hinckley & Bosworth Borough Council**

#### **Strategic Housing Land Availability Assessment**

#### **Developer Panel Meeting - Tuesday, 22 July 2008**

##### **Present:**

Charlotte Abbott (CA)	Home Builders Federation
James Bailey (JB)	James Bailey Planning
Katanya Barlow (KB)	Hinckley & Bosworth Borough Council
Ailsa Daykin (AD)	East Midlands Housing Association
John Hall (JH)	Howkins and Harrison
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Gary Lees (GL)	Pegasus Planning Group
Richard Newey (RN)	Fox Bennett
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##### **Apologies**

Kathryn Ventham	Barton Wilmore
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##### **General Comments**

Smaller sites more uncertainty as to whether these come forward. Risky applying assumptions to smaller sites. Risky contacting owners. (GL)

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The situation six months ago was totally different. It is hard at this time and there is a need to be robust. Different uncertainties for small sites to large sites. Come back to small site. (GL)

Charlotte noted that the SHLAA starts from the Core Strategy adoption and suggested it shouldn't be looked at from current planning policy. (CA)

If the document is used as part of the evidence base, it needs to be realistic. We can advise on suitability but the Local Authority need to determine. Need to discuss market constraints if it could get planning permission in year. (GL)

DK noted that the number of dwellings within the site had been identified through the following methodology;

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i.e.  $0.4\text{ha} \times 30\text{dph} = 12$  dwellings
- If a site is between 0.4ha- 2ha then 82.5% of the site size will be calculated with the density requirement to establish the number of dwellings.  
i.e.  $1.5\text{ha} - 17.5\% \times 30\text{dph} = 37$  dwellings

## **Appendix 4: Developer Panel Minutes**

- If a site is over 2ha then 62.5% of the site will be calculated with the density requirement to establish the number of dwellings  
i.e. 3ha – 37.5% x 30dph = 56 dwellings

GL expressed that this was a fair approach and suggested a further density calculation is added so that larger sites get a lower yield. (GL)

LW noted that mixed-use sites would particularly apply to this. (LW)

GL suggested that over a 1000 houses could be considered as a larger site.

- Build rate difficult to state as lots of dependency on build rate RSS (LW)
- Good mix rate of sales quicker. (GL)
- 50/60 dwellings per year build rate.
- Leave build rates to market to dictate. (JH)
- Difficult not to make some assumptions- reasonable to factor a range build rate of 50/80 dph.
- Assumption 50/80 dwelling build rate agreed.
- Careful over current planning permission may need to push back past 5 – 10 years.
- Taking the assumption that an average house is £300,000 it was suggested that the development would need to be 20 dwellings plus to make viable. It was later agreed this figure should be 15 dwellings
- ½ - 0-5 years as not likely to come forward.
- If current businesses. 5-10 years. Need to speak to owner to identify whether the business is planning on moving and leaseholds.
- Set them into categories so you can therefore make assumptions.
- 5-10 years where nothing happening.
- 10-15 years where in use.

### **BURBAGE**

#### **General Comments**

- The area has a high marketability. (LW)
- Houses are still selling well in Burbage. (RN)
- There is certainty that sites would be developed within 5 years if allocated. (LW)
- If a site is outside the settlement boundary it should not be considered as being developable within 5 years.
- A site needs to be deliverable. Those sites put within the 5-year bracket need to be realistic – can't say that a large number of these sites will come forward.

### **Site 103**

Concern was raised in relation to the capacity of the A5 (GL)

#### **Appendix 4: Developer Panel Minutes**

- Positive that there is frontage onto canal. (LW)
- Raised issues of access. (GL)
- The site is fine on paper but dependent on the content of the Core Strategy. (LW)
- The demand for RSL is quite high in Burbage. (AD)

##### 104

- Access key. (GL)
- Feasible to access through employment but is it ideal? (LW)
- Wary over local ecology sites, can overcome and mitigate. (GL)
- Achievable through ransom strip but two properties would need to be purchased.

##### 105

- Queried open space local policy, difficult to say if it's a red constraint, and what yield would be achieved? (GL)
- Flooding – evidence of previous flooding which would be easy to fix. (RN)
- The railway is both a constraint and opportunity (LW)

##### 106/107

- More suitable for employment.

##### 108

- Would need to demolish another house to allow access. (LW).
- If there is a need to buy, is it viable with financial implications. (GL)

##### 109

- 108, 104 and 109 – collectively this could be viable. (GL)
- Access is major.

##### 110

- Good size.
- Access issue. (LW)
- Could look at mixed-use development. (GL)
- Add to 111 – could generate enough money if access issues are overcome.

##### 111

- Same as 110.
- Access is vital. (LW)

##### 114/115

- Within 8 years. A longer period if in conjunction with 116/117.

##### 116

## **Appendix 4: Developer Panel Minutes**

- This site would have a lower residual value but it is a Greenfield site. (GL)

117

- Lose large section to open space. (LW)
- Questioned availability due to ownership constraints (RN)

119

- Potential mixed-use development, would need about 50% of the site to be open space to overcome the identified constraint. Half should reduce the yield. (GL)

120

- Access is key to this site. (LW)

121/122

- Need comprehensive solution to access. (GL)

### **BARWELL**

- More rural in nature.
- The marketability should be identified as medium. It was also agreed that Earl Shilton should have a medium marketability.
- Barwell has similar issues to Hinckley – use same criteria for sites outside the boundary.
- High probability of sites 58/59 coming forward as they are identified as potential urban extension (58/59).
- High probability for site 54 – more for open space. 5 – 10 years timeframe. The site could go beyond this.
- Large strategic sites may have two developers.
- 50/80 dwellings per year on sites 58 and 59. These sites should be treated separately.
- Site 588 is on the periphery but could be part of larger site.
- Sites not adjacent to settlement boundaries should be considered unsuitable.
- Topography issues sites to the south of Barwell but the market would be interested? Suitable 15 years+.

### **HINCKLEY & WYKIN**

- Medium level marketability as it is well connected. (LW)
- There is a sub market within the Masterplan area and outside the Masterplan area.
- Town Centre – difficulty regarding contribution. Mainly flats but there are a limit to the marketability of apartments within town. (GL)
- There is a question mark over the willingness of the developer to develop here. (GL)
- If a site within the town centre has no permission then there is a need to factor in an appropriate level. (GL)
- The Masterplan will help with delivery, as would development

## **Appendix 4: Developer Panel Minutes**

- briefs. Most apartments – demand has gone. (LW)
- Need to look at the types of units that could be appropriate within the town. Town Houses are popular at the moment and more desirable but then those impacts upon density.
  - Lower density – 40 dph is reasonable for town centre. 30 dph for periphery. Similar approach to Burbage for periphery.
  - Outer sites – goes back to Core Strategy.
  - The outer sites appear to be free from constraints subject to A5 issue. (GL)
  - There is a barrier to the northern sites due to the existing road however, they are fairly well related. (GL)
  - Those sites on the settlement edge are suitable.
  - 10+ years for the more strategic sites
  - Smaller possibility of coming forward for those sites outside – dependent on who put forward the site and ownership
  - Those adjoining the settlement boundary should be considered within 5-10 years.
  - Apartments – low marketability.
  - Strategic sites on Greenfield sites have a high marketability.
  - Smaller sites within Hinckley have a medium marketability.

### **EARL SHILTON**

- Medium marketability within Earl Shilton.
- Higher marketability on periphery.
- Proposed SUE – high marketability like Barwell.
- Adjoining settlement – 5-10 years near bypass.
- Others outside 10-15 years.
- Wary of small sites within majority factor in 3 years. A lot will come forward towards the end of 5 years.
- The same approach should be taken as the other urban areas.
- Question larger sites to south in relation to suitability for development.

### **HIGHAM ON THE HILL**

- Off main road – medium/high marketability – 5-10 years.
- Rural village.
- Affordability is key need to balance with sustainability.
- Unsuitable if not allocated.
- Possible for smaller sites – 28.
- Employment site.

### **WITHERLEY**

- Look at size. Could make smaller.
- 585 potential – make smaller – ribbon development.
- 586 potential – make smaller – ribbon development.
- 589 potential – make smaller – ribbon development.
- Kennel site potential.
- High marketability – 5-10 years.

## **Appendix 4: Developer Panel Minutes**

### **SUTTON CHENEY**

- High marketability – 5-10 years.

### **PECKLETON**

- High marketability – 5-10 years.
- Peripheral expansion exception of 607.

### **STAPLETON**

- Medium marketability.
- Develop 468 and 469 together.
- 470 unsuitable – periphery.
- Frontage element 469 and 472.
- 5-10 years.

### **BARLESTONE**

- Medium marketability – 5-10 years. Outside settlement boundary.
- 40 and 41 - access issues need ransom strips.
- If small scale buying land to gain access may not make it viable.
- 42 – access Spinney Drive.

### **KIRKBY MALLORY**

- Medium marketability – 5-10 years.
- 456 – probably more appropriate.

### **SHEEPY**

- High marketability – 5-10 years.
- Rectory site constraints.
- 519 – not related build form.

### **SIBSON**

- High marketability – 5-10 years.
- Ownership – multi.

### **MARKFIELD**

- Medium marketability – 5-10 years.
- 414 – Topography – constraint.
- 406 – Reduced scale.

### **RATBY**

- 5-10 years.
- Medium marketability.
- 497 – Not suitable.
- 473 – Disjointed.
- 498 – Groby.
- 474 – Flood plain.

## **Appendix 4: Developer Panel Minutes**

- Subject access.
- Urban within – same rule as Earl Shilton for timing, etc.

### **DESFORD**

- Medium marketability – 5-10 years
- Outer site with good access. Score higher.
- Grade II Agricultural Land – need to consider sites.
- 198 – employment.

### **GROBY**

- Medium outside. – 5-10 years, unless within settlement – within 5 years.
- Development off Anstey Lane quite peripheral.
- Outer sites above A50 disjointed.

### **STANTON UNDER BARDON**

- Medium marketability – 5-10 years.
- Discount those not adjacent within same approach.
- 531 – access issue.

### **BAGWORTH**

- Medium marketability – 5-10 years.
- Criticised services.
- Allocated site not taken up – need to investigate.
- Large scale with associated sources.
- Same criteria.
- 406 – reduced scale.

### **THORNTON**

- Medium marketability – 5-10 years.
- Be careful on access.
- 33 – access issue achievable over 20 dwellings.
- Over 100 dwellings split over two time frames.
- 15 dwellings for access – supersedes 20 previously stated.

### **KIRBY MUXLOE**

- High marketability – 5-10 years.
- Majority of site in Blaby.

### **BOTCHESTONE**

- Medium marketability – 5-10 years.
- No additional comments.

### **NAILSTONE**

- Medium marketability – 5-10 years.
- Peripheral road can discount – 431/432.
- 423 – ransom issue.
- 426 – issue with access.

## **Appendix 4: Developer Panel Minutes**

- 422 – access.
- Could be mitigated – use 15.

### **TWYCROSS**

- Medium marketability on Main Road.
- High marketability off Main Road.

### **NORTON JUXTA TWYCROSS**

- High – 5-10 years.

### **NEWBOLD VERDON**

- Medium – 5-10 years.

### **MARKET BOSWORTH**

- High marketability.
- Question Brownfield issues and also may be multiple ownership issues.
- Site to rear of employment – large access issues.

### **CADEBY**

- High marketability – 5-10 years.
- Poor access

### **CARLTON**

- High marketability – 5-10 years.

### **OSBASTON**

- Medium marketability.
- 658/455 – poor.
- Assumptions as before.

### **STOKE GOLDING**

- Medium/high marketability. 5-10 years.
- One within settlement 0-5 years.

### **CONGERSTONE**

- High marketability – 5-10 years.
- 508 – within

### **SHACKERSTONE**

- High marketability – 5-10 years.
- Same criteria

### **BARTON IN THE BEANS**

- High marketability – 5-10 years.

