

Blaby District Council New Local Plan

Site Selection Methodology for Housing and Employment Site Options 2020

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The following Appendices are separate documents due to file size:

- Appendix 3 – District-wide Map of Assessed Sites (pages 15 – 18)
- Appendix 4 – Site Assessments by Parish: Aston Flamville to Enderby (pages 19 – 98)
- Appendix 5 – Site Assessments by Parish: Glen Parva to Littlethorpe (pages 99 – 168)
- Appendix 6 – Site Assessments by Parish: Lubbethorpe to Whetstone (pages 169 – 253)

Introduction

1. Blaby District Council is preparing a New Local Plan to replace the Local Plan Core Strategy (2013) and Delivery (2019) Development Plan Documents.
2. One element of the New Local Plan will be to identify site allocations for housing, employment development and other uses. This note sets out the methodology for assessing sites for inclusion in the New Local Plan.
3. The selection of sites to be included in the New Local Plan will be an iterative process. Initially, sites will be assessed through a primarily desk-based approach to identify the development potential of sites using information that the Council is currently aware of.
4. There are five stages to the site assessment:
 - Stage 1: Initial Site Identification
 - Stage 2: Sustainability Appraisal
 - Stage 3: Compliance with New Local Plan Policies
 - Stage 4: Deliverability of Sites
 - Stage 5: Site Appraisal Conclusions and Recommendations
5. It is likely that this initial process will result in a list of reasonable alternatives. As the process progresses, further detailed studies (for example, in terms of transport, flood risk, landscape, historic environment, deliverability and viability issues) may be required to help inform the final consideration of sites. This additional information will result in the assessments for relevant sites being refined to take account of the new information.
6. Further sites may be submitted to the Council for consideration as potential allocations in the New Local Plan in the future. These sites will be assessed for inclusion in the New Local Plan and included in future Local Plan consultations. If a site has been submitted recently but is not included in this document, it will be included in the next consultation document.

Stage 1 – Initial Site Identification

7. The site assessment process considers sites that are developable (or part developable where it meets the site size threshold below) as assessed through the Strategic Housing and Economic Land Availability Assessment (SHELAA). It includes sites:
 - Submitted through the 'Call for Sites' (the most recent being March to May 2019)
 - Previously included in the SHLAA and / or EDLAA
 - Additional sites promoted through Local Plan consultations and outside of official 'Call for Sites' exercises (sites will be included at the next point where an assessment can take place).

8. A developable site is one that is in a suitable location for housing, employment or other development and there is a reasonable prospect that the site is available and could be viably developed at the point envisaged.
9. The SHELAA uses the following site size thresholds:
 - 0.2 hectares (or 5 dwellings) for housing sites.
 - 0.25 hectares (or 500m² floorspace) for employment sites.

Stage 2 – Sustainability Appraisal

10. For each developable site, the sustainability appraisal considers a range of social, environmental and economic factors which reflect the objectives of the Sustainability Appraisal Framework.
11. For employment and retail sites, different factors are included to take account of specific elements for employment uses and the locational requirements of different economic sectors.
12. The following are the sustainability appraisal framework factors against which sites will be tested:
 - Population and housing
 - Access to primary school
 - Access to secondary school
 - Access to health care
 - Access to existing green space
 - Amenity
 - Health and safety constraints
 - Impacts on biodiversity
 - Cultural heritage
 - Minerals
 - Waste
 - Landscape sensitivity
 - Agricultural land classification
 - Water protection
 - Air Quality
 - Climate Change (flooding)
 - Climate change (mitigation)
 - Employment land
 - Access to strategic transport routes
 - Regeneration opportunities
 - Access to public transport
 - Access to convenience store
13. Further details are set out in the Sustainability Appraisal Report, including how each of these factors has been considered.

14. A summary of the Sustainability Appraisal for each site is included on the site assessment sheet. This will ensure that the findings of the Sustainability Appraisal and the site assessment process will inform the selection of the most appropriate sites for inclusion in the New Local Plan.

