



Harborough Local Plan: Proposed Submission Draft Local Plan

Sustainability Appraisal - Appendices D-E

Harborough District Council

Final report

Prepared by LUC

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Appendix D

Site Assessment Criteria

Assumptions Regarding Distances

D.1 A number of the appraisal assumptions refer to accessibility from site options to services, facilities, employment etc. There are a number of pieces of research that give a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation [\[See reference 1\]](#) A number of the appraisal assumptions refer to accessibility from site options to services, facilities, employment etc. The Institute of Highways and Transportation categorises distances depending upon location and purpose of the trip, and 'desirable', 'acceptable', and 'preferred maximum':

- Town Centres
 - Desirable – 200m
 - Acceptable – 400m
 - Preferred maximum – 800m
- Commuting/School/Sight-seeing
 - Desirable – 500m
 - Acceptable – 1,000m
 - Preferred maximum – 2,000
- Elsewhere
 - Desirable – 400m
 - Acceptable – 800m
 - Preferred maximum – 1,200m

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D.2 For the purposes of the appraisal, distances in the appraisal will be measured as the straight line distance from the edge of the site option to existing services and facilities, and therefore actual walking distances are likely to be greater (depending on the availability of a direct route).

D.3 It is recognised that many journeys to services and facilities will not be made in a straight line. When applying the Institute of Highways and Transportation distances for the appraisal of site options to each of the relevant distances a 10% buffer has therefore been applied to account for the potential difference between the straight line distance and the actual distance involved in a journey to services and facilities. For example, the relevant distance applied for walking distance for town and local centres has been decreased from 800m to 720m, and so on.

D.4 It is considered that this is a reasonable approach, and professional judgement will be used when applying these distances to each site option and the range of services and facilities considered by the appraisal (e.g. where there are significant barriers to straight-line movement, such as railway lines). The distances used in the appraisal will vary depending upon the type of destination being accessed and the mode of transport:

- 450m walking distance for primary schools on the basis that parents with young children are unlikely to walk long distances with young children;
- 900m walking distance for secondary schools;
- 720m walking distance for town and local centres;
- 450m to a bus stop, as many people are unlikely to want to walk much further and then catch a bus to their destination;
- 1,800m walking distance to a train station; and
- In terms of access to a cycle route, a distance of 450m will be used in the appraisal on the assumption that links to cycle routes are likely to use road carriageways.

SA Objective 1: Minimise greenhouse gas emissions and develop a managed response to the effects of climate change

Residential, Mixed use, Retail, Gypsy and Traveller and Employment Site Options

D.5 The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport in place of cars is considered separately under SA objective 15, and the effects of site options on flood risk are considered separately under SA objective 5. The likely effects of all site options on this objective are therefore negligible (0).

Energy Infrastructure Site Options

D.6 Sites for renewable energy infrastructure can help mitigate the effects of climate change and lower greenhouse gas emissions by promoting the generation of renewable energy. However, these effects are largely dependant on what is proposed within the sites. Therefore, potential but uncertain significant positive (++) effects are likely for all sites.

SA Objective 2: Protect, enhance and manage biodiversity and geodiversity

All Development Site Options

D.7 Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. There are no European sites within Harborough District.

D.8 Therefore:

- Sites that contain a Local Wildlife Site or that are within 250m of an internationally or nationally designated biodiversity or geodiversity site may have a significant negative (--?) effect although this is uncertain.
- Sites that do not contain but are within 250m of a Local Wildlife Site or that are within 250m-1km of a nationally or internationally designated biodiversity or geodiversity site may have a minor negative (-?) effect although this would be uncertain.
- All other sites may have a negligible effect (0?) on this objective.

SA Objective 3: To support efficient use of resources, including soils

All Development Site Options

D.9 Development on brownfield and derelict land represents more efficient use of land in comparison to the development of greenfield sites. Where development takes place on previously developed land, land of agricultural and mineral value is less likely to be lost and there may be opportunities to reuse onsite buildings and materials, thereby reducing waste generation.

- Greenfield sites that contain a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land will have a significant negative (--) effect.
- Greenfield sites that contain a significant proportion ($\geq 25\%$) of Grade 3 agricultural land will have a potential but uncertain significant negative (--?) effect. The uncertainty acknowledges that the Grade 3 agricultural land may still represent some of the county's best and most versatile agricultural land (Grade 3a) or it may be the lower quality Grade 3b land.
- Greenfield sites that contain less than a significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land will have a minor negative (-) effect.
- Sites that are located on brownfield or derelict land will have a significant positive (++) effect.

D.10 Furthermore, all new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of the development. The location of development sites can, however, influence the efficient use of minerals as development in Minerals Safeguarding Areas may sterilise mineral resources and restrict the availability of resources in the District. Therefore:

- Sites that fall within a Minerals Safeguarding Area could have a minor negative (-?) effect although this is uncertain.

- Sites that do not fall within a Minerals Safeguarding Area are expected to have a negligible (0) effect.

SA Objective 4: To conserve and enhance the historic environment including the setting of heritage features

All Development Site Options

D.11 The NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset and locally designated asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)”. However, development could also enhance the significance of the asset (provided that the development preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset). The proximity tests outlined below are intended to provide a basis for screening for the potential for adverse effects on heritage assets but in the absence of a separately commissioned historic environment sensitivity study or similar of all reasonable alternative site options they are subject to a high degree of uncertainty. Distances used are based on professional judgement. Longer screening distances are used for site options outside of existing settlements to reflect typically longer sightlines in rural vs. urban areas. Therefore:

- Sites that are located within 250m of a heritage asset may have a significant negative (--?) effect.
- Sites that are located between 250m-1km of a heritage asset may have a minor negative (-?) effect.
- Sites that are more than 1km from a heritage asset may have a negligible (0?) effect.

SA Objective 5: Protect and improve air quality

Residential, Mixed-use, Retail, Gypsy and Traveller and Employment Site Options

D.12 Development sites that are within, or very close to, the Air Quality Management Area (AQMA) that has been declared at Kibworth, or AQMAs in surrounding Districts, could increase levels of air pollution in those areas as a result of increased vehicle traffic. Therefore:

- Site options that are within 100m of the AQMA are likely to have a significant negative (--) effect.
- Site options that are not within 100m of the AQMA are likely to have a negligible (0) effect on air quality.

Energy Infrastructure Site Options

D.13 Sites for energy infrastructure are expected to have negligible (0) effects on air quality.

SA Objective 6: Safeguard and improve community health, safety and wellbeing

D.14 The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so no effects are identified in relation to crime and safety.

Residential, Mixed-use and Gypsy and Traveller Site Options

D.15 Housing sites that are within walking distance (720m) of existing health services and facilities will ensure that residents have good access to healthcare, while close proximity to open spaces and footpaths and cycle routes may encourage residents to lead more active lifestyles and to make more journeys on foot or by bicycle, thus promoting healthy lifestyles. Therefore:

- Sites that are within walking distance (720m) of a healthcare facility, an area of open space and at least one footpath/cycle path will have a significant positive (++) effect.
- Sites that are within walking distance (720m) of either a healthcare facility, an area of open space or footpath/cycle path (but not all three) will have a minor positive (+) effect.
- Sites that are more than 720m from either a healthcare facility, an area of open space or footpath/cycle paths will have a minor negative (-) effect.

Employment and Retail Site Options

D.16 Employment or retail sites that are within walking distance (720m) of existing open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles.

- Sites that are within 720m of an area of open space and at least one footpath/cycle path will have a significant positive (++) effect.

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- Sites that are within 720m of either an area of open space or footpath/cycle path will have a minor positive (+) effect.
- Sites that are more than 720m from either an area of open space or footpath/cycle paths will have a minor negative (-) effect.