### **SUGGESTIONS**

- Difficult to be site specific.
- Broad assumptions need to be made more generic.



## **Appendix 4: Developer Panel Minutes**

- Come up with types of sites and timescales.
- Bring together assumptions forward for comments.
- Make information simpler.
- Look at Hambleton SHLAA

At the meeting, the developer's panel agreed the following information to be used in assessing site's marketability.

### **Agreed assumptions on marketability to be applied to all sites**

#### **Estimated build rate**

- Average build rate of 50-80 dwellings per annum to be used.

#### **Time frame for development**

- If a site already has planning consent it will be placed within the 0-5 year time frame for development. However, if, after discussion with applicants, this is no longer their intention, then the site will be placed in the 5-10 year time frame for development. It is noted that for sites to be allocated within the 0-5 year time frame they must be realistic development opportunities.
- Sites adjoining settlement boundary will be placed in the 5-10 year timeframe under the assumption that they are unlikely to be granted planning permission prior to this time due to existing policy restrictions.
- If a site within the settlement boundary, has no existing policy restrictions, is currently unoccupied and has no or easily mitigatable constraints, a timeframe for development of 0-5 years will be used.
- If the site is occupied and the owner has put forward the site this timeframe will be increased to 5-10 years based on the assumption that the owners are interested in re-locating, but that it will take time to find new premises.
- If the site is occupied and a 3<sup>rd</sup> party has put forward the site then the timeframe will be increased to 10-15 years on the assumption that there is interest in the site, but that those occupying the site would need to move prior to any development occurring.

It was suggested during the panel that this assumption could be refined based upon information from the occupiers of employment premises to reveal whether the premises were freehold or leasehold, how long the lease is and the likelihood and timescales for moving. Due to time constraints this will not be possible however this will be looked at during the SHLAA review.

The stated generic timeframe for development as outlined above may be subject to increase on a site to site basis if operational, ownership or physical constraints dictate a site is unlikely to be developed within the generic timeframes outlined above.

## **Appendix 4: Developer Panel Minutes**

### **Suitability**

- Sites which are not adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary will be deemed unsuitable.
- When the demolition of a dwelling(s) is required to access or develop a site and this site can accommodate less than 15 dwellings the site will be deemed unviable and declared unsuitable. This is based on the average number of dwellings that would need to be built to generate sufficient income to make purchase and demolition of a house viable.

### **Density**

Density has been set at 40 dph for local centres and other locations well served by public transport which include;

- Burbage
- Hinckley
- Earl Shilton
- Barwell

And set at 30 dph for all other settlements within the Borough.

Housing numbers have been based on the above densities but in order to take account of support facilities, open space provision and infrastructure requirements for residential development the following formula has been agreed upon;

- If a site is up to and including 0.4 ha then the area calculated will remain unchanged  
i.e.  $0.4\text{ha} \times 30\text{dph} = 12$  dwellings
- If a site is between 0.4ha- 2ha then 82.5% of the site size will be calculated with the density requirement to establish the number of dwellings.  
i.e.  $1.5\text{ha} - 17.5\% \times 30\text{dph} = 37$  dwellings
- If a site is between 2ha- 35ha then 62.5% of the site will be calculated with the density requirement to establish the number of dwellings  
i.e.  $3\text{ha} - 37.5\% \times 30\text{dph} = 56$  dwellings

During the panel it was suggested that a further breakdown should be added to take account of larger sites (sites accommodating more than 1000 dwellings) and the additional requirements, which they require.

- If a site is over 35ha then 50% of the site will be calculated with the density requirement to establish the number of dwellings  
i.e.  $40\text{ha} - 50\% \times 30\text{dph} = 600$  dwellings

## **Appendix 4: Developer Panel Minutes**

### Market Interest

This was done on a settlement basis.

<b><u>Market Interest</u></b>		
<b><u>High</u></b>	<b><u>Medium</u></b>	<b><u>Low</u></b>
Burbage	Barwell (general)	
Barwell within SUE	Earl Shilton (general)	
Earl Shilton periphery & SUE	Hinckley (within settlement)	
Hinckley & Wykin (Greenfield sites)	Higham on the Hill	
Higham on the Hill (sites off the main road)	Stapleton	
Witherley	Barlestone	
Sutton Cheney	Kirkby Muxloe	
Peckleton	Markfield	
Sheehey Magna & Parva	Ratby	
Sibson	Desford	
Kirby Muxloe	Grobby	
Twycross (off main road)	Stanton under Bardon	
Norton juxta Twycross	Bagworth	
Market Bosworth	Thornton	
Cadeby	Botchestone	
Congerstone	Nailstone	
Shackerstone	Twycross (general)	
Barton in the Beans	Newbold Verdon	
	Osbaston	
Stoke Golding		

**RS/SP**  
**28 July 2008**

**Appendix 4 (continued): Information requested from the Developer Panel for the SHLAA Review 2010**

Please Ask For: Paul Grundy  
Direct Dial/Ext: 01455 255671  
Email: paul.grundy@hinckley-bosworth.gov.uk  
Your Ref:  
Our Ref:  
Date:

Dear Sir or Madam

**RE: Market Interest and Estimated Build Rate for the Strategic Housing Land Availability Assessment (SHLAA) Review 2010**

The Borough Council is currently undertaking the 2010 Review of the Strategic Housing Land Availability Assessment. As part of the initial SHLAA a developer panel was set up to discuss market interest and estimated build rate for settlements within the Borough, with the minutes from the meeting available in the SHLAA Report Appendix 4 (please see attached document). As part of the 2010 Review the Borough Council is requesting your assistance in updating the information to be utilised in the review regarding market interest and estimate build rate.

**Market Interest**

The determination of a sites market interest was assessed on a settlement-by-settlement basis by the developer panel. Market interest is designed as a guide to the potential current market interest in a wider settlement context and not the particular interest there may be in a specific site. For the 2010 Review of the SHLAA the Borough Council is requesting your assistance in assessing the current market interest in the settlements within the Borough. Please could you complete the attached form regarding the market interest for each settlement specifying if you consider the interest to be high, medium or low. An electronic version of the form is available on request if this is the preferred method of submission.

**Estimated Build Rate**

The estimated build rate indicates the average range of housing which is likely to be developed on a site within one year. An annual build rate of 50-80 dwellings per annum was the estimated build rate assigned by the developer panel in July 2008. The Borough Council reduced this figure to 30 dwellings per annum for 2010/11 as part of the SHLAA Review 2009 to reflect current market conditions, and thereafter the build rate has been assumed to be 60 dwellings per annum per site (taken from the 50-80 range assigned by the developer panel). Please could you comment on the assumptions made by the developer panel and the Council for the initial SHLAA and the SHLAA Review 2009

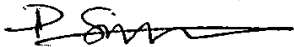
**Appendix 4 (continued): Information requested from the Developer Panel for the SHLAA Review 2010**

regarding estimating build rates, and provide any suggestions on build rates to be utilised in the 2010 Review taking into account current market conditions, etc, on the attached form.

Please could you complete the market interest form and provide comments on the estimated build rate by **Friday 23 July**. The preliminary consultation stage for the SHLAA Review 2010 will be carried out from August 2010.

Should you have any queries please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P Grundy', with a horizontal line extending to the right.

Paul Grundy  
Planning Policy Monitoring Officer

**Appendix 4 (continued): Information requested from the Developer  
Panel for the SHLAA Review 2010**

Settlement	Market Interest (please tick accordingly)		
	High	Medium	Low
Atterton			
Bagworth			
Barlestone			
Barton in the Beans			
Barwell (within Sustainable Urban Extension)			
Barwell (within settlement)			
Bilstone			
Botcheston			
Burbage			
Cadeby			
Carlton			
Congerstone			
Dadlington			
Desford			
Earl Shilton (within Sustainable Urban Extension)			
Earl Shilton (within settlement)			
Fenny Drayton			
Groby			
Higham on the Hill			
Hinckley and Wykin (Greenfield sites)			
Hinckley (within settlement)			
Market Bosworth			
Kirby Muxloe			
Kirkby Mallory			
Markfield			
Nailstone			
Newbold Verdon			
Norton juxta Twycross			
Odstone			
Orton on the Hill			
Osbaston			
Peckleton			
Pinwall			
Ratby			
Ratcliffe Culey			
Shackerstone			
Sheepy Magna			
Sheepy Parva			
Shenton			
Sibson			
Stanton under Bardon			
Stapleton			
Stoke Golding			
Sutton Cheney			
Thornton			
Twycross			
Upton			
Thornton			
Wellsborough			
Witherley			

**Appendix 4 (continued): Information requested from the Developer  
Panel for the SHLAA Review 2010**

**Estimated Build Rate Comments:**

#### **Appendix 4 (continued): Summary of replies from the Developer Panel regarding market interest and estimated build rates**

A total of 2 replies were received from the Developer Panel.

##### **Market Interest**

The information received back from the Developer Panel regarding market interest is summarised in Table 1 of the document. Market interest for each settlement in the Borough was assigned as either high, medium or low by the developer.

##### **Estimated Build Rate**

Estimated build rates for the SHLAA Review 2010 were updated based upon the information received by the Developer Panel and to reflect current market conditions. The estimated build rate per annum is summarised in section 3.15 of the document.

Comments received by developers regarding estimated build rates concluded that the build rate should be at the lower end of the range suggested by the Developer Panel in 2008 due to a continuing slow housing market



#### **Appendix 4 (continued): Summary of replies from the Developer Panel regarding market interest and estimated build rates**

A total of 2 replies were received from the Developer Panel.

##### **Market Interest**

The information received back from the Developer Panel regarding market interest is summarised in Table 1 of the document. Market interest for each settlement in the Borough was assigned as either high, medium or low by the developer.

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Comments received by developers regarding estimated build rates concluded that the build rate should be at the lower end of the range suggested by the Developer Panel in 2008 due to a continuing slow housing market

### **Appendix 5. Sites removed from the SHLAA Review 2014**

<b>As Ref.</b>	<b>Previous Reference No.</b>	<b>Settlement</b>	<b>Address</b>	<b>Reason Site Removed</b>	<b>Date Site Completed (Monitoring Date)</b>
38	RLAS 05/00344	Barlestone	Land adj 102 Newbold Road	Site complete for 1 year or more	March 2012
154	ELS 09/10 I31, EOI 694, RLAL 10/00883	Burbage	A O Henton Engineering, Cotes Road	Site complete for 1 year or more	March 2012
228	EOI 47, RLAL 07/00673	Earl Shilton	Land south of Breach Lane	Site complete for 1 year or more	September 2012
251	RLAL 04/00994	Earl Shilton	Land off Montgomery Road	Site complete for 1 year or more	September 2012
426	EOI 310, RLAS 09/00964	Nailstone	15 Rectory Lane	Site complete for 1 year or more	March 2012
441	RLAS 11/00397	Newbold Verdon	68 Mill Lane	Site complete for 1 year or more	March 2013
551	RLAS 11/00249	Dadlington	New House Farm, Stapleton Lane	Site complete for 1 year or more	March 2012
558	RLAS 07/01364	Norton Juxta Twycross	8 Cock Lane	Site complete for 1 year or more	September 2012
562	RLAS 03/00450	Norton Juxta Twycross	23 Main Street	Site complete for 1 year or more	March 2012
659	RLAS 12/00217	Burbage	Land adj 17 Marigold Drive	Site complete for 1 year or more	March 2013
719	RLAC 10/00232	Market Bosworth	King William IV PH, 35 Station Road	Site complete for 1 year or more	September 2012
732	RLAC 07/01377	Hinckley	335 Coventry Road	Site complete for 1 year or more	March 2012
741	RLAC 89/01369/4	Burbage	Watling Street Farm, Watling Street	Site complete for 1 year or more	March 2012
742	RLAS 12/00519	Burbage	47 Hinckley Road	Site complete for 1 year or more	March 2013
744	UHN09, ELS 12/13 Pg91, RLAL 08/00303	Hinckley	Highfield Works, John Street	Site completed for alternative use	N/A
746	EOI 665, RLAL 08/00717	Hinckley	Land adjacent Outlands Drive	Site complete for 1 year or more	March 2012
747	RLAL 08/00815	Carlton	Foxcovert, 83 Main Street	Site complete for 1 year or more	September 2012
784	RLAS 08/00564	Hinckley	12 Brascote Road	Site complete for 1 year or more	March 2013
788	RLAS 10/00498	Hinckley	Land at side of 3 Rutland Avenue	Site complete for 1 year or more	March 2012
796	RLAS 08/00923	Earl Shilton	8 Mill Lane	Site complete for 1 year or more	September 2012
801	RLAS 09/00833	Peckleton	The Glebe Field, Peckleton Common	Site complete for 1 year or more	March 2012
830	RLAL 09/00211	Ratby	Land adj M1, Ferndale Drive	Site complete for 1 year or more	September 2012
846	RLAS 10/00374	Carlton	69 Main Street	Site complete for 1 year or more	March 2012
849	RLAC 09/00508	Desford	5 Newbold Road	Site complete for 1 year or more	March 2012
852	RLAS 10/00195	Hinckley	Land adj 7 Alexander Gardens	Site complete for 1 year or more	March 2012
853	RLAS 09/00615	Burbage	58 Brookside	Site complete for 1 year or more	March 2012
856	RLAS 10/00952	Hinckley	161 Ashby Road	Site complete for 1 year or more	September 2012

