

Site Selection Report:

Housing and Employment Site Options

Blaby District Council 2026

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Introduction

1. Blaby District Council is preparing a New Local Plan to replace the Local Plan Core Strategy (2013) and Delivery (2019) Development Plan Documents. One element of the New Local Plan process is to identify site allocations for housing and employment development. This report sets out the methodology undertaken to inform this process and includes an assessment of the sites that have been allocated or discounted throughout the process.
2. The site selection process is an iterative process involving a number of stages (see methodology) and includes several methods of collating information. These methods include desk-based research, commissioning of evidence reports, consultation with technical consultees, a Strategic Housing and Economic Land Availability Assessment (SHELAA) and a Sustainability Appraisal. Further detail can be found in the methodology section.
3. The New Local Plan Issues and Options document was published in 2019 for consultation purposes. The consultation focused on three key areas:
 - Options for the location of future development.
 - An initial assessment of the site options promoted to the Council for built development by landowners, developers and site promoters at that time.
 - Initial information about the main policies we expected to include in the Local Plan.

This site selection report builds on the work published in 2021.

4. The site selection process identifies sites which from the information available to the Council are suitable, achievable, available for development with a view to including site allocations in the Local Plan. This document does not grant or confer planning permission to any specific site whether proposed for an allocation or not. Nor does it decide the issue of whether a site should be allocated. Its function is to be part of the local plan evidence base, to provide information on the range of sites available to meet the local authority's requirements. All sites be subject to the appropriate considerations through the development control process when submitted as a planning application.

Policy Context

5. The National Planning Policy Framework (NPPF) (2024) sets out that planning policies should promote an effective use of land in the meeting need for homes and other uses. Furthermore, the NPPF also states that strategic policy making authorities should have a clear understanding of the land available within their area and should identify a sufficient mix of sites, taking into account their availability; suitability and likely economic viability, as well as their deliverability and developability. The NPPF defines deliverable and developable:

- **Deliverable** - To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
 - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- **Developable** - To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

6. The Planning Practice Guidance (PPG) on housing and economic land availability assessment reflects the NPPF and sets out the purpose of undertaking a land availability assessment. An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land. The PPG sets out what is suitable, available and achievable.

- A site or broad location can be considered **suitable** if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. Key considerations include: national policy, appropriateness and likely market attractiveness for the type of development proposed, contribution to regeneration priority areas and potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
- A site can be considered **available** for development, when, on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

- The existence of planning permission can be a good indication of the availability of sites. Sites meeting the definition of deliverable should be considered available unless evidence indicates otherwise.
 - A site is considered **achievable** for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.
7. However, the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.

Methodology

8. The methodology undertaken in this site selection process has evolved since the previous version published in 2021 at the Options Consultation stage. The methodology involves several stages which are detailed within this section. An overview of the stages is shown in Figure 1.