Stage 3 – Compliance with New Local Plan Policies

15. The emerging New Local Plan will propose a number of policies that give locational or other guidance in terms of housing, employment land or other development. These are used to filter out sites that do not comply with the policies.

16. Based on the emerging New Local Plan policies, sites are assessed against the policy compliance criteria as set out in Table 1. The approach is different depending on whether the site is being considered for housing, employment or retail uses. This section will need to be updated once these policy areas are finalised.

Table 1 – Consistency with Emerging Strategy

Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Identifies whether the site is within or adjoining the Principal Urban Area, Extended Principal Urban Area, a Medium Village, a Small Village, a Hamlet, or is proposed as a Strategic Site.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Identifies whether the site is located in an area of land currently designated as Green Wedge, Area of Separation or Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes / No, and a statement of the percentage of site within Flood Zone 3 based on Environment Agency data.

Stage 4 – Deliverability of Sites

17. This stage considers whether or not the site is deliverable and the timescales and phasing of delivery. This includes consideration of:

- Land ownership
- Access to the road network
- Key infrastructure requirements and capacity issues
- Lead-in times, delivery rates and market capacity
- Barriers to delivery
- Delivery approaches
- Dwelling or floorspace capacity taking into account constraints and other relevant factors (that is likely to be delivered during the Plan period)

Stage 5 – Site Appraisal Conclusions and Recommendations

18. The final stage of the process is to draw conclusions and to make recommendations about the suitability of the site for inclusion in the New Local Plan. These will be based on professional judgement and take account of:
 - Sustainability Appraisal
 - New Local Plan Policies
 - Deliverability of Sites
 - Any other relevant factors.

19. A site assessment sheet, as set out in Appendix 1, will be prepared for each site. The conclusions will set out whether or not a site is recommended for inclusion as a site allocation in the New Local Plan. It will also set out the main reasons to explain why a site is included or not.

20. Appendix 2 is a table to show the summary of the site assessments and whether a site is considered reasonable or not. Appendix 3 features the site assessments on a parish-by-parish basis.

Appendix 1 – Site Assessment Form

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	Site reference, taken from SHELAA
Site Name (Parish)	Site address, taken from SHELAA (parish in brackets)
Proposed use	Housing / Employment / Mixed Use
Size in hectares (developable area and reason)	Size in ha (Developable area in ha, justification)
Size in dwellings (density, dwelling per hectare)	Number of dwellings (density as dwellings per hectare, e.g. 30dph, or based on site promoter's information if mixed-use site)
Grid Reference	E Eastings N Northings
Current use (previously developed?)	Description of current use (Yes, No, Mixed)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Summary of positive scores taken from the Sustainability Appraisal
Negative Scores	Summary of negative scores taken from the Sustainability Appraisal
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Identification of whether the site is within or adjoining the Principal Urban Area, Extended Principal Urban Area, a Medium Village, a Small Village, a Hamlet, or is proposed as a Strategic Site
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes (if so, state which) / No, information taken from Local Plan Policies Map 2019
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes / No, and statement of percentage of site within Flood Zone 3 based on Environment Agency data, taken from SHELAA

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Identification of who owns the site, presence of any covenants and land agreements. Informed by Call for Sites submissions and Site Survey responses.
Access to the road network	Does the site have access to the road network and are there significant concerns about access; informed by LCC Highways comments in SHELAA and Site Survey responses.
Key infrastructure requirements and capacity issues	Identification of any key infrastructure requirements and whether there are infrastructure capacity issues in the vicinity.
Lead-in times, delivery rates and market capacity	Estimated lead-in times and delivery rates provided by site promoters and Council assessment of achievability. Informed by Call for Sites submissions, Site Survey responses and Council data.
Barriers to delivery	Identification of any physical constraints to delivery or covenants. Informed by SHELAA assessments and Site Survey responses.
Delivery approach	Who owns the site and how could it be developed. Informed by Call for Sites submissions and Site Survey responses.
Net dwelling (or floorspace) capacity within plan period	Information taken from SHELAA and informed by site promoter's estimate and conclusions from above criteria.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Summary of positive attributes +
Negative Attributes	- Summary of negative attributes and areas where further investigation is required -
Recommendation	Reasonable option that requires further assessment / not a reasonable option due to significant concerns about sustainability and / or deliverability.