As Ref.	Previous Reference No.	Settlement	Address	Reason Site Removed	Date Site Completed (Monitoring Date)
857	RLAC 09/00709	Ratby	11 Chapel Lane	Site complete for 1 year or more	September 2012
862	RLAC 10/00477	Desford	The Bulls Head, 33 Main Street	Site complete for 1 year or more	March 2012
865	RLAS 10/00855	Ratby	Land adj 3 Mill Drive	Site complete for 1 year or more	March 2012
869	RLAC 09/00918	Barwell	Rear of 22 High Street	Site complete for 1 year or more	September 2012
870	RLAC 09/00924	Hinckley	67A Castle Street	Site complete for 1 year or more	September 2012
872	RLAC 09/00934	Osbaston	Home Farm, Hall Lane	Site complete for 1 year or more	March 2012
876	RLAS 10/00547	Burbage	6 The Ridgeway	Site complete for 1 year or more	March 2013
877	RLAS 10/00020	Earl Shilton	Rear of 75 Station Road	Site complete for 1 year or more	March 2012
884	RLAC 10/00266	Groby	Old Hall, Markfield Road	Site complete for 1 year or more	September 2012
902	RLAS 09/00703	Higham on the Hill	23 Cherry Orchard	Site complete for 1 year or more	March 2012
907	RLAC 10/00451	Upton	Vinehouse Farm, Shenton Lane	Site complete for 1 year or more	March 2012
910	RLAC 10/00127	Burbage	Whitehouse Farm, Workhouse Lane	Site complete for 1 year or more	September 2012
920	ELS 09/10 I64, RLAL 09/00884	Hinckley	39 Derby Road	Site complete for 1 year or more	March 2012
925	RLAS 10/00708	Bagworth	324 Station Road	Site complete for 1 year or more	March 2013
929	RLAS 11/00025	Carlton	Willows, Shackerstone Walk	Site complete for 1 year or more	March 2012
930	RLAS 11/00074	Carlton	Woodmill, Congerstone Lane	Site complete for 1 year or more	September 2012
935	RLAS 10/00609	Hinckley	Westmoreland Farm, Rogues Lane	Site complete for 1 year or more	September 2012
936	RLAS 10/00632	Hinckley	10 Glebe Road	Site complete for 1 year or more	March 2013
939	RLAS 12/00021	Hinckley	55-57 Derby Road	Site complete for 1 year or more	September 2012
951	RLAS 11/01000	Newbold Verdon	77 Main Street	Site complete for 1 year or more	March 2013
952	RLAS 10/00759	Norton Juxta Twycross	3 Main Street	Site complete for 1 year or more	September 2012
954	RLAS 11/00285	Thornton	40 Main Street	Site complete for 1 year or more	March 2013
955	RLAC 11/00408	Barlestone	Garland Lane Farm, Garland Lane	Site complete for 1 year or more	March 2013
956	RLAC 10/00627	Desford	18 Manor Road	Site complete for 1 year or more	March 2012
957	RLAC 10/00934	Hinckley	109A Factory Road	Site complete for 1 year or more	March 2012
958	RLAC 11/00079	Hinckley	21 Mount Road	Site complete for 1 year or more	March 2012
959	RLAC 11/00271	Hinckley	62 Castle Street	Site complete for 1 year or more	March 2013
961	RLAC 11/00335	Hinckley	1-3 Regent Street	Site complete for 1 year or more	March 2013
963	RLAC 11/00480	Hinckley	14 Lower Bond Street	Site complete for 1 year or more	March 2013
964	RLAC 11/00516	Hinckley	155 London Road	Site complete for 1 year or more	September 2012
966	ELS 12/13 Pg63, RLAC 11/00632	Hinckley	12 Trinity Vicarage Road	Site complete for 1 year or more	March 2012
869	RLAC 09/00918	Barwell	Rear of 22 High Street	Site complete for 1 year or more	September 2012
870	RLAC 09/00924	Hinckley	67A Castle Street	Site complete for 1 year or more	September 2012

As Ref.	Previous Reference No.	Settlement	Address	Reason Site Removed	Date Site Completed (Monitoring Date)
872	RLAC 09/00934	Osbaston	Home Farm, Hall Lane	Site complete for 1 year or more	March 2012
876	RLAS 10/00547	Burbage	6 The Ridgeway	Site complete for 1 year or more	March 2013
877	RLAS 10/00020	Earl Shilton	Rear of 75 Station Road	Site complete for 1 year or more	March 2012
884	RLAC 10/00266	Grobby	Old Hall, Markfield Road	Site complete for 1 year or more	September 2012
902	RLAS 09/00703	Higham on the Hill	23 Cherry Orchard	Site complete for 1 year or more	March 2012
907	RLAC 10/00451	Upton	Vinehouse Farm, Shenton Lane	Site complete for 1 year or more	March 2012
910	RLAC 10/00127	Burbage	Whitehouse Farm, Workhouse Lane	Site complete for 1 year or more	September 2012
920	ELS 09/10 I64, RLAL 09/00884	Hinckley	39 Derby Road	Site complete for 1 year or more	March 2012
925	RLAS 10/00708	Bagworth	324 Station Road	Site complete for 1 year or more	March 2013
929	RLAS 11/00025	Carlton	Willows, Shackerstone Walk	Site complete for 1 year or more	March 2012
930	RLAS 11/00074	Carlton	Woodmill, Congerstone Lane	Site complete for 1 year or more	September 2012
935	RLAS 10/00609	Hinckley	Westmoreland Farm, Rogues Lane	Site complete for 1 year or more	September 2012
936	RLAS 10/00632	Hinckley	10 Glebe Road	Site complete for 1 year or more	March 2013
939	RLAS 12/00021	Hinckley	55-57 Derby Road	Site complete for 1 year or more	September 2012
951	RLAS 11/01000	Newbold Verdon	77 Main Street	Site complete for 1 year or more	March 2013
952	RLAS 10/00759	Norton Juxta Twycross	3 Main Street	Site complete for 1 year or more	September 2012
954	RLAS 11/00285	Thornton	40 Main Street	Site complete for 1 year or more	March 2013
955	RLAC 11/00408	Barlestone	Garland Lane Farm, Garland Lane	Site complete for 1 year or more	March 2013
956	RLAC 10/00627	Desford	18 Manor Road	Site complete for 1 year or more	March 2012
957	RLAC 10/00934	Hinckley	109A Factory Road	Site complete for 1 year or more	March 2012
958	RLAC 11/00079	Hinckley	21 Mount Road	Site complete for 1 year or more	March 2012
959	RLAC 11/00271	Hinckley	62 Castle Street	Site complete for 1 year or more	March 2013
961	RLAC 11/00335	Hinckley	1-3 Regent Street	Site complete for 1 year or more	March 2013
963	RLAC 11/00480	Hinckley	14 Lower Bond Street	Site complete for 1 year or more	March 2013
964	RLAC 11/00516	Hinckley	155 London Road	Site complete for 1 year or more	September 2012
966	ELS 12/13 Pg63, RLAC 11/00632	Hinckley	12 Trinity Vicarage Road	Site complete for 1 year or more	March 2012
967	ELS 12/13 Pg63, RLAC 11/00394	Market Bosworth	Noctule House, Pipistrelle Drive	Site complete for 1 year or more	March 2013
1016	RLAS 11/01005	Earl Shilton	69 Hinckley Road	Site complete for 1 year or more	March 2013
1040	RLAC 11/00811	Hinckley	6 Shakespeare Drive	Site complete for 1 year or more	March 2013
1042	RLAC 12/00552	Hinckley	8-8A The Borough	Site complete for 1 year or more	March 2013
1068	RLAC 12/00837	Hinckley	Rogues Barn, Hinckley Fields Farm, Rogues Lane	Site complete for 1 year or more	March 2013

## **Appendix 6: Site Visit Form**

Site Number

Settlement

### **Current Use**

Residential

☐

Employment

☐ *Occupied*

☐ *Unoccupied*

Agricultural

☐

Paddock

☐

Allotments

☐ Used

☐ Unused

Recreational Space

☐

Type:

Other:

### **Adjacent Uses**

Residential

☐

Employment

☐ Occupied

☐ Unoccupied

Agricultural

☐

Paddock

☐

Allotments

☐

Recreational Space

Type:

Other:

### **Character of surrounding area**

### **Land Type**

Brownfield

☐

Greenfield

☐

Combination

☐

Explanation

### **Contaminated land**

Definitely

☐

Likely

☐

Unlikely

☐

Explanation

### **Environmental**

Mature trees

☐

Hedgerows

☐

Pond

☐

River

☐

Stream

☐

Details:

**Topographical**

Site Slopes

☐

Varying site levels

☐*Other/Details***Access**☐ No viable access currently☐ Current access by foot☐ Current vehicular access: ☐ Adopted ☐ Unadopted*Access via what road? Condition of access road, any potential for access***Accessibility to Services** *i.e. bus stop outside site, doctors surgery adjacent.***Additional Information;** *i.e. Buildings on site.*

# Appendix 7: Residential Site Densities - Large Sites Completed Between 1 April 2007 and 31 March 2014 within Hinckley Town Centre

Year Completed	Address	Area (hectares)	Dwellings built	Density (dwellings per hectare)	Type of development	Comments
2007/08	Well Lane Service Station, Upper Bond Street	0.07	14	200	Comprises 1 & 2 bed flats	
2007/08	Richard Roberts, 61 Druid Street	0.23	19	83	Mix of 2 bed flats & 2, 3 & 4 bed dwellings	
2007/08	New Buildings/Wood Street	0.11	18	164	Comprises 1 & 2 bed flats	
2008/09	45-51 Factory Road	0.25	19	76	Mix of 1 & 2 bed flats 3 bed dwellings	
2009/10	32-26 Derby Road	0.16	22	138	Comprises 2 bed flats	Site borders Hinckley town centre boundary
2009/10	Mill Hill Business Centre, 5 Mill Hill Road	0.2	20	100	Comprises 2 bed flats & 3 bed dwellings	
2009/10	Central Club, Mansion Street	0.1	14	140	Comprises 2 bed flats	
2010/11	39 London Road	0.12	12	100	Comprises 1 & 2 bed flats	Site borders Hinckley town centre boundary
2011/12	39 Derby Road	0.51	37	73	Mix of 1 & 2 bed flats & 2, 3 & 4 bed dwellings	
2011/12	Flude House, Rugby Road	0.9	54	60	Mix 2 bed flats & 2 & 3 bed dwellings	Total site size of mixed use site is 2.14 hectares. Housing element of site is approx. 0.9 hectares
<b>Totals</b>		<b>2.65</b>	<b>229</b>	<b>86.42</b>		

## Appendix C

### Checklist for potential sites

Information required by a developer/landowner for a site to be considered for inclusion in a Local Plan

Site Address

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Area (Hectares)

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What type of development is the site being put forward for eg. residential/employment/mixed use? If the site is being put forward for mixed use please specify.