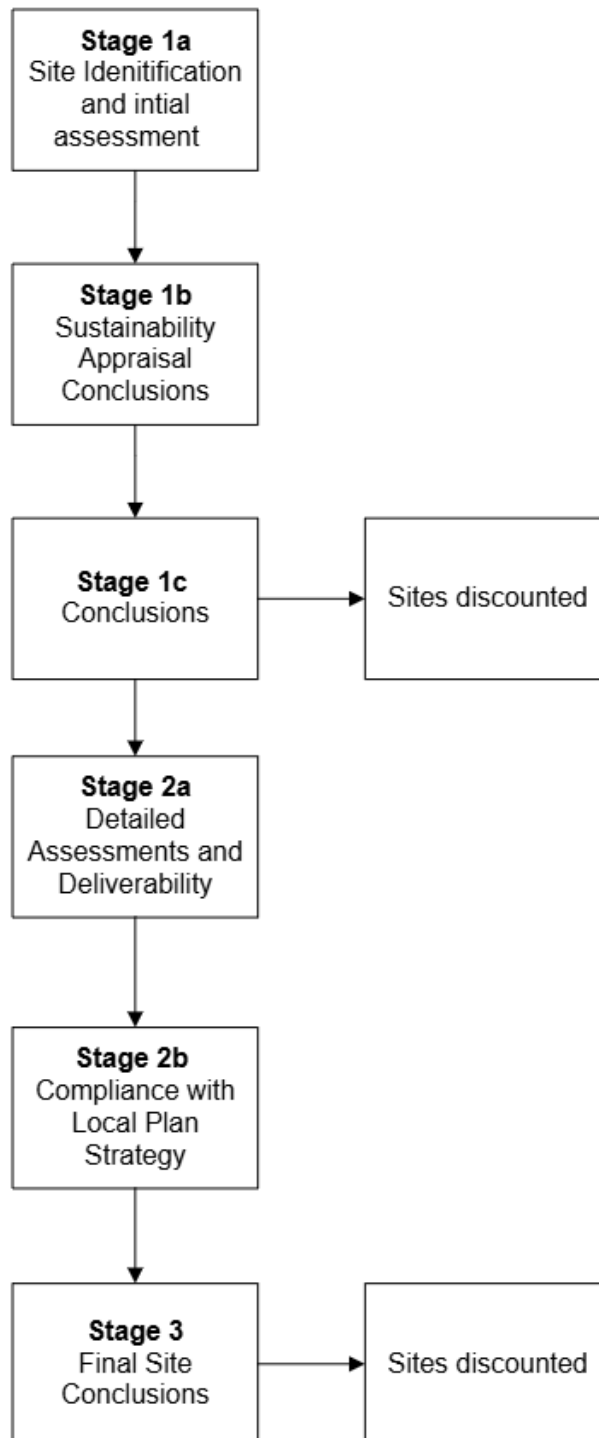


Figure 1: Overview of site selection methodology stages

Stage 1a: Site Identification and Initial Assessment

9. The first stage of the site selection process is site identification. A site must have been submitted for consideration through the SHELAA to be assessed through the site selection process. The site assessment process considers sites that are developable (or part developable where it meets the site threshold below) as assessed through the latest SHELAA (2024). Appendix 1 sets out a full list of the sites and includes sites:
 - Carried forward from a previous SHELAA document where there is still a demonstrable development interest.
 - Resulting from the Call for sites exercise and other expressions of interest where a site suggestion form has been completed.
 - Resulting from contact with public sector bodies, including the District Council, about potential sites.
 - Drawn from existing housing and economic development allocations that do not yet have planning permission (Local and Neighbourhood Plans).
10. The SHELAA used the following site size thresholds. Sites below this threshold are not assessed:
 - 0.2 hectares (or 5 dwellings) for housing sites
 - 0.25 hectares (or 500m² floorspace) for employment sites.
11. The initial assessment is a desk-based assessment for each site which included consideration of physical and environmental factors and consideration of suitability, achievability and availability factors. This assessment uses data from the SHELAA and other evidence based assessments available at that time to give a more detailed understanding of the site than the SHELAA work.

Stage 1b: Sustainability Appraisal

12. A sustainability appraisal is a systematic process that must be carried out during the preparation of local plans and spatial development strategies. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
13. This process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are appropriate given the reasonable alternatives.
14. The Sustainability Appraisal is one of several pieces of evidence used to assess sites in terms of whether to include them in the Local Plan as site

allocations. All sites were assessed against the factors below within the sustainability appraisal. A summary is provided for each site as part of Stage 1 of the site selection work. The factors within the sustainability appraisal framework also reflect the strategic objectives of the local plan to ensure that these are reflected in the site selection process. The factors within the framework against which sites were tested are the following:

National Factors:

- Biodiversity
- Air quality
- Land and soils
- Historic environment
- Deprivation
- Water and flood risk

Local Factors:

- Access to bus stop
- Access to primary school
- Access to secondary school
- Access to health care
- Access to existing green space
- Access to employment sites
- Landscape sensitivity
- Local wildlife site
- Mineral zones
- Tree preservation orders

15. It is noted that the Sustainability Appraisal for the site options at Stage 1 is a quantitative distance-based approach that does not take account of qualitative factors. For Stage 2 the Sustainability Appraisal includes an analysis of the site options in terms of their match with the Plan strategy and key issues raised by the Site Selection Report. Further details are set out in the Sustainability Appraisal Report 2026.