Energy Infrastructure Site Options

D.17 Sites for energy infrastructure are expected to have negligible (0) effects on health and wellbeing.

SA Objective 7: Achieve social inclusion and equality for all

All Development Site Options

D.18 The location of new development will affect social inclusion by influencing how easily people are able to access job opportunities, services and facilities etc. However, these factors are assessed under other SA objectives; therefore all sites will have a negligible (0) effect on this SA objective.

SA Objective 8: To provide access to services, facilities and education

Housing, Mixed-use and Gypsy and Traveller Site Options

D.19 The proximity of sites to larger towns and villages will affect the need for residents to travel long distances on a regular basis to access services and facilities. Therefore:

- Sites that are within 720m of the built up area of Market Harborough will have a significant positive (++) effect.
- Sites that are within 720m of the built-up area of Lutterworth or Broughton Astley will have a minor positive (+) effect.
- Sites that are within 720m of the built-up area of Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill and Billesdon will have an negligible (0) effect.
- Sites that are not located within 720m of the built-up areas of any of the settlement types listed above will have a minor negative (-) effect.

D.20 The effects of housing development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils.

- Sites that are within 600m of at least two of either a pre-school, a primary school, a secondary school or a college may have a significant positive (++) effect.

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- Sites that are within 600m of one of either a primary or secondary school or a college may have a minor positive effect (+?).
- Sites that are more than 600m from any school or college may have a negative effect (-?).

Employment and Retail Site Options

D.21 While employment sites are not expected to have a significant effect on this objective, where employment sites are within walking distance (720m) of a town, as set out in the settlement hierarchy of the adopted Local Plan, services and facilities will be more easily accessible to employees during breaks and before and after work.

- Sites that are within 720m of the built up area of Market Harborough will have a significant positive (++) effect.
- Sites that are within 720m of the built-up area of Lutterworth or Broughton Astley will have a minor positive (+) effect.
- Sites that are within 720m of the built-up area of Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill and Billesdon will have an uncertain negligible (0) effect.
- Sites that are not located within 720m of the built-up areas of any of the settlement types listed above will have a minor negative (-) effect.

Energy Infrastructure Site Options

D.22 The location of energy infrastructure sites is not considered likely to affect this objective; therefore the effect of all sites will be negligible (0).

SA Objective 9: Provide affordable, sustainable, good-quality housing for all

Residential and Mixed use Site Options

D.23 All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development. The location of site options will not influence the mix of housing that is provided onsite – this will instead be determined by Local Plan policies. However, it is expected that sites of a larger size may be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs. A significant positive (++) effect is therefore recorded for residential sites of 500 dwellings or more. A minor positive (+) effect is recorded for site options that would provide fewer than 500 dwellings.

Gypsy and Traveller Site Options

D.24 All of the Gypsy and Traveller site options would have positive effects on this SA objective as all would go some way towards meeting the identified need for Gypsy and Traveller sites in Harborough District. There is no one ideal size of site or number of pitches. It should be noted that smaller sites can be valuable, particularly where designed for one extended family. Therefore, all sites are expected to result in significant positive effects (++).

Employment Site Options

D.25 The location of employment sites is not considered likely to affect this objective; therefore the effect for all employment site options will be negligible (0).

Energy Infrastructure Site Options

D.26 The location of energy infrastructure sites is not considered likely to affect this objective; therefore the effect of all sites will be negligible (0).

SA Objective 10: Support the sustainable growth of the economy and provide good employment opportunities

Housing Site and Gypsy and Traveller Options

D.27 While the location of housing sites will not influence the number of employment opportunities in Harborough District, the proximity of housing to employment opportunities and public transport links can affect people's ability to access jobs.

- Housing sites that are within walking distance (600m) of public transport links as well as one or more Key and General employment area and / or major employment site will have a significant positive (++) effect.
- Housing sites that are within walking distance (600m) of either public transport links or one or more Key and General employment area and / or major employment site will have a minor positive (+) effect.
- Housing sites that are not within walking distance (600m) of either public transport links or one or more Key and General employment area and / or major employment sites will have a minor negative (-) effect.
- Due to uncertainties regarding which sites will be allocated for employment in the Local Plan, the location of employment site options in relation to housing site options is not taken into account in the appraisal.

Employment Site Options

D.28 The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other residential site allocations. Furthermore, the provision of new employment sites is likely to have a positive effect on this objective by providing new and modern developments in which businesses can locate.

- Large sites (over 10ha) are likely to have a significant positive (++) effect.
- Small sites (less than 10ha) are likely to have a minor positive (+) effect.

Mixed Use Site Options

D.29 All of the mixed use site options are expected to have positive effects on the element of this objective relating to the growth of the Harborough's economy, as it is assumed that all mixed use site options will incorporate some element of employment generating uses. Therefore, a minor positive (+?) effect is therefore recorded for mixed use site options. However the positive effect will be uncertain depending on how much of the site is used for residential development as opposed to other uses.

Energy Infrastructure Site Options

D.30 The location of energy infrastructure sites is not considered likely to affect this objective; therefore the effect of all sites will be negligible (0).

SA Objective 11: Reduce waste generation and increase levels of reuse and recycling

All Development Site Options

D.31 The effects of development site options on minimising waste and managing its sustainably will depend on factors such as the incorporation of waste management systems and recycling within development site options. However, such issues will not be influenced by the location of sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential development site options on this SA objective will be negligible (0).

SA Objective 12: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Residential, Mixed use, Retail, Employment and Energy Infrastructure Site Options

D.32 The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates sustainable drainage systems (SuDS), which is unknown and cannot be addressed based on the location of the sites. Where site options are located in areas of high flood risk, it

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could increase the risk of flooding in those areas (particularly if the sites are not previously developed) and would increase the number of people and assets at risk from flooding. Therefore:

- Site options that are entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding will have a significant negative (--) effect.
- Site options that are entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contain land with a 1 in 100 year risk of surface water flooding will have a minor negative (-) effect.
- Site options that are entirely or largely ($\geq 75\%$) within Flood Zone 1 will have a negligible (0) effect on the assumption that flood risk could be avoided.

D.33 Levels of water consumption within new development will be determined by its design and onsite practices, rather than the location of the site. However, the location of residential and employment development could affect water quality during construction depending on its proximity to watercourses and water bodies and Source Protection Zones. The extent to which water quality is affected would depend on construction techniques and the use of SuDS within the design, therefore effects are uncertain at this stage. Therefore, which could result in mixed effects overall:

- Development on sites which contain a water body or water course or fall within or partially within a Source Protection Zone 1 could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment.
- Development on sites which do not contain a water body or watercourse but fall within or partially within Source Protection Zones 2 and 3 could result in minor negative effects (-?) on water quality although this is uncertain at this stage of assessment.
- Development on sites which do not contain a water body or watercourse or fall within a Source Protection Zone would have a negligible (0) effect.

Gypsy and Traveller Site Options

D.34 The development of Gypsy and Traveller sites on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. In terms of the impact on the Gypsy and Traveller community, National Planning Practice Guidance identifies caravans, mobile homes and park homes intended for permanent residential use as a 'highly vulnerable use', which is suitable in areas of flood zone 1 but would require an exception test in flood zone 2 and is unsuitable in flood zones 3a or 3b.

D.35 While new development in any location may offer good opportunities to incorporate SuDS, and therefore have a positive effect on reducing flood risk, this would depend on the design of the proposed development and not on the location of the site. Therefore:

- Gypsy and Traveller sites that are entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 will have a significant negative (--) effect. In addition, Gypsy and Traveller sites in areas of risk of surface water flooding would also have a significant negative (--) effect.
- Gypsy and Traveller sites that are entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contain land with a 1 in 100 year risk of surface water flooding will have a minor negative (-) effect.
- Gypsy and Traveller sites that are entirely or largely ($\geq 75\%$) within Flood Zone 1 will have a negligible (0) effect on the assumption that flood risk could be avoided.