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Please include a Ordnance Survey Plan that includes the following information:

- Land ownership details (clearly indicating any changes in land ownership)
  - Type and location of any existing use(s) on the site and whether any of the existing use(s) would continue to operate from the site
  - If the site is located within or adjacent to a Conservation Areas or Listed Building please indicate this on a plan as this could influence the density/type/cost of the building materials etc
  - Where would access be achieved from and are there any land ownership issues associated with the potential access?
  - Is the site adjacent to an adopted or unadopted road, ie. a private road that has not been adopted by the highway authority? Please provide details along with the width of the road
  - Details of the existing pedestrian footways from the site to the local facilities (shops, school etc) and any improvements that might be required
  - Location of the nearest gas/electricity and water supply to the site
-



Please provide an Ordnance Survey plan that clearly identifies the boundary of the site that is being put forward for development

Is the site is in multiple ownership? Yes ☐ No ☐

If yes, please give details of ownership and the list all of the owners

Is the site:

Vacant Yes ☐ No ☐

Occupied Yes ☐ No ☐ (Please provide details of the existing use)

Partly occupied Yes ☐ No ☐

If the site is considered to be suitable for development, would all or part of the existing use remain in occupation?

Yes – all ☐ Yes – part ☐ No ☐

What would be the timetable for the existing use to cease?

Are there any financial implications that you are aware of that may influence whether the site would be available for development? Yes ☐ No ☐

If yes, please give details

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Have any discussions already taken place with utilities companies?

Yes ☐ No ☐ If yes, please provide copies of any correspondence

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Are there other restrictions on the site, eg. grazing licences or any other requirements that you are aware of that would need to be satisfied to bring the site forward for development? Yes ☐ No ☐

If yes, please give details

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Are you aware of any abnormal costs associated with bringing forward this site for development, eg. contaminated land? Yes ☐ No ☐

If yes, please give details

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If the site was considered for development by the local planning authority what would you consider to be the timeframe for bringing this site forward for development?

☐ 0-5 years ☐ 5-10 years ☐ 10-15 years ☐ 15-20 years ☐ Over 20 years

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What assumptions have you made in your assessment for releasing this site for development in terms of financial contributions that have been identified in the Local Plan?

☐ Affordable housing

☐ Education contributions

☐ Contributions towards play/open space

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Please list any other financial contributions or infrastructure that would be required

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Is there any other information that has not been covered by the above that the Local Planning Authority should be aware of? Yes ☐ No ☐

If yes, please give details

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**Your Contact Details**

Name:

Address:

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Telephone No:

Email Address:

Are you an agent: Yes ☐ No ☐

If yes, are you acting on behalf of the owner or a third party? Yes ☐ No ☐

If yes, please give details

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**NOTES**

*Please complete a separate form for each site*

*Completion of this form does not imply that the Council supports the arguments for development on the proposed site*

## Appendix 9. Full Site Assessment Breakdown

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Bagworth	001	0.8ha	20	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Bagworth	002	10.33ha	194	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Bagworth	003	0.43ha	11	Brownfield	Adjacent to settlement boundary	Developable	2019-2024	No
Bagworth	005	1.09ha	27	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Bagworth	006	1.48ha	37	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Bagworth	007	1.58ha	39	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Bagworth	008	13.35ha	250	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Bagworth	009	2.04ha	61	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Bagworth	011	0.06ha	2	Brownfield	Within settlement boundary	Non-developable	2024+	No
Bagworth	012	2.89ha	54	Greenfield	Within settlement boundary	Developable	2019-2024	No
Bagworth	013	0.28ha	7	Brownfield	Within settlement boundary	Developable	2019-2024	No
Bagworth	014	0.13ha	4	Brownfield	Within settlement boundary	Non-developable	2024+	No
Bagworth	016	0.61ha	15	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Bagworth	644	0.22ha	7	Greenfield	Within settlement boundary	Non-developable	2019-2024	No
Bagworth	750	0.28 ha	8	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Bagworth	811	1.92ha	56	Greenfield	Within settlement boundary		2014-2019	Yes
Bagworth	875	0.11ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Bagworth	908	2.08ha	39	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Bagworth	968	0.19ha	6	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Bagworth	1054	0.09ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Bagworth Heath	885	0.82ha	1	Brownfield	Other		2014-2019	Yes
Barlestone	037	0.55ha	5	Brownfield	Other		2014-2019	Yes
Barlestone	039	0.6ha	15	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Barlestone	040	3.76ha	71	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Barlestone	041	2.96ha	56	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Barlestone	042	3.07ha	58	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Barlestone	043	1.09ha	27	Greenfield	Other	Non-developable	2024+	No
Barlestone	045	2.39ha	45	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Barlestone	046	0.30ha	9	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Barlestone	048	0.34ha	10	Combination	Within settlement boundary	Non-developable	2024+	No
Barlestone	052	0.16ha	7	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barlestone	053	24.52ha	460	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Barlestone	615	0.43ha	11	Combination	Other	Developable	2019-2024	No
Barlestone	623	3.2ha	60	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Barlestone	676	2.47ha	46	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Barlestone	926	0.02ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Barlestone	969	1.6ha	40	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Barlestone	1005	0.1ha	1	Brownfield	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Barlestone	1055	0.13ha	1	Brownfield	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Barlestone	1074	0.34ha	1	Greenfield	Other	Deliverable & Developable	2014-2019	No
Barlestone	1087	0.09ha	2	Brownfield	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Barton in the Beans	501	48.49ha	727	Combination	Other	Non-developable	2024+	No
Barton in the Beans	502	0.06ha	2	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Barton in the Beans	503	0.06ha	2	Greenfield	Other	Non-developable	2024+	No
Barton in the Beans	505	1.07ha	26	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Barton in the Beans	506	0.11ha	3	Greenfield	Other		2024+	Yes
Barton in the Beans	712	0.29 ha	3	Greenfield	Other	Developable	2019-2024	No
Barton in the Beans	765	0.51 ha	3	Brownfield	Other		2014-2019	Yes
Barton in the Beans	799	0.07 ha	2	Brownfield	Other		2014-2019	Yes
Barton in the Beans	889	0.76ha	19	Greenfield	Other	Non-developable	2024+	No
Barton in the Beans	904	0.03ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Barton in the Beans	927	0.05ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barton in the Beans	970	1.52ha	38	Combination	Other	Developable	2019-2024	No
Barwell	054	3.27ha	82	Greenfield	Other	Non-developable	2024+	No
Barwell	056	1.13ha	37	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Barwell	057	0.48ha	16	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Barwell	058	133.32ha	2500	Combination	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	060	0.04 ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Barwell	061	0.09ha	4	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Barwell	062	0.31ha	12	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Barwell	063	3.36ha	84	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Barwell	064	11.51ha	288	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Barwell	065	2.05ha	52	Combination	Other	Non-developable	2024+	No
Barwell	066	1.31ha	43	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Barwell	067	2.86ha	72	Greenfield	Other	Non-developable	2024+	No
Barwell	068	0.24ha	10	Brownfield	Within settlement boundary	Non-developable	2024+	No
Barwell	069	0.4ha	11	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	070	0.09ha	4	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	071	0.59ha	19	Greenfield	Within settlement boundary	Non-developable	2019-2024	No
Barwell	072	0.19ha	8	Greenfield	Within settlement boundary	Non-developable	2019-2024	No
Barwell	073	0.18ha	7	Brownfield	Within settlement boundary	Non-developable	2024+	No
Barwell	074	0.15ha	8	Brownfield	Within settlement boundary	Developable	2019-2024	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Barwell	075	0.4ha	16	Brownfield	Within settlement boundary	Non-developable	2024+	No
Barwell	076	1ha	33	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Barwell	077	0.29ha	12	Brownfield	Within settlement boundary	Non-developable	2024+	No
Barwell	078	0.05ha	2	Greenfield	Within settlement boundary		2014-2019	Yes
Barwell	081	0.2ha	8	Brownfield	Within settlement boundary	Non-developable	2024+	No
Barwell	083	1.64ha	54	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Barwell	086	0.8ha	26	Brownfield	Within settlement boundary	Developable	2019-2024	No
Barwell	087	0.69ha	23	Brownfield	Within settlement boundary	Non-developable	2024+	No
Barwell	088	0.05ha	2	Brownfield	Within settlement boundary	Non-developable	2024+	No
Barwell	089	0.19ha	8	Brownfield	Within settlement boundary	Non-developable	2024+	No
Barwell	090	0.2ha	8	Brownfield	Within settlement boundary	Non-developable	2024+	No
Barwell	091	0.95ha	31	Combination	Within settlement boundary	Non-developable	2019-2024	No
Barwell	092	0.21ha	4	Combination	Within settlement boundary		2014-2019	Yes
Barwell	096	0.03 ha	2	Brownfield	Within settlement boundary	Developable	2019-2024	No
Barwell	098	0.05 ha	3	Combination	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	100	0.09ha	12	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Barwell	102	10.53ha	263	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Barwell	588	10.03ha	251	Greenfield	Other	Non-developable	2024+	No
Barwell	600	4.26ha	107	Combination	Other	Non-developable	2024+	No
Barwell	606	0.47ha	16	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Barwell	608	0.8ha	26	Greenfield	Other	Non-developable	2024+	No
Barwell	612	1.33ha	44	Greenfield	Other	Non-developable	2024+	No
Barwell	613	0.02ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	635	0.04ha	2	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	642	0.05ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	652	0.07ha	3	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	695	30.44ha	761	Combination	Other	Non-developable	2024+	No
Barwell	725	0.03 ha	2	Brownfield	Within settlement boundary	Developable	2019-2024	No
Barwell	748	0.27 ha	10	Brownfield	Within settlement boundary	Developable	2019-2024	No
Barwell	757	0.02 ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	760	0.02 ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Barwell	833	0.21ha	-1	Combination	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	858	0.15ha	3	Greenfield	Within settlement boundary		2014-2019	Yes
Barwell	909	0.16ha	6	Brownfield	Within settlement boundary	Non-developable	2024+	No
Barwell	922	0.84ha	28	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Barwell	928	0.03ha	0	Brownfield	Within settlement boundary		2014-2019	Yes
Barwell	993	0.1ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Barwell	994	0.11ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	995	0.14ha	3	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	1006	0.15ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	1034	0.02ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	1035	0.03ha	-1	Brownfield	Within settlement boundary	Developable	2019-2024	No
Barwell	1056	0.09ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	1057	0.07ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	1088	0.13ha	2	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Barwell	1089	0.78ha	37	Brownfield	Within settlement boundary		2014-2019	Yes
Barwell	1090	0.25ha	1	Greenfield	Other	Deliverable & Developable	2014-2019	No
Barwell	1091	0.1ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Battram Road	432	141.87ha	2128	Combination	Other	Non-developable	2024+	No
Botcheston	190	4.75ha	89	Greenfield	Other	Non-developable	2024+	No
Botcheston	191	1.54 ha	38	Greenfield	Other	Non-developable	2024+	No
Botcheston	192	3.98ha	75	Greenfield	Other	Non-developable	2024+	No
Botcheston	193	0.94ha	23	Combination	Other	Non-developable	2024+	No
Botcheston	194	7.64ha	143	Greenfield	Other	Developable	2019-2024	No
Botcheston	195	1.28ha	32	Greenfield	Other	Non-developable	2024+	No
Botcheston	196	0.22ha	7	Brownfield	Adjacent to settlement boundary	Developable	2019-2024	No
Botcheston	1092	0.34ha	1	Greenfield	Other	Deliverable & Developable	2014-2019	No
Bull in the Oak	174	31.41ha	589	Greenfield	Other	Non-developable	2024+	No
Bull in the Oak	175	7.89ha	148	Greenfield	Other		2024+	Yes
Bull in the Oak	176	4.37ha	82	Greenfield	Other		2024+	Yes
Burbage	103	10.18ha	90	Combination	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	106	44.16ha	883	Combination	Adjacent to settlement boundary	Non-developable	2019-2024	No
Burbage	107	1ha	35	Brownfield	Within settlement boundary	Developable	2019-2024	No
Burbage	108	0.48ha	16	Greenfield	Within settlement boundary	Non-developable	2024+	No
Burbage	109	3.88 ha	97	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	110	15.37ha	384	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	111	7.7ha	193	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	113	5.17ha	129	Greenfield	Other	Non-developable	2024+	No
Burbage	114	0.61ha	20	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	115	0.60ha	20	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	116	2.03ha	34	Greenfield	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	117	5.21ha	130	Greenfield	Other	Developable	2024+	No
Burbage	118	0.21ha	8	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Burbage	119	16.63ha	416	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Burbage	120	2.29ha	57	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Burbage	121	1.47ha	49	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Burbage	122	1.11ha	37	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	123	2.58ha	61	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Burbage	125	1.32ha	35	Greenfield	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	126	1.45ha	48	Greenfield	Other	Developable	2024+	No
Burbage	127	0.74ha	24	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	128	221.51ha	4430	Combination	Other	Non-developable	2024+	No
Burbage	129	7.44ha	186	Combination	Other	Non-developable	2024+	No
Burbage	130	11.66ha	292	Combination	Other	Developable	2019-2024	No
Burbage	131	1.93ha	64	Greenfield	Other	Developable	2024+	No
Burbage	132	2.74ha	69	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	133	4.56ha	114	Greenfield	Other	Non-developable	2024+	No
Burbage	134	55.5ha	1110	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Burbage	135	4.44ha	111	Greenfield	Other	Non-developable	2024+	No
Burbage	136	6.60ha	165	Greenfield	Other	Non-developable	2024+	No
Burbage	137	0.83ha	27	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Burbage	138	6.26ha	157	Greenfield	Other	Developable	2024+	No
Burbage	139	0.06ha	2	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	140	0.71ha	23	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	141	1.39ha	46	Greenfield	Other	Developable	2019-2024	No
Burbage	143	0.86ha	28	Greenfield	Within settlement boundary	Non-developable	2024+	No
Burbage	146	0.13ha	5	Brownfield	Within settlement boundary	Non-developable	2024+	No
Burbage	149	0.54 ha	18	Brownfield	Within settlement boundary	Non-developable	2014-2019	No
Burbage	150	9.19ha	230	Greenfield	Within settlement boundary	Non-developable	2024+	No
Burbage	151	1.11ha	37	Brownfield	Within settlement boundary	Non-developable	2024+	No
Burbage	152	0.04ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	155	0.2 ha	8	Brownfield	Within settlement boundary	Non-developable	2024+	No
Burbage	157	0.03ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	158	0.54ha	18	Brownfield	Within settlement boundary	Non-developable	2024+	No
Burbage	159	0.13ha	5	Brownfield	Within settlement boundary	Non-developable	2024+	No
Burbage	161	0.15 ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Burbage	162	0.14ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Burbage	163	0.12ha	5	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	165	0.31ha	5	Greenfield	Within settlement boundary		2014-2019	Yes
Burbage	166	0.07ha	8	Combination	Within settlement boundary	Developable	2019-2024	No
Burbage	167	0.06ha	2	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No



Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Burbage	169	1.24ha	41	Brownfield	Adjacent to settlement boundary	Non-developable	2024+	No
Burbage	170	0.17ha	5	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	172	0.16 ha	3	Combination	Within settlement boundary		2014-2019	Yes
Burbage	643	0.18ha	3	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	751	0.19 ha	1	Combination	Other		2014-2019	Yes
Burbage	770	0.06 ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Burbage	773	0.15 ha	2	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	780	0.03 ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Burbage	786	0.01 ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Burbage	809	0.76ha	25	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Burbage	844	0.06ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Burbage	848	0.17ha	3	Greenfield	Within settlement boundary		2014-2019	Yes
Burbage	851	0.03ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	899	0.02ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Burbage	900	1.02ha	8	Combination	Within settlement boundary		2014-2019	Yes
Burbage	971	2.55ha	64	Greenfield	Other	Developable	2019-2024	No
Burbage	979	0.3ha	12	Brownfield	Within settlement boundary	Non-developable	2024+	No
Burbage	987	0.05ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	988	0.1ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	1007	0.03ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Burbage	1008	0.26ha	6	Combination	Other		2014-2019	Yes
Burbage	1009	0.07ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	1010	0.02ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	1011	0.05ha	1	Combination	Within settlement boundary		2014-2019	Yes
Burbage	1036	0.04ha	2	Brownfield	Within settlement boundary		2014-2019	Yes
Burbage	1058	0.18ha	1	Brownfield	Other	Developable	2019-2024	No
Burbage	1093	0.16ha	4	Greenfield	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	1094	5.74ha	212	Brownfield	Within settlement boundary		2014-2019	Yes
Burbage	1095	4.66ha	133	Brownfield	Within settlement boundary		2014-2019	Yes
Burbage	1096	0.21ha	3	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	1097	0.06ha	1	Combination	Within settlement boundary	Deliverable & Developable	2014-2019	No
Burbage	1128	25.41ha	635	Combination	Adjacent to settlement boundary	Non-developable	2019-2024	No
Cadeby	761	0.08ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Cadeby	859	0.03ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Cadeby	861	0.15ha	3	Greenfield	Within settlement boundary		2014-2019	Yes
Cadeby	1075	0.06ha	2	Brownfield	Other	Deliverable & Developable	2014-2019	No
Carlton	177	0.75ha	19	Greenfield	Other	Developable	2024+	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Carlton	178	0.66ha	16	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Carlton	179	0.36ha	11	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Carlton	181	0.11ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Carlton	182	1.16ha	29	Combination	Other	Developable	2019-2024	No
Carlton	183	1ha	25	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Carlton	184	1.8ha	45	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Carlton	185	0.29ha	5	Combination	Within settlement boundary		2014-2019	Yes
Carlton	186	0.07ha	5	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Carlton	187	0.18ha	5	Greenfield	Adjacent to settlement boundary	Developable	2019-2014	No
Carlton	188	0.24ha	11	Greenfield	Other		2014-2019	Yes
Carlton	189	2.01ha	38	Greenfield	Other	Developable	2024+	No
Carlton	614	17.53ha	329	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Carlton	678	0.48ha	12	Combination	Other	Developable	2019-2024	No
Carlton	840	0.12ha	2	Greenfield	Within settlement boundary		2014-2019	Yes
Carlton	1012	0.4ha	2	Brownfield	Other		2014-2019	Yes
Carlton	1013	0.06ha	1	Brownfield	Within settlement boundary		2014-2019	Yes
Carlton	1098	0.17ha	1	Combination		Deliverable & Developable	2014-2019	No
Congerstone	507	0.62ha	15	Combination	Within settlement boundary	Non-developable	2019-2024	No
Congerstone	508	1.61ha	40	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Congerstone	510	0.53ha	13	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Congerstone	511	1.26ha	31	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Congerstone	972	0.25ha	6	Combination	Within settlement boundary		2014-2019	Yes
Congerstone	1014	0.11ha	1	Combination	Other	Deliverable & Developable	2014-2019	No
Dadlington	546	0.07ha	2	Greenfield	Other	Non-developable	2024+	No
Dadlington	724	0.27 ha	1	Combination	Other	Developable	2019-2024	No
Dadlington	931	0.14ha	1	Brownfield	Other		2014-2019	Yes
Dadlington	1053	0.07ha	2	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Dadlington	1076	0.08ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Dadlington	1083	1.94ha	48	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Dadlington	1099	0.12ha	2	Brownfield	Within settlement boundary		2014-2019	Yes
Desford	198	5.28ha	99	Brownfield	Other	Non-developable	2024+	No
Desford	200	74.73ha	1121	Greenfield	Other	Non-developable	2024+	No
Desford	201	3.84ha	72	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Desford	202	6.07ha	114	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Desford	203	3.50ha	66	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Desford	204	0.12ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Desford	205	0.1ha	1	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Desford	206	1.45ha	1	Brownfield	Other	Non-developable	2024+	No
Desford	207	0.33ha	4	Brownfield	Within settlement boundary		2014-2019	Yes
Desford	208	2.33ha	44	Combination	Other	Non-developable	2024+	No
Desford	209	8.86ha	135	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Desford	210	3.59ha	67	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Desford	211	1.96ha	49	Greenfield	Other		2019-2024	Yes
Desford	277	1.18ha	29	Combination	Other	Non-developable	2019-2024	No
Desford	592	1.96ha	49	Combination	Other		2024+	Yes
Desford	610	1.83ha	45	Greenfield	Other	Non-developable	2024+	No
Desford	688	0.22 ha	13	Combination	Within settlement boundary	Developable	2019-2024	No
Desford	740	0.19 ha	-1	Brownfield	Other		2014-2019	Yes
Desford	901	0.02ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Desford	932	4.1ha	1	Brownfield	Other		2014-2019	Yes
Desford	984	0.35ha	11	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Desford	999	0.03ha	1	Brownfield	Within settlement boundary	Non-developable	2024+	No
Desford	1000	0.03ha	1	Brownfield	Within settlement boundary	Non-developable	2024+	No
Desford	1001	0.06ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Desford	1002	0.02ha	1	Brownfield	Within settlement boundary	Non-developable	2024+	No
Desford	1003	0.02ha	1	Brownfield	Within settlement boundary	Non-developable	2024+	No
Desford	1004	0.13ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Desford	1059	0.56ha	1	Brownfield	Other		2014-2019	Yes
Desford	1060	0.11ha	3	Combination	Within settlement boundary	Deliverable & Developable	2014-2019	No
Desford	1061	0.06ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Desford	1100	0.1ha	3	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Desford	1101	0.06ha	3	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	214	0.16ha	6	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Earl Shilton	215	0.14ha	6	Greenfield	Other	Non-developable	2024+	No
Earl Shilton	216	0.10ha	4	Greenfield	Other	Non-developable	2024+	No
Earl Shilton	217	24.45 ha	611	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	218	0.03ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	219	0.05ha	2	Brownfield	Within settlement boundary	Non-developable	2024+	No
Earl Shilton	220	0.06ha	2	Brownfield	Within settlement boundary	Non-developable	2024+	No
Earl Shilton	221	0.11ha	9	Brownfield	Within settlement boundary	Non-developable	2024+	No
Earl Shilton	222	0.23ha	9	Brownfield	Within settlement boundary	Non-developable	2024+	No
Earl Shilton	223	0.06ha	2	Greenfield	Other	Non-developable	2024+	No
Earl Shilton	224	1.31ha	43	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	226	1.33ha	44	Combination	Other	Developable	2019-2024	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Earl Shilton	227	1.83ha	60	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	229	0.71ha	23	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	230	0.15ha	2	Brownfield	Within settlement boundary		2014-2019	Yes
Earl Shilton	231	11.39ha	285	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	232	13.27ha	332	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	233	1.35ha	45	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Earl Shilton	234	22.37ha	559	Greenfield	Other	Developable	2019-2024	No
Earl Shilton	235	1.65ha	54	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	236	12.56ha	314	Greenfield	Other	Non-developable	2024+	No
Earl Shilton	237	111.97ha	2239	Combination	Other	Non-developable	2024+	No
Earl Shilton	238	24.83ha	621	Greenfield	Other	Non-developable	2024+	No
Earl Shilton	239	1.81ha	60	Combination	Other	Developable	2019-2024	No
Earl Shilton	240	8.00ha	200	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	241	0.07ha	3	Brownfield	Within settlement boundary	Non-developable	2024+	No
Earl Shilton	242	0.07ha	3	Brownfield	Within settlement boundary	Non-developable	2024+	No
Earl Shilton	243	0.42ha	34	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	244	0.22ha	9	Brownfield	Within settlement boundary	Non-developable	2024+	No
Earl Shilton	245	0.05ha	2	Brownfield	Within settlement boundary	Non-developable	2024+	No
Earl Shilton	253	0.25ha	10	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	591	0.72ha	24	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	594	3.17ha	79	Greenfield	Other	Non-developable	2024+	No
Earl Shilton	604	0.14ha	6	Greenfield	Other	Non-developable	2024+	No
Earl Shilton	621	2.60ha	65	Greenfield	Other	Developable	2019-2024	No
Earl Shilton	622	1.91ha	63	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Earl Shilton	634	0.18ha	3	Combination	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	641	0.17ha	7	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	647	0.03ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	648	0.06ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	698	5.99ha	150	Combination	Other	Non-developable	2024+	No
Earl Shilton	717	0.09 ha	1	Brownfield	Within settlement boundary	Developable	2019-2024	No
Earl Shilton	735	0.02 ha	1	Brownfield	Within settlement boundary		2014-2019	Yes
Earl Shilton	739	0.14 ha	1	Greenfield	Other	Developable	2019-2024	No
Earl Shilton	752	0.02 ha	2	Brownfield	Within settlement boundary	Developable	2019-2024	No
Earl Shilton	834	0.47ha	15	Combination	Within settlement boundary	Developable	2019-2024	No
Earl Shilton	864	0.12ha	5	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	873	0.28ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Earl Shilton	874	0.13ha	3	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Earl Shilton	887	0.26ha	10	Brownfield	Within settlement boundary	Developable	2019-2024	No
Earl Shilton	892	0.31ha	12	Brownfield	Within settlement boundary	Non-developable	2024+	No
Earl Shilton	893	0.51ha	17	Brownfield	Within settlement boundary	Non-developable	2024+	No
Earl Shilton	933	0.04ha	1	Brownfield	Within settlement boundary	Developable	2019-2024	No
Earl Shilton	982	0.73ha	24	Combination	Other	Developable	2019-2024	No
Earl Shilton	1015	0.04ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	1017	0.04ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	1038	0.1ha	1	Brownfield	Within settlement boundary		2014-2019	Yes
Earl Shilton	1062	0.08ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	1063	0.03ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	1085	0.58ha	19	Combination	Other	Developable	2019-2024	No
Earl Shilton	1102	0.03ha	2	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	1103	0.05ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	1117	0.03ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	1118	0.01ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	1119	0.02ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Earl Shilton	1127	0.02ha	1	Brownfield	Within settlement boundary		2014-2019	Yes
Fenny Drayton	572	0.44ha	11	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Fenny Drayton	573	0.94ha	23	Combination	Other	Developable	2019-2024	No
Fenny Drayton	574	0.09ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Fenny Drayton	578	0.09ha	1	Combination	Within settlement boundary	Developable	2019-2024	No
Fenny Drayton	579	5.53ha	104	Greenfield	Other	Non-developable	2024+	No
Fenny Drayton	764	0.06 ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Fenny Drayton	782	0.05 ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Fenny Drayton	905	0.07ha	1	Brownfield	Within settlement boundary		2014-2019	Yes
Fenny Drayton	934	0.1ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Fenny Drayton	1064	0.03ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Grobby	254	11.96ha	224	Greenfield	Other	Non-developable	2024+	No
Grobby	255	5.06ha	95	Greenfield	Other	Non-developable	2024+	No
Grobby	257	0.28ha	8	Combination	Within settlement boundary	Developable	2019-2024	No
Grobby	258	0.12ha	1	Combination	Within settlement boundary	Developable	2019-2024	No
Grobby	259	0.1ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Grobby	261	0.02ha	1	Brownfield	Within settlement boundary	Non-developable	2024+	No
Grobby	262	0.11ha	3	Brownfield	Within settlement boundary	Non-developable	2024+	No
Grobby	264	0.36ha	11	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Grobby	265	0.38ha	20	Greenfield	Within settlement boundary		2014-2019	Yes
Grobby	266	0.10ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Groby	267	2.00ha	50	Combination	Other		2024+	Yes
Groby	268	1.96ha	46	Combination	Other	Non-developable	2024+	No
Groby	269	1.91ha	47	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Groby	270	1.47 ha	36	Combination	Other	Developable	2019-2024	No
Groby	271	1.27ha	31	Brownfield	Other	Non-developable	2024+	No
Groby	272	15.92ha	299	Greenfield	Other	Non-developable	2024+	No
Groby	273	7.9ha	148	Greenfield	Other	Non-developable	2024+	No
Groby	274	0.03ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Groby	275	2.37ha	44	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Groby	276	1.62ha	40	Combination	Other	Developable	2019-2024	No
Groby	278	7.99ha	150	Greenfield	Adjacent to settlement boundary		N/A	Yes
Groby	279	20.27ha	380	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Groby	611	11.02ha	207	Greenfield	Other	Non-developable	2024+	No
Groby	619	2.96ha	56	Brownfield	Within settlement boundary	Non-developable	2024+	No
Groby	620	11.46ha	215	Greenfield	Other	Non-developable	2024+	No
Groby	668	2.07ha	39	Greenfield	Other	Non-developable	2024+	No
Groby	680	1.03ha	22	Brownfield	Other	Deliverable & Developable	2014-2019	No
Groby	705	1.78ha	44	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Groby	978	21.39ha	401	Greenfield	Other	Non-developable	2024+	No
Groby	981	13.58ha	255	Greenfield	Other	Non-developable	2024+	No
Groby	1051	0.58ha	14	Greenfield	Other	Non-developable	2024+	No
Groby	1081	1.42 ha	35	Greenfield	Other	Developable	2019-2024	No
Higham on the Hill	284	0.88ha	22	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Higham on the Hill	285	1.86ha	46	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Higham on the Hill	286	0.52ha	13	Brownfield	Within settlement boundary	Non-developable	2024+	No
Higham on the Hill	287	48.93ha	734	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Higham on the Hill	596	334ha	5010	Brownfield	Other	Non-developable	2024+	No
Higham on the Hill	685	1.74ha	43	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Higham on the Hill	691	0.24ha	7	Greenfield	Other	Non-developable	2019-2024	No
Higham on the Hill	694	2.08ha	39	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Higham on the Hill	700	0.36ha	11	Combination	Other	Non-developable	2024+	No
Higham on the Hill	708	0.51ha	13	Greenfield	Other	Developable	2019-2024	No
Higham on the Hill	709	0.06ha	1	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Higham on the Hill	867	0.2ha	1	Greenfield	Other		2014-2019	Yes
Higham on the Hill	888	0.95ha	24	Combination	Other	Developable	2019-2024	No
Higham on the Hill	891	0.77ha	19	Brownfield	Other	Non-developable	2024+	No
Higham on the Hill	1039	0.26ha	1	Greenfield	Other		2014-2019	Yes