Stage 1c: Conclusions

16. The final part of stage one is to conclude on which sites will be discounted where they are not considered to be suitable, achievable or available for development.
17. Sites were categorised as red, amber or green, taking into account the initial site assessment and Sustainability Appraisal. Any sites categorised as red were discounted and any categorised as amber or green were taken forward to the next stage of assessment.
18. A summary of the sites which have been discounted or carried through to Stage 2 can be found in Appendix 1. Details of the Initial Assessments can be found in Appendices 2A and 2B.

Stage 2a: Detailed Site Assessments

19. A further and more detailed assessment was undertaken on amber and green sites. The assessment was informed by evidence reports and documents, key stakeholder discussions and an assessment of the deliverability issues. Factors which were considered included the following:

Suitability Factors:

- Environmental quality – Land contamination, air quality, noise etc
- Flood risk
- Landscape sensitivity and settlement character
- Heritage
- Biodiversity
- Hazards
- Minerals and waste
- Open space

Additional suitability factors are considered for employment sites around suitability of location for commercial purposes.

Availability Factors:

- Planning status
- Land ownership and legal issues
- Extent of site promotion

Achievability factors:

- Site access to the road network
- Key infrastructure requirements and capacity issues
- Barriers to delivery
- Delivery timeframes and housing trajectory

20. Information about the sources of data and the standard statements used to guide to assessments are set out in Appendix 4.

Stage 2b: Compliance with Local Plan Strategy

21. The emerging New Local Plan proposes several policies that give locational or other guidance in terms of housing, employment land development. These are used to filter out sites that do not comply with the policies and prioritise those that support the strategy of the Local Plan.
22. Based on the emerging New Local Plan policies, sites are assessed against the policy compliance criteria as set out in the table below. The approach varies depending on whether the site is being considered for housing or employment use.

Table 1: Local Plan Compliance Criteria

Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Identifies whether the site is within or adjoining the Principal Urban Area, Larger villages, Medium Village, a Small Village, a Hamlet, or is proposed as a Strategic Site.
Is the site consistent with the locational strategy?	Identifies whether the site contributes towards proportion of development as per stated strategy.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside? Local Green Space?	Identifies whether the site is located in an area of land currently designated as Green Wedge, Area of Separation or Countryside or Local Green Space.
Impact on Green Wedge, Area of Separation or Local Green Space	Where a site is located in Green Wedge, Area of Separation or Local Green Space, identifies whether the site would have a significant impact on the relevant designation. Where the site is located in a Local Green Space, identifies whether there are exceptional circumstances to justify changes to the Local Green Space boundary and/or exemptions to the restrictive nature of Green Belt policy. These issues are weighed in the overall consideration of the site.

23. The locational strategy sets out where growth across the district will be focused. The aim of the strategy is to direct development to the most sustainable locations in the district. The locational strategy also takes into account the settlement hierarchy. The Settlement Audit and Hierarchy Report includes an audit of local services and identified a settlement hierarchy. The standalone Strategic Sites are added to the hierarchy to recognise their importance to the Plan's locational strategy and to recognise that longer term these will form settlements to be included at an appropriate place in the hierarchy. Table 2 below outlines the settlement hierarchy.