Appendix 2 – Summary of Assessed Sites

Housing and housing-led mixed-use sites

SHELAA site reference	Site address	Parish	Potential capacity (dwellings and floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
BLA007	Land north of Grove Road	Blaby	20	Reasonable	N/A
BLA025	Land south of Church Street and rear of Blaby Hall	Blaby	7	N/A	Site has planning permission
BLA030	Land off Lutterworth Road	Blaby	51	Reasonable	N/A
BLA031	Land north of Hospital Lane	Blaby	150	Reasonable	N/A
BLA032	Land at Glebe Farm	Blaby	306	Reasonable	N/A
BLA033	Land at Keepers Farm	Blaby	300	Reasonable	N/A
BLA034	Land at Hospital Lane	Blaby	1,018	Reasonable	N/A
COS009	Land west of Broughton Road	Cosby	366	Reasonable	N/A
COS010	Land at Cosby Hill	Cosby	48*	Not reasonable	Detached from settlement
COS011	Land off Narborough Road	Cosby	177	Reasonable	N/A
COS012	Land north of Countesthorpe Road	Cosby	99	Reasonable	N/A
COS013	Land west of Cosby	Cosby	385	Reasonable	N/A
COU022	Land to the west of Leicester Road	Countesthorpe	181	Reasonable	N/A
COU024	Land to the east of Willoughby Road	Countesthorpe	78*	Reasonable	N/A
COU025	Land to the south of Hospital Lane and east of Leicester Road	Countesthorpe	25	Not reasonable	Detached from the settlement.
COU037	Land rear of 33 Willoughby Road	Countesthorpe	40	Reasonable	N/A
COU038	Land north of Foston Road	Countesthorpe	146	Reasonable	N/A
COU042	Land east of Willoughby Road	Countesthorpe	234	Reasonable	N/A
COU043	Land east of Willoughby Road (smaller site)	Countesthorpe	148*	Reasonable	N/A

SHELAA site reference	Site address	Parish	Potential capacity (dwellings and floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
COU044	Land at Newton House, Banbury Lane	Countesthorpe	129	Not reasonable	Detached from settlement. Dissected by high pressure gas pipeline.
COU045	Land off Cosby Road	Countesthorpe	99	Reasonable	N/A
COU046	Land off Peatling Road	Countesthorpe	240	Reasonable	N/A
COU047	Land off Gillam Butts	Countesthorpe	96	Reasonable	N/A
CRO003	Land to the north of Hill Street and Station Road and east of Huncote Road	Croft	56	Not reasonable	Uncertainty about timeframe for development given association with adjoining quarrying activities.
CRO006	Land at Poplars Farm	Croft	123	Reasonable	N/A
ELM001	Land north of The Home Farm	Elmesthorpe	358	Reasonable but concerns about size of proposal	N/A
ELM008	Land north of the railway line, Elmesthorpe	Elmesthorpe	1,100	Reasonable	N/A
ELM009	Land at 24 Billington Road East	Elmesthorpe	5	Not reasonable	Isolated from settlement and poor access to services.
END009	Quarry Lane	Enderby	44 dwellings and 6,942m ²	Not reasonable	Concerns about deliverability of site given site history.
END017	Land to the west of the M1 (adjacent to the public footpath)	Enderby	29	Not reasonable	The site has no access to the road network.
END022	Land off Blaby Road	Enderby	84	Reasonable	N/A
END023	Enderby Metals	Enderby	8	Reasonable	N/A
END024	Land rear of Strawberry Gardens	Enderby	55	Reasonable but access issues	N/A
GPA010	Land at Glen Ford Grange, Little Glen Road	Glen Parva	19	Not reasonable	Concerns around the site's availability for development
GPA023	Summit Engineering, Wharf Way	Glen Parva	65	Reasonable	N/A
GLE030	Land rear of County Hall	Glenfield	185	Reasonable	N/A