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Higham on the Hill	1077	0.14ha	1	Brownfield	Other		2014-2019	Yes
Higham on the Hill	1104	0.02ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Higham on the Hill	1105	0.2ha	1	Brownfield	Other	Deliverable & Developable	2014-2019	No
Higham on the Hill	1106	0.08ha	1	Brownfield	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Higham on the Hill	1120	0.06ha	2	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	288	0.12ha	1	Combination	Other	Deliverable & Developable	2014-2019	No
Hinckley	289	1.55ha	51	Combination	Other		2024+	Yes
Hinckley	290	2.41ha	60	Combination	Within settlement boundary	Non-developable	2024+	No
Hinckley	293	2.65ha	83	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Hinckley	294	2.59ha	84	Brownfield	Other		2014-2019	Yes
Hinckley	295	1.47ha	49	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Hinckley	296	0.59ha	10	Greenfield	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	297	2.88ha	72	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	298	0.06ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	299	118.56ha	2371	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Hinckley	300	0.06ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	301	3.51ha	88	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Hinckley	302	0.89ha	29	Greenfield	Other	Non-developable	2019-2024	No
Hinckley	303	10.40ha	260	Combination	Adjacent to settlement boundary	Non-developable	2019-2024	No
Hinckley	304	8.53ha	184	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Hinckley	305	0.06ha	1	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Hinckley	306	1.56ha	51	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	307	0.72ha	24	Combination	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	309	0.87ha	29	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	310	0.73 ha	26	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	311	0.10ha	4	Combination	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	313	0.06ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	314	0.04 ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	315	0.05 ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	316	0.05ha	2	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	317	0.03ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	318	0.64ha	15	Combination	Within settlement boundary	Developable	2019-2024	No
Hinckley	320	0.1ha	5	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	321	0.07ha	4	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	322	0.03 ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	323	0.08ha	4	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	324	0.08ha	12	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Hinckley	326	0.08ha	12	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	327	0.04 ha	2	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	328	0.23ha	9	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	329	0.19ha	24	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	330	0.02ha	1	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	332	0.19ha	8	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	333	4.47ha	0	Combination	Within settlement boundary	Developable	2019-2024	No
Hinckley	334	0.42ha	40	Combination	Within settlement boundary	Developable	2019-2024	No
Hinckley	335	0.68ha	22	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	336	2.29ha	68	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	337	2.15ha	56	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	338	0.02ha	1	Greenfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	339	3.77ha	0	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	340	0.05ha	3	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	343	0.11ha	4	Combination	Within settlement boundary	Developable	2019-2024	No
Hinckley	344	0.39ha	16	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	345	0.12ha	10	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	346	0.04ha	2	Combination	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	347	1.69ha	56	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	350	7.14ha	268	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	351	1.33ha	66	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	352	0.14ha	13	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	354	0.22ha	13	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	355	0.01ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	357	0.35ha	21	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	358	0.79ha	0	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	359	0.11ha	7	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	360	0.62 ha	0	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	361	2.92ha	40	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	362	0.19ha	11	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	363	0.1ha	6	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	364	0.37ha	22	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	365	0.18ha	11	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	367	0.17ha	10	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	368	0.45ha	22	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	369	0.24ha	14	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	371	3.44ha	135	Greenfield	Within settlement boundary		2014-2019	Yes



Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Hinckley	373	0.1ha	2	Combination	Within settlement boundary	Developable	2019-2024	No
Hinckley	374	0.07 ha	3	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	375	0.06ha	2	Greenfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	378	0.24ha	24	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	379	0.22ha	9	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	383	1.92ha	37	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	385	3.74ha	49	Combination	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	388	1.76ha	58	Greenfield	Other	Non-developable	2024+	No
Hinckley (Wykin)	389	1.35ha	33	Combination	Other	Non-developable	2024+	No
Hinckley (Wykin)	390	0.75ha	19	Greenfield	Other	Non-developable	2024+	No
Hinckley	595	16.73ha	418	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	598	1.11ha	36	Brownfield	Adjacent to settlement boundary	Non-developable	2024+	No
Hinckley	601	0.09ha	4	Greenfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	602	3.55ha	89	Combination	Other	Non-developable	2024+	No
Hinckley	609	0.27ha	11	Combination	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	624	2.54ha	64	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Hinckley	625	4.95ha	124	Combination	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	627	2.11 ha	57	Combination	Within settlement boundary		2014-2019	Yes
Hinckley	629	0.17ha	3	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	630	3.16ha	79	Greenfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	636	0.22ha	5	Combination	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	637	0.05ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	649	0.08ha	3	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	650	0.66ha	22	Greenfield	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	651	0.07ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	653	0.14ha	8	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	654	0.03ha	2	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	660	0.05ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	662	3ha	66	Greenfield	Within settlement boundary		2014-2019	No
Hinckley	663	6.46ha	180	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	664	0.07ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	721	0.01 ha	1	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	731	0.26 ha	2	Greenfield	Other	Deliverable & Developable	2014-2019	No
Hinckley	736	0.06 ha	4	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	743	0.16 ha	14	Combination	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	772	0.13 ha	9	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	779	0.02 ha	1	Greenfield	Within settlement boundary		2014-2019	Yes