D.36 Construction activities and operation of sites in or near water have the potential to cause pollution, impacting upon the bed and banks of watercourses and impacting upon the quality and quantity of the water.

- Gypsy and Traveller sites which contain a water body or water course or fall within or partially within a Source Protection Zone 1 could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment.

- Gypsy and Traveller site which do not contain a water body or watercourse but fall within or partially within Source Protection Zones 2 and 3 could result in minor negative effects (-?) on water quality although this is uncertain at this stage of assessment.
- Gypsy and Traveller sites which do not contain a water body or watercourse or fall within a Source Protection Zone would have a negligible (0) effect.

SA Objective 13: Promote sustainable transport and active travel use

Residential, Mixed-use, Gypsy and Traveller and Employment Site Options

D.37 The proximity of development sites to sustainable transport links will affect the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities, although the actual use of sustainable transport modes will depend on people's behaviour. It is possible that new transport links such as bus routes or cycle paths may be provided as part of new developments, particularly at larger sites, but this cannot be assumed.

D.38 It is assumed that people would generally be willing to travel further to access a railway station than a bus stop, although the limited rail infrastructure in the plan area is recognised. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and that the extent to which people choose to do so will depend on factors such as the availability of cycle storage facilities at their end destination, which are not determined by the location of sites. How safe or appealing particular roads are for cyclists cannot be determined at this strategic level of assessment. However, the proximity of site

options to existing cycle routes can be taken as an indicator of how likely people are to cycle to or from a development site.

- Sites that are within 1.8km of a railway station, and that are within 450m of at least one of either a bus stop or a cycle path, are likely to have a significant positive (++) effect.
- Sites that are within either 1.8km of a railway station or 450m of a bus stop or cycle path are likely to have a minor positive (+) effect.
- Sites that are more than 1.8km from a railway station and more than 450m from a bus stop and cycle route could have a minor negative (-) effect.

Energy Infrastructure Site Options

D.39 The location of energy infrastructure sites is not considered likely to affect this objective; therefore the effect of all sites will be negligible (0).

SA Objective 14: To conserve and enhance the character and distinctiveness of the landscape

Residential and Mixed Use Site Options

D.40 There are no National Parks or AONBs in Harborough District. Where development is proposed on greenfield sites, it may be more likely to impact on the landscape, particularly where site options are large in size. However, the effects on the landscape are uncertain until the specific design of development is known. Therefore:

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- Large sites (500+ dwellings) in any part of the District or small sites (less than 500 dwellings) within the countryside that are on greenfield land could have a significant negative (--?) effect.
- Small sites (less than 500 dwellings) that are outside of the countryside and are on greenfield land could have a minor negative (-?) effect.
- Site options of any size on brownfield land could have a negligible (0?) effect.

Employment Site Options

D.41 There are no National Parks or AONBs in Harborough District. Where development is proposed on greenfield sites, it may be more likely to impact on the landscape, particularly where site options are large in size. However, the effects on the landscape are uncertain until the specific design of development is known. Therefore:

- Large sites (over 10ha) in any part of the District or small sites (2-10ha) within the countryside that are on greenfield land could have a significant negative (--?) effect.
- Small sites (2-10ha) that are outside of the countryside and are on greenfield land could have a minor negative (-?) effect.
- Site options of any size on brownfield land could have a negligible (0?) effect.

Retail Site Options

D.42 There are no National Parks or National Landscapes in Harborough District. Where development is proposed on greenfield sites, it may be more likely to impact on the landscape. However, the effects on the landscape are uncertain until the specific design of development is known. Therefore:

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- Sites within the countryside that are on greenfield land could have a significant negative (--?) effect.
- Sites that are outside of the countryside and are on greenfield land could have a minor negative (-?) effect.
- Site options on brownfield land could have a negligible (0?) effect.

Gypsy and Traveller Site Options

D.43 There are no National Parks or National Landscapes in Harborough District. Where development is proposed on greenfield sites, it may be more likely to impact on the landscape. However, the effects on the landscape are uncertain until the specific design of development is known. Therefore:

- Sites within the countryside that are on greenfield land could have a significant negative (--?) effect.
- Sites that are outside of the countryside and are on greenfield land could have a minor negative (-?) effect.
- Site options on brownfield land could have a negligible (0?) effect.

Energy Infrastructure Site Options

D.44 Sites for energy infrastructure are likely to have negative effects on the landscape although this will be to some extent uncertain depending on their specific design. Therefore:

- Sites within the countryside that are on greenfield land could have a significant negative (--?) effect.
- Sites that are outside of the countryside and are on greenfield land could have a minor negative (-?) effect.
- Site options of any size on brownfield land could have a minor positive (+?) effect.

Appendix E

Council's Reasons for Selecting or Rejecting Site Options

Table E.1: Residential sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8040	Land to east of Gilmorton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12181	Land adjacent to Church Farm, Gilmorton Road, Ashby Magna, Leicestershire situated between (and including part of) Church Farm and 22 Gilmorton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8155	Land at Gaulby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is allocated for self-build/custom housebuilding plots and affordable housing for which there is a need.
21/8171	Land south of Uppingham Road	No	Site would not form a logical extension to a settlement identified for residential/ mixed use growth in the Local Plan Development Strategy