SHELAA site reference	Site address	Parish	Potential capacity (dwellings and floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
GLE031	Western Park Golf Course	Glenfield	252 dwellings and 39,409m ²	Reasonable	N/A
GLE032	Land north of Glenfield	Glenfield	947	Reasonable	N/A
HUN013	Land south of Narborough Road	Huncote	182	Reasonable	N/A
HUN016	Land east of Huncote	Huncote	126	Reasonable	N/A
HUN017	Land west of Forest Road	Huncote	40	Reasonable	N/A
KIL002	Steeple Chase Farm, Main Street	Kilby	30	Reasonable	N/A
KIL006	Land to the south of Chapel Close and Main Street	Kilby	17	Not reasonable	Site is land-locked and concerns about availability of site for residential development
KIL008	Land rear of 40 Main Street	Kilby	7	Not reasonable	Site access issues and concerns about availability of site for residential development
KMU009	Land north of Desford Road	Kirby Muxloe	318	Reasonable	N/A
KMU020	Blood's Hill (small)	Kirby Muxloe	156	Not reasonable	Detached from settlement and heritage
KMU021	Blood's Hill (large)	Kirby Muxloe	468	Reasonable but significant heritage issues	N/A
KMU022	Land off Farley Way	Kirby Muxloe	23	Reasonable but significant flood risk	N/A
KMU023	Land at Roundhill	Kirby Muxloe	39	Reasonable	N/A
KMU024	Land off Portland Road	Kirby Muxloe	128	Reasonable but site access issue	N/A
KMU025	Land north of Hinckley Road	Kirby Muxloe	748	Reasonable	N/A
KMU026	Land at Blood's Hill (south)	Kirby Muxloe	365 / 56,979sqm	Reasonable but significant	N/A

SHELAA site reference	Site address	Parish	Potential capacity (dwellings and floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
				heritage issues	
LFE018	Land at Baines Lane	Leicester Forest East	65	Reasonable subject to site access	N/A
LFE019	Land at Kingstand Farm	Leicester Forest East	199	Reasonable	N/A
LFE020	Land at Kingstand Golf Course	Leicester Forest East	334	Reasonable subject to adjoining sites	N/A
LFE021	Land north and east of Desford Crossroads	Leicester Forest East	807	Not reasonable	Detached from settlement.
LIT003	40 Cosby Road	Littlethorpe	22	Reasonable	N/A
LIT008	Land south of Tysoes Nursery and west of Cosby Road	Littlethorpe	14	Reasonable but significant flood risk	N/A
LIT009	Tysoes Nursery, 53 Cosby Road	Littlethorpe	11	Reasonable but significant flood risk	N/A
LIT014	Former Council Depot, Warwick Road	Littlethorpe	20	Reasonable	Note. Site has gained planning permission for housing subject to S106.
LIT022	Land to the south of Warwick Road and east of Cosby Road	Littlethorpe	194	Reasonable	N/A
LIT023	Land off Oak Road	Littlethorpe	142	Reasonable	N/A
LUB002	Land at Desford Road / Beggar's Lane	Lubbesthorpe	800	Reasonable	N/A
LUB003	Land north of Desford Road	Lubbesthorpe	65*	Reasonable	N/A
NAR002	Land at Ambulance station, adjacent to the Rosings	Narborough	45	Not reasonable	Uncertainty about current use ceasing.
NAR008	Land off Leicester Road	Narborough	55	Reasonable	N/A
NAR016	Land south of Carlton Park	Narborough	336	Reasonable	N/A