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Hinckley	781	0.07 ha	9	Combination	Within settlement boundary	Developable	2019-2024	No
Hinckley	785	0.05 ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	789	0.13 ha	7	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	790	0.02 ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	793	0.05 ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	795	0.02 ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	800	0.06 ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	807	4.44 ha	132	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	808	0.36 ha	22	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	812	0.49ha	16	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	829	1.06ha	35	Greenfield	Other		2024+	Yes
Hinckley	863	0.02ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	878	0.03ha	1	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	894	0.04ha	5	Brownfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	895	0.23ha	17	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	896	0.12ha	7	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	897	0.11ha	7	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	911	0.53ha	17	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	912	0.06ha	4	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	913	0.34ha	20	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	914	0.31ha	56	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	915	0.1ha	6	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	916	0.16ha	23	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	917	0.66ha	10	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	918	0.09ha	14	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	919	0.16ha	11	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	921	0.17ha	10	Brownfield	Within settlement boundary	Non-developable	2024+	No
Hinckley	923	0.89ha	29	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Hinckley	937	0.18ha	3	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	938	0.03ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	940	0.03ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	941	0.02ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	942	0.03ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	943	0.03ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Hinckley	944	0.12ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	945	0.25ha	4	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	946	0.04ha	1	Combination	Within settlement boundary	Deliverable & Developable	2014-2019	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Hinckley	947	0.04ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	948	0.02ha	1	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	962	0.07ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	975	0.66ha	22	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Hinckley	976	3.82ha	122	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	977	1.17ha	58	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	983	0.87ha	29	Greenfield	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	986	1.91ha	8	Combination	Other	Non-developable	2019-2024	No
Hinckley	1018	0.13ha	7	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	1019	0.02ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	1020	0.05ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	1021	0.11ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	1022	0.04ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	1041	0.01ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	1048	0.2ha	12	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	1049	0.51ha	17	Greenfield	Within settlement boundary	Non-developable	2019-2024	No
Hinckley	1065	0.06ha	2	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	1066	0.05ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	1067	0.02ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Hinckley	1078	0.02ha	1	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	1079	0.04ha	-1	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	1080	0.05ha	4	Brownfield	Within settlement boundary		2014-2019	Yes
Hinckley	1107	0.02ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	1108	0.03ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	1121	0.04ha	3	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Hinckley	1122	0.01ha	3	Brownfield	Within settlement boundary		2014-2019	Yes
Kirkby Mallory	456	0.21ha	6	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Kirkby Mallory	457	1.17ha	29	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Kirkby Mallory	460	0.07 ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Kirkby Mallory	461	1.10ha	27	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Kirkby Mallory	462	2.99ha	56	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Kirkby Mallory	679	1.53ha	38	Greenfield	Other		2019-2024	Yes
Market Bosworth	392	4.08ha	77	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Market Bosworth	393	19.02ha	357	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Market Bosworth	394	0.02ha	1	Greenfield	Within settlement boundary	Non-developable	2019-2024	No
Market Bosworth	395	0.05ha	2	Greenfield	Within settlement boundary	Developable	2019-2024	No
Market Bosworth	399	4.69ha	88	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Market Bosworth	401	1.86ha	46	Greenfield	Other	Non-developable	2024+	No
Market Bosworth	597	2.94ha	55	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Market Bosworth	640	0.02ha	1	Combination	Within settlement boundary	Non-developable	2019-2024	No
Market Bosworth	794	0.07 ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Market Bosworth	903	0.1ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Market Bosworth	924	6.33ha	57	Combination	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Market Bosworth	949	0.08ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Market Bosworth	973	0.19ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Market Bosworth	1023	0.16ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Market Bosworth	1024	0.08ha	6	Combination	Other	Deliverable & Developable	2014-2019	No
Market Bosworth	1025	0.07ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Market Bosworth	1050	4.16ha	78	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Markfield	402	0.41ha	10	Combination	Other	Non-developable	2024+	No
Markfield	403	2.09ha	39	Greenfield	Other	Non-developable	2024+	No
Markfield	404	0.50ha	3	Greenfield	Other	Non-developable	2024+	No
Markfield	405	4.5ha	84	Combination	Other	Non-developable	2024+	No
Markfield	406	24.67ha	383	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Markfield	407	0.52ha	13	Greenfield	Other	Non-developable	2024+	No
Markfield	408	0.14ha	4	Greenfield	Other	Non-developable	2024+	No
Markfield	411	0.03ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Markfield	414	2.96ha	56	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Markfield	415	5.26ha	99	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Markfield	416	6.43ha	121	Greenfield	Other	Non-developable	2024+	No
Markfield	417	1.17ha	29	Greenfield	Other	Non-developable	2024+	No
Markfield	418	2.05ha	38	Greenfield	Other	Non-developable	2024+	No
Markfield	419	1.81ha	45	Greenfield	Other	Non-developable	2024+	No
Markfield	420	17.66ha	331	Greenfield	Other	Non-developable	2024+	No
Markfield	421	2.02ha	38	Combination	Adjacent to settlement boundary	Non-developable	2024+	No
Markfield	672	3.68ha	69	Combination	Other	Non-developable	2024+	No
Markfield	687	0.53ha	13	Greenfield	Other	Non-developable	2024+	No
Markfield	690	0.32ha	6	Brownfield	Within settlement boundary		2014-2019	Yes
Markfield	692	5.32ha	100	Greenfield	Other	Non-developable	2024+	No
Markfield	693	0.62ha	15	Greenfield	Other	Non-developable	2024+	No
Markfield	699	0.6ha	15	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Markfield	703	0.07ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Markfield	704	0.25ha	8	Combination	Within settlement boundary	Non-developable	2019-2024	No
Markfield	882	0.04ha	1	Greenfield	Within settlement boundary	Non-developable	2019-2024	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Markfield	1026	0.03ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Markfield	1086	0.06ha	2	Greenfield	Other	Non-developable	2024+	No
Markfield	1109	0.02ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Merrylees	018	0.39ha	12	Combination	Other		2024+	Yes
Merrylees	626	30.36ha	569	Combination	Other		2024+	Yes
Nailstone	422	2.03ha	38	Combination	Other	Developable	2019-2024	No
Nailstone	423	1.98ha	49	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Nailstone	424	0.25ha	3	Combination	Other	Deliverable & Developable	2014-2019	No
Nailstone	425	0.40ha	12	Combination	Other	Developable	2019-2024	No
Nailstone	427	0.04ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Nailstone	428	0.22ha	7	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Nailstone	429	0.13ha	4	Greenfield	Other		2019-2024	Yes
Nailstone	430	0.22ha	7	Greenfield	Other		2019-2024	Yes
Nailstone	431	0.86ha	21	Brownfield	Other	Non-developable	2024+	No
Nailstone	775	0.07 ha	1	Greenfield	Other	Developable	2019-2024	No
Nailstone	1069	2.2ha	1	Greenfield	Other	Deliverable & Developable	2014-2019	No
Nailstone	1110	0.16ha	1	Brownfield	Other	Deliverable & Developable	2014-2019	No
Newbold Heath	452	0.07ha	2	Combination	Other	Non-developable	2024+	No
Newbold Heath	453	0.07ha	2	Greenfield	Other	Non-developable	2024+	No
Newbold Heath	454	0.07 ha	2	Greenfield	Other	Non-developable	2024+	No
Newbold Verdon	434	7.52ha	141	Greenfield	Other	Non-developable	2024+	No
Newbold Verdon	435	0.63ha	16	Greenfield	Other		2024+	Yes
Newbold Verdon	436	12.76ha	239	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Newbold Verdon	438	0.20ha	6	Brownfield	Within settlement boundary	Non-developable	2024+	No
Newbold Verdon	440	0.38ha	11	Combination	Adjacent to settlement boundary		2019-2024	Yes
Newbold Verdon	443	16.33ha	306	Greenfield	Other	Non-developable	2024+	No
Newbold Verdon	444	6.73ha	126	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Newbold Verdon	445	24.16ha	453	Greenfield	Adjacent to settlement boundary	Non-developable	2024+	No
Newbold Verdon	446	2.15ha	39	Combination	Adjacent to settlement boundary		2019-2024	Yes
Newbold Verdon	447	1.33ha	32	Greenfield	Other		2019-2024	Yes
Newbold Verdon	448	2.06ha	39	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Newbold Verdon	449	0.20ha	6	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Newbold Verdon	599	0.03ha	1	Brownfield	Within settlement boundary	Non-developable	2019-2024	No
Newbold Verdon	605	0.21ha	6	Greenfield	Other	Non-developable	2024+	No
Newbold Verdon	631	0.18ha	3	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Newbold Verdon	639	0.07ha	2	Greenfield	Within settlement boundary	Non-developable	2019-2024	No
Newbold Verdon	646	0.04ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Newbold Verdon	666	0.03ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Newbold Verdon	675	0.13ha	4	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Newbold Verdon	777	0.05 ha	1	Brownfield	Within settlement boundary	Developable	2019-2024	No
Newbold Verdon	881	0.07ha	1	Brownfield	Other		2014-2019	Yes
Newbold Verdon	898	1.07ha	26	Brownfield	Other	Non-developable	2024+	No
Newbold Verdon	950	0.19ha	4	Combination	Within settlement boundary		2014-2019	Yes
Newbold Verdon	1027	3.8ha	94	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Newbold Verdon	1028	0.18ha	1	Brownfield	Adjacent to settlement boundary		2014-2019	Yes
Newbold Verdon	1070	0.03ha	1	Greenfield	Other	Deliverable & Developable	2014-2019	No
Newbold Verdon	1126	0.1ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Norton Juxta Twycross	559	1.23ha	17	Greenfield	Within settlement boundary	Developable	2019-2024	No
Norton Juxta Twycross	560	0.39ha	12	Combination	Other	Developable	2019-2024	No
Norton Juxta Twycross	561	0.68ha	17	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Norton Juxta Twycross	563	1.02ha	25	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Norton Juxta Twycross	564	0.62ha	15	Combination	Other	Developable	2019-2024	No
Norton Juxta Twycross	565	1.03ha	25	Brownfield	Within settlement boundary	Non-developable	2024+	No
Norton Juxta Twycross	667	0.60ha	8	Combination	Other	Developable	2019-2024	No
Norton Juxta Twycross	749	0.1 ha	2	Brownfield	Within settlement boundary		2014-2019	Yes
Norton Juxta Twycross	839	0.03ha	1	Brownfield	Within settlement boundary	Developable	2019-2024	No
Norton Juxta Twycross	854	0.07ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Norton Juxta Twycross	980	0.1ha	3	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Norton Juxta Twycross	1071	0.07ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Norton Juxta Twycross	1123	0.09ha	1	Brownfield	Adjacent to settlement boundary		2014-2019	Yes
Odstone	512	0.43ha	11	Combination	Other		2024+	Yes
Odstone	513	0.09ha	3	Greenfield	Other		2024+	Yes
Orton on the Hill	556	0.20ha	6	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Osbaston	455	3.25ha	61	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Osbaston	638	0.06ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Osbaston	657	0.09ha	3	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Osbaston	658	1.34ha	33	Greenfield	Other	Non-developable	2024+	No
Osbaston	989	0.07ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Peckleton	463	5.59ha	105	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Peckleton	464	1.16ha	29	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Peckleton	465	1.43ha	35	Greenfield	Other		2024+	Yes
Peckleton	466	1.25ha	31	Greenfield	Other		2024+	Yes
Peckleton	607	0.54ha	13	Combination	Other	Developable	2019-2024	No
Peckleton	689	0.32ha	10	Greenfield	Other		2024+	Yes