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8190	Billesdon Depot, South of Gaulby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. It is allocated in the Neighbourhood Plan (2024) for up to 10 self-build/custom build plots but is not currently included within housing growth figures within the emerging Local Plan. When these figures are updated this site will form part of the housing supply.
21/8202	Former Lorry Park, Gaulby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. It is allocated in the Neighbourhood Plan (2024) for residential development but is not currently included within housing growth figures within the emerging Local Plan. When these figures are updated this site will form part of the housing supply.
21/8210	Land north of Leicester Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Billesdon.
21/8215	Land south of Leicester Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Billesdon.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8266	Land west of Rolleston Road	No	Site would not form a logical extension to a settlement identified for residential/ mixed use growth in the Local Plan Development Strategy. The site is not well related to the existing settlement form.
24/12184	Land North of High Acres	No	The site has planning permission- committed development.
24/9521	Land north of Rolleston Road	No	Site would not form a logical extension to a settlement identified for residential/ mixed use growth in the Local Plan Development Strategy. The site is not well related to the existing settlement form.
24/9714	Land to the east of Coplow Lane	No	The site is not developable within the Local Plan period.
21/8033	Land off Ullesthorpe Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8036	Land at rear of The Brambles, Ashby Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8046	Land south of Bitteswell Farm, Ashby Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8219	Land off Manor Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8246	Land east of Ashby Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8045	Land to the east of Broughton Chase	No	Delivery uncertainty.
21/8096	Land to the east of Stemborough Mill	No	The site is not developable within the Local Plan period.
21/8134	Old Mill Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
21/8144	Land north of Cottage Lane	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
21/8154	Land off Frolesworth Road	No	The site was superseded by a larger site in the SHELAA 24.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8158	Land off Crowfoot Way	No	Access and flood risk constraints
21/8218	Land east of Frolesworth Road	No	The site encroaches significantly into the countryside and flood risk.
21/8251	Land east of Dunton Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
21/8252	Land east of Dunton Road	No	The scale of development is higher than the identified housing needs for Broughton Astley within the Local Plan development strategy.
21/8220	Land at Witham Villa, Broughton Road	No	Duplicate site. Assessed as site 10012.
21/8223	Land south of Dunton Road	No	Duplicate site. Assessed as site 12209
21/8226	Sutton Hill Farm, Coventry Road	No	Duplicate site. Assessed as site 10004
21/8263	Land west of Frolesworth Road	No	The site is isolated from the built form of Broughton Astley when considered in isolation.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8248	Land East of Dunton Road (option 1)	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
21/8249	Land East of Dunton Road (Option 2)	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
21/8250	Land east of Dunton Road (Option 4)	No	The scale of development is higher than the identified housing needs for Broughton Astley within the Local Plan Development Strategy.
21/8159	Land off Crowfoot Way (north)	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
24/10012	Land at Witham Villa, Broughton Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10135	Land south of Coventry Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
24/10175	Land off Crowfoot Way	No	Delivery uncertainty
24/10554	Land off Frolesworth Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is in keeping with the character and landscape setting of the existing settlement and would have a low impact on the edge of the settlement and is considered an appropriate location for development. The site is adjacent to the recreation space and primary school and would enable land to be provided to expand the school.
24/12209	Land south of Dunton Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
24/12216	Garden Centre Adjacent 80 Dunton Road	No	The site is isolated from the built form of Broughton Astley.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8265	Land north of Peatling Parva Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10241	Land south of Mere Lane, Upper Bruntingthorpe	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8091	Farmyard at Manor Farm	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8066	Land South of Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8068	Land off Lilbourne Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8070	Land north of Lilbourne Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8077	Land off Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8078	Land north of Lilbourne Lane (east)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8075	Land North of Home Farm, Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8115	Land rear of the Hanbury Centre, Stonton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8128	Land East of Church Causeway	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10486	Land to the East of Stonton Road and West of Church Causeway	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/9111	Land north, west and east of The Causeway, Church Causeway	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8030	Land north of Frolesworth Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8130	Land at Hallaton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8142	Land north west of Frolesworth Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8125	South of Langton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8083	Land off Lutterworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8188	Land at Leire Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10081	Land to the west of Lutterworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10304	Ellwells Farm, Coopers Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8160	Land south of Back Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8161	Land fronting Back Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10274	Langton View Stables, Thorpe Langton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12199	Land east of Back Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8055	Land to the West of the Longgrey	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. It is considered an appropriate location for development, in combination with site 10042 to the west, to deliver the scale of housing growth identified for Fleckney.
21/8076	Land lying north-west of Kibworth Road	No	The site is isolated from the built form of Fleckney.
21/8086	Land south of Kilby Road (east)	No	The site is not considered a preferred location for development when compared to other locations and sites around the village.
21/8087	Land North of Kilby Road	No	The scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy
21/8088	Land to the east of Fleckney Meadows	No	The site encroaches into open countryside between the village and the Canal.
21/8101	Land west of Leicester Road	No	The site encroaches into open countryside to the northwest of Fleckney.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8166	Land to the east of Fleckney Road	No	The site lies within the Saddington Area of Separation.
21/8174	Land Off Burton Way	No	Site is constrained in terms of flood risk when compared against other locations within the settlement.
21/8205	Land south of Bird Cage Cottage, Arnesby Road	No	The site would encroach into open countryside to the west of the village. The site is not considered an appropriate location for development when compared with other locations and sites in the village.
21/8216	Land South of Kilby Road (west)	No	The site is isolated from the built form of Fleckney and the scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy.
24/10042	Land North of Fleckney Fields	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. It is considered an appropriate location for development, in combination with site 8055 to the east, to deliver the scale of housing growth identified for Fleckney.
24/10140	Land off Fleckney Road	No	Duplicate site. Assessed as site 8166.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8072	The Market Garden, Langton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8112	Land off North Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/8986	Land off North Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10597	Land off Gallow Field Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and the spatial strategy. Market Harborough is a sustainable location for development with a wide range of services, facilities, employment opportunities and access to public transport (including train station) and active travel options. The site is next to existing new development and would form a logical extension to the north west of the town. Site is considered an appropriate location for development.
24/10295	Land off Ullesthorpe Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10513	Land off Lutterworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8127	Land off Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8054	Land off Dingley Road and Nether Green	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. Providing the site is designed to minimise impact on the character and setting of the village and flood risk mitigated appropriately, this site is well related to the existing form of the village and represents a rounding off of the village up to the A6 which forms a physical barrier to further growth the to the east.
21/8052	Land off Bankfield Drive	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
21/8029	Land west of Langton Road	No	Due to the size of the site mitigation relating to the impact of the railway line in terms of potential noise and vibration would be difficult to achieve and therefore the site is not considered a preferred location for development when compared to other locations and sites around the village