SHELAA site reference	Site address	Parish	Potential capacity (dwellings and floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
NAR018	Land at Seine Lane	Narborough	243	Reasonable	N/A
NAR019	Land north of Huncote Road	Narborough	109	Reasonable	N/A
NAR020	Land off Forest Road	Narborough	104 (19*)	Reasonable	N/A
NAR021	Land at Cottage Farm	Narborough	117	Reasonable	N/A
SAP013	Land north of Hinckley Road	Sapcote	113	Reasonable	N/A
SAP019	Land at Park Road	Sapcote	37	Reasonable	N/A
SAP023	Land at Strawberry Cottage, Hinckley Road	Sapcote	32	Not reasonable	Site access (recent planning application refused)
SAP024	Land north of Leicester Road	Sapcote	149	Reasonable	N/A
SAP025	Land south of Hinckley Road	Sapcote	77	Reasonable	N/A
SAP026	Lime Avenue, The Limes	Sapcote	22	Not reasonable	Site for protected species mitigation..
SAP028	Land north of Stanton Lane, south west of Stoney Stanton	Sapcote	82	Not reasonable	Detached from settlement.
SAP029	London Leys Farm, Sharnford Road	Sapcote	144	Reasonable	N/A
SAP031	Nuttingore Farm, Stanton Lane	Sapcote	345	Reasonable	N/A
SHA008	Land west of Coventry Road	Sharnford	21	Reasonable	N/A
STO002	Land at Boundary Farm (smaller site), Stanton Lane	Stoney Stanton	180*	Reasonable	N/A
STO009	Land west of Huncote Road	Stoney Stanton	37	Reasonable	N/A
STO016	Land south of Hinckley Road	Stoney Stanton	42*	Reasonable	N/A
STO019	Land at junction of Huncote Road and Calor Gas access road	Stoney Stanton	47	Not reasonable	Site access and proximity to Calor Gas hazard.
STO023	Land off Middleton Close	Stoney Stanton	102	Reasonable	N/A
STO024	Land north of Broughton Road	Stoney	110	Not	Detached from settlement

SHELAA site reference	Site address	Parish	Potential capacity (dwellings and floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
		Stanton		reasonable	
STO025	Land south of Broughton Road	Stoney Stanton	165	Reasonable	N/A
STO026	Land west of Stoney Stanton	Stoney Stanton	5000	Reasonable	N/A
STO028	Boundary Farm, Stanton Lane	Stoney Stanton	618*	Reasonable	N/A
THU003	Land at Croft Road	Thurlaston	7	Reasonable	N/A
THU004	Nursery, Hill View Nurseries	Thurlaston	15	Reasonable	N/A
THU005	Land east of Croft Road	Thurlaston	44	Reasonable	N/A
WHE004	Land off Station Street	Whetstone	22	Reasonable	N/A
WHE019	JC Remedial, The Nook	Whetstone	5	Not reasonable	Uncertainty about whether current use will cease
WHE026	Land south of Abbott Way	Whetstone	41*	Reasonable	N/A
WHE027	Whetstone Pastures	Whetstone	3,500 dwellings / 372,000sqm	Reasonable	N/A
WHE028	Land off Enderby Road	Whetstone	42	Reasonable	N/A
WHE030	Land at Merrydale Farm	Whetstone	22	Not reasonable	Detached from settlement
WHE031	Land south of Whetstone	Whetstone	770 dwellings / 15,600sqm	Reasonable	N/A

* indicates where sites overlap with a larger site.

Employment sites

SHELAA site reference	Site address	Parish	Potential capacity (floorspace, m ²)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
EAST001	Land west of Junction 2, M69 motorway	Aston Flamville	100,000m ²	Reasonable	N/A
EBLA002	Land off Lutterworth Road	Blaby	13,200m ²	Reasonable	N/A
ECRO002	Croft Quarry	Croft	44,889m ²	Not reasonable	Uncertainty about timeframe for development given association with adjoining quarrying activities.
EELM001	Land north of junction 2 of the M69	Elmesthorpe	639,400m ²	Reasonable	N/A
EKMU001	Land at Blood's Hill (south)	Kirby Muxloe	113,958m ²	Reasonable but significant heritage issues	N/A
ELUB001	Land east of Narborough Wood Park	Lubbesthorpe	29,640m ²	Reasonable	N/A
ESHA001	Aston Lane	Sharnford	21,600m ² employment and 5,400m ² retail floorspace	Reasonable	N/A
ETHU001	Thurlaston Sawmill	Thurlaston	5,000m ²	Reasonable	N/A

The letter 'E' is placed before SHELAA sites assessed for employment use to differentiate between sites assessed for housing use.