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Peckleton	843	0.44ha	2	Greenfield	Other		2014-2019	Yes
Ratby	473	5.09ha	95	Brownfield	Other	Non-developable	2024+	No
Ratby	474	27.86ha	522	Greenfield	Other	Non-developable	2024+	No
Ratby	475	2.36ha	44	Greenfield	Other		2019-2024	Yes
Ratby	476	0.69ha	17	Combination	Other	Developable	2019-2024	No
Ratby	477	1.72ha	43	Combination	Other	Developable	2019-2024	No
Ratby	478	0.45ha	11	Brownfield	Within settlement boundary	Non-developable	2024+	No
Ratby	479	1.26ha	31	Brownfield	Within settlement boundary	Non-developable	2024+	No
Ratby	481	0.04ha	2	Greenfield	Within settlement boundary		2014-2019	Yes
Ratby	483	0.19ha	3	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Ratby	484	0.77ha	13	Brownfield	Other		2014-2019	Yes
Ratby	485	0.07ha	4	Brownfield	Within settlement boundary	Developable	2019-2024	No
Ratby	487	3.32ha	65	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Ratby	488	22.44ha	281	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Ratby	489	18.7ha	200	Greenfield	Other	Developable	2019-2024	No
Ratby	490	0.59ha	15	Brownfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Ratby	494	0.08ha	2	Brownfield	Within settlement boundary	Non-developable	2024+	No
Ratby	496	1.1ha	27	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Ratby	497	14.93ha	280	Greenfield	Other	Non-developable	2024+	No
Ratby	498	4.41ha	83	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Ratby	499	3.54ha	66	Greenfield	Other	Non-developable	2024+	No
Ratby	500	18.33ha	344	Combination	Other	Non-developable	2024+	No
Ratby	673	0.42ha	10	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Ratby	682	4.12ha	77	Greenfield	Other	Non-developable	2024+	No
Ratby	683	1.59ha	39	Greenfield	Other	Non-developable	2024+	No
Ratby	996	0.08ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Ratby	997	0.09ha	1	Brownfield	Within settlement boundary	Non-developable	2024+	No
Ratby	998	0.06ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Ratby	1029	0.21ha	2	Greenfield	Within settlement boundary		2014-2019	Yes
Ratby	1072	0.09ha	1	Greenfield	Other	Deliverable & Developable	2014-2019	No
Ratby	1111	0.51ha	29	Brownfield	Within settlement boundary		2014-2019	Yes
Ratby	1112	0.12ha	3	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Ratby	1124	0.54ha	2	Brownfield	Other	Deliverable & Developable	2014-2019	No
Ratcliffe Culey	580	0.16ha	5	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Ratcliffe Culey	581	0.29ha	9	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Ratcliffe Culey	728	0.23 ha	2	Brownfield	Other		2014-2019	Yes
Ratcliffe Culey	1125	0.17ha	1	Greenfield	Other	Deliverable & Developable	2014-2019	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Shackerstone	517	0.91ha	23	Combination	Adjacent to settlement boundary	Non-developable	2019-2024	No
Shackerstone	593	1.82ha	45	Greenfield	Other	Non-developable	2024+	No
Sheepy Magna	518	0.36ha	11	Combination	Within settlement boundary	Non-developable	2024+	No
Sheepy Magna	519	2.29ha	43	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Sheepy Magna	520	0.16ha	5	Greenfield	Other	Non-developable	2024+	No
Sheepy Magna	521	0.04ha	1	Combination	Other	Non-developable	2024+	No
Sheepy Magna	522	0.13ha	4	Greenfield	Other	Non-developable	2024+	No
Sheepy Magna	616	0.66ha	16	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Sheepy Magna	617	0.06ha	2	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Sheepy Magna	618	2.32ha	44	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Sheepy Magna	701	0.51ha	13	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Sheepy Magna	702	1.06ha	26	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Sheepy Magna	835	0.38ha	1	Brownfield	Within settlement boundary	Developable	2019-2024	No
Sheepy Magna	953	0.08ha	3	Greenfield	Other	Developable	2019-2024	No
Sheepy Magna	1031	0.12ha	3	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Sheepy Magna	1030	0.47ha	1	Combination	Other		2014-2019	Yes
Sheepy Magna	1082	0.55ha	14	Combination	Other	Developable	2019-2024	No
Sheepy Parva	523	0.06ha	2	Brownfield	Other		2024+	Yes
Sheepy Parva	524	0.14ha	1	Greenfield	Other	Non-developable	2024+	No
Sheepy Parva	525	0.14ha	4	Greenfield	Other	Non-developable	2024+	No
Sheepy Parva	985	0.13ha	4	Greenfield	Other	Non-developable	2024+	No
Shenton	552	0.09ha	3	Greenfield	Other	Non-developable	2024+	No
Sibson	526	0.32ha	10	Greenfield	Other		2024+	Yes
Sibson	527	2.03ha	38	Combination	Other	Non-developable	2019-2024	No
Sibson	711	0.10 ha	3	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Sibson	974	0.24ha	7	Greenfield	Other	Non-developable	2024+	No
Stanton Under Bardon	528	0.78ha	19	Greenfield	Other	Non-developable	2024+	No
Stanton Under Bardon	529	4.54ha	85	Greenfield	Other	Developable	2019-2024	No
Stanton Under Bardon	530	0.15ha	1	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Stanton Under Bardon	531	2.43ha	38	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Stanton Under Bardon	532	0.13ha	4	Greenfield	Other	Developable	2019-2024	No
Stanton Under Bardon	590	0.84ha	28	Combination	Other		2014-2019	Yes
Stanton Under Bardon	645	2.95ha	55	Greenfield	Other	Non-developable	2024+	No
Stanton Under Bardon	706	1.31ha	32	Combination	Other	Developable	2019-2024	No
Stanton Under Bardon	810	0.23ha	7	Brownfield	Other	Non-developable	2024+	No
Stanton Under Bardon	990	0.08ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Stanton Under Bardon	1032	0.04ha	1	Greenfield	Within settlement boundary		2014-2019	Yes



Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Stanton Under Bardon	1073	0.04ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Stanton Under Bardon	1113	0.15ha	1	Greenfield	Adjacent to settlement boundary		2014-2019	Yes
Stanton Under Bardon	1114	0.87ha	25	Greenfield	Adjacent to settlement boundary	Deliverable & Developable	2014-2019	No
Stanton Under Bardon	1115	0.08ha	1	Greenfield	Within settlement boundary		2014-2019	Yes
Stapleton	467	0.04ha	1	Greenfield	Other	Non-developable	2024+	No
Stapleton	468	0.52ha	13	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Stapleton	469	1.68ha	42	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Stapleton	470	0.53ha	13	Greenfield	Other	Non-developable	2024+	No
Stapleton	472	3.08ha	58	Combination	Other	Non-developable	2019-2024	No
Stapleton	632	0.07ha	2	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Stapleton	886	6.49ha	122	Greenfield	Other	Non-developable	2024+	No
Stapleton	1116	0.42ha	1	Greenfield	Other	Deliverable & Developable	2014-2019	No
Stoke Golding	533	1.92ha	48	Greenfield	Other	Non-developable	2024+	No
Stoke Golding	534	8.06ha	151	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Stoke Golding	537	8.06ha	151	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Stoke Golding	538	0.14ha	3	Brownfield	Within settlement boundary		2014-2019	Yes
Stoke Golding	539	1.94ha	17	Combination	Other	Developable	2019-2024	No
Stoke Golding	540	2.75ha	52	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Stoke Golding	541	3.97ha	74	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Stoke Golding	542	0.82ha	20	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Stoke Golding	543	1.29ha	32	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Stoke Golding	544	3.00ha	56	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Stoke Golding	603	5.71ha	107	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Stoke Golding	674	3.29ha	59	Combination	Other		2014-2019	Yes
Stoke Golding	697	0.66ha	16	Combination	Other	Developable	2019-2024	No
Stoke Golding	738	0.39 ha	2	Brownfield	Within settlement boundary		2014-2019	Yes
Stoke Golding	837	0.01ha	1	Brownfield	Within settlement boundary	Developable	2019-2024	No
Stoke Golding	1043	0.05ha	1	Greenfield	Other		2014-2019	Yes
Sutton Cheney	553	0.88ha	22	Combination	Other		2019-2024	Yes
Sutton Cheney	555	0.92ha	23	Combination	Other		2019-2024	Yes
Sutton Cheney	684	0.07ha	2	Greenfield	Adjacent to settlement boundary		2019-2024	Yes
Thornton	019	1.78ha	44	Combination	Other	Developable	2019-2024	No
Thornton	020	0.33ha	1	Combination	Other		2014-2019	Yes
Thornton	021	0.13ha	4	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Thornton	022	0.60ha	16	Greenfield	Other	Developable	2019-2024	No
Thornton	023	0.49ha	12	Greenfield	Other	Non-developable	2024+	No
Thornton	024	0.12 ha	2	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No

Settlement	As ref.	Site size	Number of dwellings	Land type	Site location	Overall Assessment	Time Frame for Development	Excluded from consideration
Thornton	025	0.16ha	5	Combination	Other	Developable	2019-2024	No
Thornton	026	0.52ha	13	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Thornton	027	2.78ha	52	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Thornton	031	0.05ha	2	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Thornton	032	2.04ha	38	Combination	Other	Developable	2019-2024	No
Thornton	033	2.09ha	39	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Thornton	035	0.05ha	1	Greenfield	Other	Developable	2019-2024	No
Thornton	036	0.85ha	21	Brownfield	Other	Developable	2019-2024	No
Thornton	686	3ha	56	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Thornton	755	0.03 ha	1	Greenfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Twycross	566	15.05ha	282	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Twycross	567	0.85ha	21	Brownfield	Within settlement boundary	Non-developable	2024+	No
Twycross	568	0.11ha	1	Brownfield	Within settlement boundary	Developable	2019-2024	No
Twycross	569	0.07ha	2	Greenfield	Within settlement boundary	Developable	2019-2024	No
Twycross	633	0.04ha	1	Greenfield	Within settlement boundary	Non-developable	2019-2024	No
Twycross	842	0.13ha	4	Greenfield	Within settlement boundary		2014-2019	Yes
Upton	710	0.11 ha	1	Greenfield	Other		2014-2019	Yes
Upton	714	0.14 ha	1	Greenfield	Other		2014-2019	Yes
Wellsborough	1033	0.39ha	1	Brownfield	Other		2014-2019	Yes
Wellsborough	1084	0.65ha	16	Greenfield	Other		2024+	Yes
Witherley	582	0.30ha	9	Greenfield	Adjacent to settlement boundary	Non-developable	2019-2024	No
Witherley	584	0.1ha	1	Greenfield	Within settlement boundary	Developable	2019-2024	No
Witherley	585	4.46ha	84	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Witherley	586	3.16ha	59	Greenfield	Adjacent to settlement boundary	Developable	2019-2024	No
Witherley	587	1.34ha	33	Combination	Other	Developable	2019-2024	No
Witherley	589	4.95ha	93	Combination	Adjacent to settlement boundary	Developable	2019-2024	No
Witherley	656	0.45ha	11	Combination	Other	Developable	2019-2024	No
Witherley	991	0.04ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No
Witherley	992	0.04ha	1	Brownfield	Within settlement boundary	Deliverable & Developable	2014-2019	No