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8114	Land off Welham Lane	No	Due to the lack of clarity around access, the site is not considered a preferred location for development when compared to other locations and sites around the village
21/8126	Land south of Dingley Road	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
21/8141	Land north of Leicester Lane	No	When compared to other sites in the settlement, it is not as well located to village services/facilities and would represent encroachment into open countryside to the west of the village.
21/8151	Land north of Dingley Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. This site is well related to the existing form of the village and services/facilities and adjoins the larger preferred allocation to the east.
21/8172	Land south of Main Street	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
21/8173	Land to the rear of the former Top Yard Farm, off Burnmill Road	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
21/8175	Land off Leicester Lane	No	The site lies within the Great Bowden/Market Harborough Area of Separation.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8258	Land off Bankfield Drive	No	Duplicate site. Assessed as site 8052.
24/10487	Land off Leicester Lane	No	Although connected to Great Bowden the site would encroach into open countryside on the north western edge of the village and the scale of development is inappropriate.
24/9425	Land North of Dingley Road	No	Duplicate site. Assessed as site 8151.
21/8028	Paddock behind 22 Broadgate	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8051	Land West of Stockerston Lane	No	Not included in SHELAA and not assessed
21/8082	Land off Clarksdale	No	Not included in SHELAA and not assessed
24/10134	Land at Barnsdale, Great Easton	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12188	Land rear of 2 High Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12232	Old Station Yard, Rockingham Road, Great Easton Former Site	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8044	Land south of London Road	No	The site is not well related to the built form of Great Glen with London Road forming a physical barrier. The site lies within the proposed Oadby and Great Glen Area of Separation.
21/8131	Land to the north of Great Glen	No	Superseded. Assessed as site 12189.
21/8194	South of London Road and west of Station Road	No	Superseded. Assessed as site 10368.
21/8230	Land to the North of London Road and east of Leicester Grammar School	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site relates well to the existing form of Great Glen and is appropriate in terms of the identified scale of development for the village.
21/8232	Land to the North of London Road	No	Assessed as part of site 8230.
21/8235	Land North of London Road, East of Leicester Grammar School	No	Assessed as part of site 8230.
21/8244	Land to the West of Bridgewater Drive and Heron Close	No	Assessed as part of site 8230.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12189	Land to the north of Great Glen	No	Site is not considered an appropriate location for development when compared with other locations and sites in Great Glen.
24/12190	Land North of Glen House	No	The site is allocated in a Neighbourhood Plan
21/8176	Land off Old A6 London Road	No	Superseded. Assessed as site 12190.
24/10277	Land off London Road	No	The site is not developable within the Local Plan period.
24/10368	Land off London Road	No	The site is not well related to the built form of Great Glen with London Road forming a physical barrier.
24/9581	Land lying to the East of Sycamore Close, Stretton Hall	No	The site is not developable within the Local Plan period.
24/8627	Paddock to the rear of 2 Orchard Lane	No	Due to flood risk site is constrained in comparison to other locations within the village.
24/12228	Land on the west side of Stretton Road Great Glen	No	The site is not developable within the Local Plan period.
21/8023	Land at Medbourne Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8119	Corner of Hunts Lane and North End	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8253	Land at Cow Close	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8255	Land north of Churchgate	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8256	Land North of Goadby Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9754	Medbourne Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8109	Land south of Oakham Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8170	Land to the east of Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8198	Land south of Church Paddock, Church Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8200	Land to the east of Barley Leas	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8025	Land North of Uppingham Road (west)	No	The site does not relate well to the existing settlement.
21/8047	South of Uppingham Road	No	The site encroaches into the open countryside to the west.
21/8135	Land North of Stretton Lane	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is well related to the settlement, and with appropriate mitigation for constraints including heritage, it is considered an appropriate location for a sensitively designed affordable housing development.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8148	Land south of the A47 Uppingham Road, west of Houghton on the Hill	No	The site is not developable within the Local Plan period.
21/8195	North of Uppingham Road (east)	No	Superseded by site 9355.
21/8206	Land to the north of Uppingham Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The eastern part of the site is well related to the settlement and, providing built development is focused on this part of the site to avoid impacting on more sensitive landscape, it is considered an appropriate location for development.
24/9355	Land east of Houghton on the Hill, north of A47	No	When considered against alternative sites within the settlement the site is not considered to be an appropriate location for development.
24/9356	Land east of Houghton on the Hill, south of A47	No	The site does not relate well to the existing settlement
24/9357	Land east of Houghton on the Hill, north and south of the A47	No	Duplication. Assessed as sites 9355 and 9356.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10480	Land South of Uppingham Road	No	Duplicate of site 8047. See site 8047 assessment.
24/9633	Land south of Uppingham Road, west of Houghton on the Hill	No	The site does not relate well to the existing settlement and is in open countryside and the scale of development is inappropriate.
24/12224	Rear of the Old Black Horse, Main Street, Houghton on the Hill	No	The site is not developable within the Local Plan period.
21/8064	Land east of Welford Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is an appropriate in terms of the scale and is well related to the village form in so far as the northern and western edges of the site adjoin the southern edge of the village. The site is well related to village facilities and will deliver the identified housing growth for Husbands Bosworth.
21/8181	Land west of Welford Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Husbands Bosworth.
21/8187	Husbands Bosworth School Field, Land east of Welford Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Husbands Bosworth.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8259	Land at Honeypot Lane	No	In terms of the scale of housing growth identified for Husbands Bosworth, there are other locations within the settlement which are more appropriate to accommodate housing needs.
24/9406	Land west of Bell Lane and north of Kilworth Road	No	Due to potential impacts on landscape setting of the village and the close proximity of heritage assets (nearby listed buildings and part of the site lies within the conservation area), the site is not considered an appropriate location for development when compared with other locations and sites at Husbands Bosworth.
24/9895	Land East of Welford Road	No	The scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy.
24/8999	Land North West Theddingworth Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Husbands Bosworth.
21/8079	Land off Main Street (opposite Straun Cottage)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8050	Snows Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8042	Land south of Harborough Road/A6	No	The site has minimal connection to the existing settlement form.
21/8061	Land west of Smeeton Road	No	The site lies within the Kibworth Area of Separation.
21/8113	Land adjacent to The Hollies, Fleckney Road	No	The site is not within or would not form a logical extension to a settlement identified for residential/ mixed use growth in the Local Plan Development Strategy.
21/8145	Land at Birdie Close	No	Due to significant flood risk issues, the site is not considered an appropriate location for development when compared with other locations and sites at Kibworth.
21/8149	Land off Fleckney Road/Warwick Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth.
21/8224	Land off Fleckney Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth
21/8237	Land north of Wistow Road and west of A6	No	Superseded by site 12187
21/8238	Land west of Leicester Road	No	The site it is not well related to the existing built form and it extends into open countryside.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8247	Land west of Warwick Road and south of Priory Business Park	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site would form an extension of Kibworth, providing for all of the housing requirement for the settlement with the potential to provide a primary school on-site, if required. The site is large enough to provide an appropriate buffer between the railway line and development on the site. The site is an appropriate location in terms of the scale to deliver the identified housing growth for Kibworth.
24/12186	Land to the north of Wistow Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth
24/12187	Land north of Wistow Road	No	The scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy.
21/8123	Land North of Wentworth Close	No	It is not clear how satisfactory access can be achieved. Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth.
24/10478	Land at Wentworth Close	No	The site has minimal connection to the existing settlement form.
24/10519	Land north of Wistow Road	No	The scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8199	Land off Carlton Road	No	The site is not connected to the built form of Kibworth and would represent encroachment into open countryside.
24/10612	Land South of Fleckney Road	No	The scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy.
24/10501	Land adjacent to Westfield House, Leicester Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth.
24/12202	Land at St Wilfrids Close	No	The site is a Neighbourhood Plan residential site allocation and is a commitment.
24/12220	Clarkes of Great Glen Ltd, New Road	No	The site could come forward for development however the site is not a preferred allocation.
24/12223	The Nurseries, Fleckney Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth.
24/10594	Land North West of Warwick Road	No	Duplication. Site assessed as part of site 8247.
21/8186	Land at Church Farm	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8037	Land to the south of Frolesworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8062	Land to rear of Orchard Cottage, Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8097	South Leicestershire Riding Establishment, Frolesworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8262	Land at Dunton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12191	Land off Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8057	Land between Church Farm and Leicester Airport	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8017	Land south of Laughton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8018	Land east of Theddingworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8020	Papillon Hall Farm, Theddingworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8118	Land off The Green	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8260	Land east of Foxton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9180	Land to the west of Lubenham	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10080	Land south of Laughton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12193	Land north of Foxton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9318	Land to the west of Moorbarns Lane	No	Site not currently developable.
21/8034	Land off Bitteswell Road	No	Not well related to built form of Lutterworth and the site lies within Bitteswell/Lutterworth/Magna Park Area of Separation
21/8111	Land south of Woodby Lane	No	The site is not developable within the Local Plan period.
21/8104	Land at M1 Junction 20/Swinford Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is within proximity to the town centre and, with appropriate mitigation in relation to potential noise, vibration and air quality impacts, will contribute to meeting the identified housing needs for Lutterworth.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8107	Land North West of Walcote	No	The site would not form a logical extension to a settlement identified for residential / mixed use growth in the Local Plan Development Strategy, (dependent on the delivery of the Lutterworth East Strategic Development Area).
21/8133	Land at Moorbarns Lane	No	The site is not developable within the Local Plan period.
21/8167	Land off Leicester Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. Providing development avoids the western part of the site adjacent to the brook, the site is an appropriate allocation to contribute to the delivery of the identified housing needs for Lutterworth.
24/10257	Land west of Leicester Road	No	Site would encroach into open countryside to the north of Lutterworth. Site is not well related to the settlement form. Site is not considered an appropriate location for development when compared with other locations and sites at Lutterworth.
24/12203	Allotments, De Verdon Road	No	The site has planning permission and construction has commenced.
24/9005	Spring Farm, Moorbarns Lane	No	The site is not developable within the Local Plan period.
24/10332	Land off Moorbarns Road	No	The site is not developable within the Local Plan period.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8022	Peatling Lodge Farm	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8095	Land east of Leicester Road	No	The topography of the site would create development on the steep scarp slope. Site is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.
21/8121	Rockingham Road Industrial Estate (Plot 13)	No	The site comprises an existing building within a protected General Employment area and is not appropriate for assessment for residential use.
21/8132	Land south of Farndale View	No	The site would impact on both LWS and heritage and is constrained in terms of flood risk. Site is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8143	Land east of Leicester Road and south of Grand Union canal	Yes	<p>The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site adjoins the northern edge of Market Harborough and lies to the east of the North West Market Harborough Strategic Development Area (Airfield Farm) currently under development. The site could be considered alongside sites 8122 and 10597 to create a larger housing allocation to the North of Market Harborough which could meet the scale of growth required for the town. Through focusing development in this area, there could be opportunities to connect into the town through sustainable transport modes and utilise existing infrastructure in the town. Opportunities for sustainable walking and cycling connections should be maximised. As part of a larger allocation there could be opportunities to address any cumulative transport issues and promote sustainable travel options and provide supporting community infrastructure. The site is considered an appropriate location for housing to contribute to meeting the needs identified within the development strategy for Market Harborough.</p>
21/8157	Land south west of Braybrooke Road	No	<p>Site is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.</p>

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8168	Land north of 54 The Ridgeway, Market Harborough	No	Site would create development to the properties rear of existing properties in an area of high landscape sensitivity. Site is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.
21/8222	Land north of Gallow Field Road	No	The site is unrelated to the existing built form of Market Harborough and the southern part of the site lies within the Foxton Area of Separation.
21/8209	Land south of A6, north of the canal	No	The site is not developable within the Local Plan period.
21/8019	Land west of Harborough Road	No	The site lies within Foxton Area of Separation
24/10242	Harborough Road	No	Site has planning permission for employment use
24/10249	Land off Compass Way and Eady Drive	No	Due to its relatively small size it is considered that it will be difficult to adequately mitigate significant surface and ground water flood risk.
24/12215	Former Harboro' Rubber Site	No	The site has planning permission and is a committed site
24/12204	39, 40, 40a High Street	No	The site has planning permission and is a committed site
24/12208	Naseby Square	No	The site has planning permission and is a committed site

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10098	Gallow Field Road, due east of HM Gartree Prison	No	Site lies within the Lubenham Area of Separation.
24/10170	Land to the South of Braybrooke Road	No	The site is open countryside in an isolated location and unrelated to the built form of Market Harborough
24/10219	Land to the South of Harborough Road / South East of Kettering Road	No	Access cannot be confirmed and therefore is not an appropriate site for allocation.
24/10489	West of Market Harborough	No	Site lies within the Lubenham Area of Separation
24/10680	Land east of Dunmore Road	No	The site is constrained in terms of flood risk and there is lack of clarity regarding satisfactory access. The site is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.
24/12218	20 Abbey Street	No	The site has planning permission and construction has commenced.
24/9419	Land to the east of Dunmore Road	No	Assessed as 10680.
24/12194	Land west of Hallaton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12195	Land north of Ashley Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12196	Station House, Livery Yard, Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10351	Land off B664 Uppingham Road and south of road to Blaston (Field Road)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8185	Land at Dag Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8084	Land south of A4304 Station Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8063	Land north of Station Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8081	Greenfields, Land east of South Kilworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8261	Land at Dag Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10483	Land to the south of A4303 Lutterworth Road/Station Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10567	Land to the South of Station Road (Easting: 462231, Northing: 283472)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12198	Abattoir site, north of Church Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8264	Land north of Ashby Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10305	Land off Ashby Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8089	Land north and south of Covert Lane	No	The site would not form a logical extension to a settlement identified for residential / mixed use growth in the Development Strategy
21/8137	Land north of Covert Lane	No	The site is in open countryside in an isolated location and unrelated to the built form of Scraptoft.
21/8147	Land north of Covert Lane (east)	No	The site is in open countryside in an isolated location and unrelated to the built form of Scraptoft.
21/8196	North of Covert Lane (west)	No	Given its designation for open space, sport and recreation, the site is not considered available and therefore not an appropriate location for development, when compared with other locations and sites within the Scraptoft, Thurnby and Bushby area.
24/10365	North of Covert Lane, Scraptoft (land west of St James RFC)	No	Duplicate site. Assessed as site 8196.
24/12222	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	No	The site is not developable within the Local Plan period.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8227	Land between Scraptoft and Bushby	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. Providing the development incorporates an area of Green Wedge and addresses surface water issues, potential negative impacts on heritage assets and wider landscape impacts, the site's location between Scraptoft, Thurnby and Bushby means that it is well related to the current built form and well placed to deliver most of the housing growth identified for Scraptoft, Thurnby and Bushby area when compared to other potential sites of a similar scale in the area.
21/8090	Land to the east of Beeby Road	No	The site is not developable within the Local Plan period.
21/8043	The Grange, Rolleston Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8129	Land off Welham Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8041	Land east of Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8184	Land at Sutton Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8098	Avon Valley Farm, Stanford Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8099	Avon Valley Farm (west), Land off Stanford Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8100	Avon Valley Farm (north), Stanford Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8116	Land off Rugby Road (rear of Playground)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8117	Land south of Rugby Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8165	Land at Shawell Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8203	Land to the south of Shawell Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8204	Land to the south of Kilworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/8585	Land to the west of Lutterworth Road / North of Springfield House	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8177	Land rear of Firs Farm, The Square	No	Site lies within Thurnby/Leicester/Oadby Green Wedge

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8241	Land north of the A47, east of Zouche Way	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site has a strong connection to the current built form to the north of the A47. Providing surface water issues and other potential constraints are mitigated appropriately, the site is considered an appropriate location for development to contribute to the housing growth identified for the Scraftoft, Thurnby and Bushby area.
21/8243	Charles' Field, Land North of Thurnby Brook	No	The site lies within the Local Plan Leicester/Scraftoft/Bushby Green Wedge.
24/12217	Telford Way Garages, Telford Way	No	The site is deliverable and developable, flood risk issues require further mitigation. The site could come forward for development provided flood risk issues are mitigated, however the site is not a preferred allocation.
24/12219	787 Uppingham Road	No	Site is a commitment and has commenced.
24/9016	Land rear of Firs Farm	No	The site lies within the Local Plan Thurnby/ Leicester/ Oadby Green Wedge.
24/9639	Land adjacent to Wintersdale Road	No	The site lies within the Local Plan Thurnby/ Leicester/ Oadby Green Wedge.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12225	Rear of Rose & Crown, Main Street, Thurnby	No	The site is not developable within the Local Plan period.
21/8059	Windy Ridge, Loddington Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8035	Land West of Melton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10504	Land North West of Manor Farm Walk	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8267	Land south of Uppingham Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8156	Land west of Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8024	Land off Wood Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8026	Land at Hallaton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12200	Harbrook Farm, Tugby	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9612	Land & building on the West Side of Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8094	Land to the rear of South Avenue	No	Given this lack of clarity around the achievability of satisfactory site access, the site is not considered an appropriate location for residential development when compared with other locations and sites at Ullesthorpe.
21/8102	Land south of Main Street	No	Superseded by site 12180.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8228	Land North of Hall Lane	No	Due to its potential to impact negatively on the setting to the Conservation Area, the site is not considered an appropriate location for development when compared with other locations and sites at Ullesthorpe.
21/8231	Land off Frolesworth Road	No	The site would be isolated developed to the west of Frolesworth Road and is not well related the built form of Ullesthorpe.
21/8245	Land off Hall Road	No	Due to its relatively poor connection to the built form and potential to impact negatively on the setting to the Conservation Area, the site is not considered an appropriate location for development when compared with other locations and sites at Ullesthorpe.
21/8031	Land off Manor Road	No	The lack of clarity concerning satisfactory site access means that the site is not considered an appropriate site for residential allocation at this time when compared with other locations and sites at Ullesthorpe.
21/8032	Land south of Field View	No	While the site is considered suitable, it forms part of a larger site (10649) which is a preferred allocation. As a result this site is not a preferred allocation in isolation.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8180	Land north of Ashby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is well related to the existing built form and, providing that impacts on the wider landscape are mitigated appropriately, the site is considered an appropriate location for development to contribute to the delivery of the housing growth identified for Ullesthorpe.
24/12179	Land to the north of Hall Lane	No	Due to its potential to impact negatively on the setting to the Conservation Area and encroachment into open countryside to the north of the village, the site is not considered an appropriate location for development when compared with other locations and sites at Ullesthorpe.
24/12180	Land to the south of Main Street	No	The site is not well related to the current built form and would reduce the separation between settlements
24/10649	Land South of Ashby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is well related to the existing built form and, providing that there is no built development on the eastern third of the site (due to surface water issues and encroachment into open countryside), the site is considered an appropriate location for development to contribute to the delivery of the housing growth identified for Ullesthorpe.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8039	Land north of Lutterworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8106	Field to West of Chapel Lane.	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8140	Land north of Lutterworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8182	Land at Park Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8183	Land South of Mere Lane Upper Bruntingthorpe	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9112	Land north of West Langton Road and west of B6047	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/8632	Land west of B6047 and north of West Langton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10298	Land off Church Farm Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9611	Land to the rear of Orchard Lea, Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

Table E.2: Mixed use sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8192	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	No	The site assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more.
24/12207	BANP BP10 Gaulby Road	No	Assessed as site 8190.
24/10004	Sutton Hill Farm	No	The site is isolated from the built form of Broughton Astley, and the proposed scale of employment is inappropriate
21/8139	Land at Bruntingthorpe	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed for residential or general employment use. Site does not meet essential criteria for a candidate site for Strategic B8 development.
24/10498	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	No	The site assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more. Site does not meet essential criteria for a candidate site for Strategic B8 development.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10207	The Grange, Arnesby Road	No	The site is not developable within the Local Plan period.
21/8080	Land north of Mill Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8146	Land south of Mill Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10711	Land to the North of Riverside Industrial Estate	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
21/8093	Land at Stretton Hall Farm, Chestnut Drive	No	The site was assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more.
21/8197	Land east of Stretton Road	No	The site is isolated from Great Glen and would encroach into open countryside. The scale of residential development is inappropriate.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/8631	Land south of Gartree Road and Land at Stretton Hall Farm	Yes	<p>The site was assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. As the land is adjacent to the built up area of Oadby (part of the Leicester Urban Area), which is identified as Tier 1 within the settlement hierarchy, the site is considered an appropriate location for strategic scale growth. The scale of the site in this location is aligned to national planning guidance which supports strategic sites as a mechanism for achieving large scale housing delivery with supporting infrastructure. The scale of this sustainable residential led mixed use urban extension allows the delivery of on-site community infrastructure including schools, local centre and employment provision. Given the large size of the site there is scope to avoid or significantly mitigate potential negative impacts (such as heritage assets and flooding issues) arising from development of the site through the policies in the Local Plan. The site is in an appropriate location for mixed use development adjoining the Leicester Urban Area.</p>
21/8254	Land south of Horninghold Road	No	<p>The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.</p>
24/10484	Land north of A47,	No	<p>The site does not relate well to the existing settlement and the scale of residential development is inappropriate.</p>

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10143	Land north of Uppingham Road	No	The site is in open countryside in an isolated location and unrelated to the built form of Thurnby/Bushby.
24/10206	Land at New Ingarsby Farm, Uppingham Road	No	The site is in open countryside in an isolated location and is unrelated to the built form of Thurnby/Bushby,
21/8162	Land off A6	No	The site is not well connected to the existing settlement form to the south of the A6. It would represent encroachment into open countryside and the scale of residential development is inappropriate.
21/8060	Land north east of Kibworth Harcourt	No	Inappropriate scale of development.
21/8236	Land north-east of Harborough Road	No	The site is not well connected to the existing settlement form to the south of the A6. It would represent encroachment into open countryside.
21/8242	Land South of Fleckney Road	No	Inappropriate scale of development.
21/8110	Land west of Lutterworth	No	Assessed as part of site 8191.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8136	Land off Moorbarns Lane	No	<p>The site does not form a logical extension to settlement identified for residential/ mixed use growth in the Local Plan development strategy. The site adjoins Lutterworth but is beyond the physical barrier of the A4303. It does not adjoin an existing employment area.</p> <p>Site does not meet essential criteria for a candidate site for Strategic B8 development.</p>
21/8152	North and South of Gilmorton Road (Extension to Lutterworth East SDA)	No	<p>The site does not form a logical extension to settlement identified for residential/ mixed use growth in the Local Plan development strategy, dependent on the delivery of the East of Lutterworth SDA. Inappropriate in scale.</p>
21/8191	Land north of Coventry Road	No	<p>The site has minimal connection to the existing built form of Lutterworth, is inappropriate in scale and lies within the Bitteswell/Magna Park/Lutterworth Area of Separation.</p>
21/8221	Land west of Lutterworth	No	<p>Assessed as part of 8191.</p>
24/10082	Land north of the A4303, west of Lutterworth	No	<p>The site has minimal connection to the existing built form of Lutterworth, the scale of residential development is inappropriate, the scale of employment is inappropriate in combination with employment provision at committed Lutterworth East Strategic Development Area, and the site lies with Bitteswell/ Magna Park/ Lutterworth Area of Separation.</p>

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10238	Land north of the A4303 and west of Lutterworth	No	The site lies with Bitteswell/ Magna Park/ Lutterworth Area of Separation.
24/12210	L1 Land East of Lutterworth	No	The site is allocated for mixed use in the adopted Local Plan and is a commitment.
24/10433	Land south of A4303	No	The site was assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more.
21/8163	Land at Gallow Lodge	No	The site is not developable within the Local Plan period.
21/8164	Land west of Harborough Road, east of Langton Road	No	The site is not developable within the Local Plan period.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8122	Market Harborough North, East of Harborough Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. Site lies to the east of North of Market Harborough SDA (Airfield Farm) although separated from the northern edge of the town by the adjacent site 8143. The site, along with the other two sites 8143 and 10597 has the potential to create a larger housing allocation to the North of Market Harborough which could meet the scale of growth required for the town. Through focusing development in this area, there could be opportunities to address any cumulative transport issues and promote sustainable travel options access to the town centre could be improved through a larger allocation to improve walking and cycling into the town centre. As part of a larger site there is potential to provide the infrastructure and services to support new growth.
21/8207	Land south of Braybrooke Road	No	Site cannot be accessed and is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.
21/8211	Land north of Frolesworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8233	Land east of A6	No	Assessed as site 12212

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8234	Land south of Gallow Field Road	No	Southern part of the site lies within the Lubenham Area of Separation.
21/8257	Land at Little Bowden	No	Superseded. Assessed as site 10680
24/12212	Land East of A6	No	The site is not considered an appropriate location for residential development when compared with other locations and sites at Market Harborough. The site was put forward for mixed use development. As the site is not considered appropriate for residential development, it is unavailable for consideration for employment use.
21/8178	Land at Newton Harcourt (Newton Croft)	No	Superseded. Assessed as site 10137
24/10137	Land at Newton Harcourt (known as Newton Croft)	No	The site assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more
21/8038	Prestlands, Ashby Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10053	Land east of Beeby Road	No	The site extends into open countryside. Only the western part of the site has a relationship with the built form of Scraftoft.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10117	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	No	The site is not developable within the Local Plan period.
24/10169	Land south of Covert Lane and land north of Wayside Lodge	No	Duplicate. Assessed as sites 12211 and 12214.
24/10224	Land north of Covert Lane	No	The site is not developable within the Local Plan period.
24/10229	Land east of The Woodlands, north of Covert Lane	No	Duplicate site. Assessed as site 8137.
24/12211	Land north of Wayside Lodge, Covert Lane	No	The site is not developable within the Local Plan period.
24/12214	Land south of Covert Lane	No	The site is not developable within the Local Plan period.
24/12235	Land at Beeby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is connected to the built form of Scraptoft and, providing potential impacts on the wider landscape are mitigated, it is considered an appropriate location for residential allocation, to contribute to the housing growth identified for the Scraptoft, Thurnby and Bushby area.
21/8229	Farmcare Estate	No	Site withdrawn from SHELAA.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8150	Land South of A47 Uppingham Road	No	Given its encroachment into open countryside to the south and east (towards Houghton on the Hill), the site is not considered an appropriate location for residential development when compared with other locations and deliverable sites of a similar scale within the Scraftoft, Thurnby and Bushby area. The site was put forward for mixed use development. As the site is not considered appropriate for residential development, it is unavailable for consideration for employment use.
21/8240	Scraftoft Valley, Land north of A47	No	The northern and substantive part of the site lies within the Local Plan Leicester/ Scraftoft/ Bushby Green Wedge
24/10251	Land South of A47 Uppingham Road	No	Duplicate site. Assessed as site 8150.
21/8138	Land off Manor Road	No	Due to its potential to impact negatively on the setting to the Conservation Area and listed buildings and the lack of clarity around satisfactory site access, the site is not considered an appropriate location for residential development when compared with other locations and sites at Ullesthorpe.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8217	Whetstone Pastures Garden Village	No	The site assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more. Site does not meet essential criteria for a candidate site for Strategic B8 development.

Table E.3: Employment sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12206	Land north of Broughton Way	No	The site is allocated for employment in a Neighbourhood Plan and is a commitment.
21/8213	Arkwright Hill Business Park, Lutterworth Road	No	Site is not an appropriate location for HGV parking given its isolation from the strategic highway network and main strategic B8 location.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10536	Land north-west of Catthorpe Interchange	No	Site meets essential criteria for a candidate site Strategic B8 development and has been assessed. When considered against other sites within the district, there are more appropriate sites for allocation to meet the Strategic B8 need identified within the Local Plan Development Strategy.
24/10522	Land Off Rugby Road	No	Site meets essential criteria for a candidate site Strategic B8 development and has been assessed. When considered against other sites within the district, there are more appropriate sites for allocation to meet the Strategic B8 need identified within the Local Plan Development Strategy.
21/8214	Astley Grange Farm	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8212	Land east of Fleckney Road	No	Site lies within Saddington Area of Separation. Site does not meet essential criteria for a candidate site for Strategic B8 development.
24/12230	Land off Marlborough Drive	No	The site is allocated for employment in the adopted Local Plan and is an employment commitment.
24/9719	The Cattle Market, Foxton Road, Lubenham	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8053	Land off Dingley Road	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
24/10642	Land South of Priory Business Park	Yes	The site is allocated for employment in the adopted Local Plan. The site has been reviewed and is considered appropriate for employment use and inclusion in the District's employment land supply.
21/8105	Warren Farm (West)	No	Site meets essential criteria for a candidate site Strategic B8 development and has been assessed. When considered against other sites within the district, there are more appropriate sites for allocation to meet the Strategic B8 need identified within the Local Plan Development Strategy.
21/8108	Warren Farm (East)	No	Site not currently developable.
21/8179	Land south of Lutterworth Road / Coventry Road	Yes	The site is allocated for employment in the adopted Local Plan. The site has been reviewed and is considered appropriate for employment use and inclusion in the district's employment land supply.
21/8201	Land South of George House, Coventry Road	No	Superseded. Site assessed as 10595

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10318	Land at Gilmorton Road	No	The site would not form a logical extension of Lutterworth and is dependent on the delivery of the East of Lutterworth Strategic Development Area for a connection with the built-up area. In addition, the site is not appropriate for employment given it is not adjacent to the SRN/ MRN or an employment area identified for growth dependent on the delivery of the strategic development area.
24/9301	Land to the west of Moorbarns Lane	No	Inappropriate in scale in combination with committed employment in Lutterworth.
24/10491	Moorbarns Farm	No	Site withdrawn from SHELAA.
24/10595	Land South of George House, Coventry Road. Land to the South of the A4303	Yes	The site is considered to meet the criteria for a candidate site for Strategic B8 and forms a functional part of the existing Magna Park estate.
24/12227	Land at Mere Lane, Magna Park	Yes	The site is considered to meet the criteria for a candidate site for Strategic B8 and forms an extension of the existing Magna Park estate.
21/8027	Land off Leicester Road	No	Duplicate. Site assessed as 8737.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8124	Land adjacent to Bowden Business Village	No	Site would extend an existing employment area (Bowden Business Village). However, it is remote from Market Harborough with relatively weak access, and weak commercial attractiveness. When considered against other sites there are more appropriate sites for allocation to meet employment needs identified in the Local Plan.
21/8189	Courtyard Workshops, off Bath Street.	No	The site is an existing employment site and its redevelopment for employment use would result in no net gain in employment supply.
21/8193	Land at Airfield Business Park	No	The site is allocated for employment use in the adopted Local Plan and is a commitment.
24/10248	Land east of Northampton Road, north of Harborough Enterprise Centre	Yes	The site is allocated for employment in the adopted Local Plan. The site has been reviewed and is considered appropriate for employment use and inclusion in the District's employment land supply. The site is a preferred allocation for employment. Therefore, the site is not a preferred residential allocation.
24/10398	Land west of Rockingham Road	No	Site lies within the Local Plan Great Bowden/ Market Harborough Area of Separation. Site does not meet essential criteria for a candidate site for Strategic B8 development.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10470	Land off Kettering Road	No	<p>On site constraints and its small scale limit its employment development potential.</p> <p>Site does not meet essential criteria for a candidate site for Strategic B8 development.</p>
24/10481	Land to the north of the A6 and east of the Melton Road	No	<p>In terms of general employment provision, the overall scale of the site is excessive given the District's employment land needs.</p> <p>Site does not meet essential criteria for a candidate site for Strategic B8 development.</p>
24/12205	MH4 land at Airfield Farm (Wellington Business Park)	No	<p>The site is allocated for employment use in the adopted Local Plan and is a committed site.</p>
24/12213	Land to the north of the A6 and east of the Melton Road Services	No	<p>Whilst the site benefits from access to the A6 it is in a rural location, isolated from larger settlements. Its weak relationship with existing employment locations and scale limit development potential and profile.</p> <p>Site does not meet essential criteria for a candidate site for Strategic B8 development.</p>

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10253	Land East of Compass Way and Harborough Enterprise Centre	Yes	An allocated employment site in the adopted Local Plan. The site has been reviewed and is required to meet the District's employment land requirement. Site is a preferred allocation for employment. Therefore, the site is not a preferred residential allocation.
24/8737	Land OS 3073, Leicester Road	Yes	The site is required to meet the District's employment land requirement.
24/10508	Land to the South of Station Road (Easting: 462395, Northing: 283586)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8073	Land off Watling Street (A5)	No	The site is not developable within the Local Plan period.
21/8074	Land south of Gibbet Lane	No	Superseded. Assessed as site 10255.
21/8169	Land off A426 south of Cotesbach	No	Site 'not currently developable' in the SHELAA.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10255	Land South of Gibbet Lane	No	The site is isolated and considered an unsustainable location for general employment development. Site meets essential criteria for a candidate site Strategic B8 development and has been assessed. When considered against other sites within the district, there are more appropriate sites for allocation to meet the Strategic B8 need identified within the Local Plan Development Strategy.
24/12226	Land west of Broughton Astley – Sutton in the Elms, Coventry Road	No	The site is not developable within the Local Plan period.
21/8208	Land off A5, north of White House Farm	No	Site withdrawn from SHELAA.

Table E.4: Retail sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10476	Land to the North of Uppingham Road	No	The site, which is proposed for retail use, lies outside of the District's town and local centres.
24/12231	Commons Car Park	Yes	The site presents a brownfield development opportunity to help meet future need identified within the Local Plan development strategy in a viable and attractive trading position.
24/10240	St Mary's Road	Yes	The site presents a brownfield development opportunity to help meet future need identified within the Local Plan development strategy.

Table E.5: Energy Infrastructure sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8071	Land adjacent to M1 J19	No	Energy infrastructure sites not assessed.

Table E.6: Gypsy and Traveller sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12233	Bonehams Lane, Gilmorton, LE17 5PD	No	Site not available. Not included in SHELAA.
24/12234	Woodway Lane, Claybrooke Parva	No	Site not available. Not included in SHELAA.

References

- 1 Available online at: [Institution of Highways and Transportation \(2000\) Guidelines for Providing Journeys on Foot](#)

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