Table 2: Settlement Hierarchy

Location	Settlements	Role / Type of sites	Share of Growth
Principal Urban Area	Braunstone Town, Glenfield, Glen Parva, Kirby Muxloe, Leicester Forest East, Lubbethorpe	Most sustainable locations.	50%
Strategic Site(s)	Whetstone Pastures, West of Stoney Stanton	Sites of around 3500-5000 homes with supporting infrastructure.	14%
Larger Villages	Blaby, Countesthorpe, Enderby, Narborough, Whetstone	Sustainable locations. Smaller and medium sites.	23%
Medium Villages	Cosby, Croft, Huncote, Littlethorpe, Sapcote, Stoney Stanton	Some access to local services, public transport and employment. Smaller sites.	12%
Smaller Villages	Elmesthorpe, Kilby, Sharnford, Thurlaston	Limited growth to meet local housing need.	1%
Hamlets	Aston Flamville, Leicester Forest West, Potters Marston, Wigston Parva	No planned growth	0%

24. The assessment also recognises the value of the strategic greenfield designations in the locational strategy. The assessment considers whether the land is affected by Green Wedge, Areas of Separation and Countryside designations. Local Green Spaces are also considered. The Local Plan is the appropriate time to reassess the validity of the designations and whether there should be changes to the boundaries to accommodate the need for housing and / or employment.

Stage 2c: Final Site Conclusions

25. The final stage of the process is to draw conclusions and make recommendations about the suitability of the site for inclusion in the New Local Plan. These are based on the evidence and a degree of professional judgement and take account of:
- Detailed site assessments are set out in Appendices 3A and 3B
 - Suitability, availability and achievability of sites
 - Local Plan strategy
 - Any other relevant factors.
26. A summary of the sites discounted or allocated is set out in Appendix 1.

27. Appendix 4 gives details of the evidence documents and stakeholder contributions that have informed the site selection report.

Summary Results

28. The following sections include the results for each settlement within the District where site options were promoted to the Council. For each settlement the following are included:
 - An overview statement setting out key constraints, settlement characteristics and role of settlement and an indication of growth and suitability.
 - Maps showing the redline boundary of sites
 - Table showing overall conclusions for individual sites.
29. Appendices 2 and 3 set out the considerations for each site and a summary of the reasons for individual sites in terms of their progress through the site selection process (Stage 1 and Stage 2).

Braunstone Town

Braunstone Town has a population of 17,300 people and 6,800 households (2021 Census).

Key constraints

Conservation Area, Listed Buildings, Local Wildlife Sites, records of historic landfill and lack of new site opportunities are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Braunstone Town is a large residential suburb to the west of Leicester with most of the settlement lying between the M1 and the A5460. Shopping and other facilities are dispersed throughout the settlement with no single core. It also includes Meridian Business Park and Meridian Leisure. The wide grass verge through the centre with roads (Kingsway) either side is a distinct feature of the area providing a green setting to the housing. The Osiers Nature Reserve and Mosssdale Meadows provide a green corridor to the west of the settlement.

Braunstone Town forms part of the Principal Urban Area (PUA). Settlements within the PUA have a close functional relationship with Leicester City. The settlement is fragmented with primary schools, secondary school, shops, services and facilities at various locations. Within Braunstone Town, there are job opportunities at Meridian Business Park, Meridian Leisure and associated with local services. Also, there are opportunities to walk, cycle and use public transport within the settlement and to adjoining settlements including Enderby and within Leicester.

Growth and Suitability

The level of services and sustainable travel options make Braunstone Town, in principle, one of the most sustainable locations for further growth. However, the settlement is mostly built and there are limited opportunities to develop new sites. No sites are being allocated for development in Braunstone Town.



Settlement Map: Braunstone Town

BRA001

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Table 3: Summary of Site Conclusions in Braunstone Town

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings / floorspace sqm)
Housing			
BRA001	Land off Brockenhurst Drive	1.86	Not allocated

For site assessment details see Appendices 2 and 3.

Glenfield

Glenfield has a population of 10,800 people and 4,500 households (2021 Census).

Key constraints

Areas of flood risk associated with the Rothley Brook, scheduled monuments, listed buildings, heritage assets, Local Wildlife Sites are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Glenfield is characterised by mixture of 20th century housing estate developments, employment areas and a small historic village centre including a conservation area. It is attached to the built extent of Leicester City along the eastern and southern boundaries.

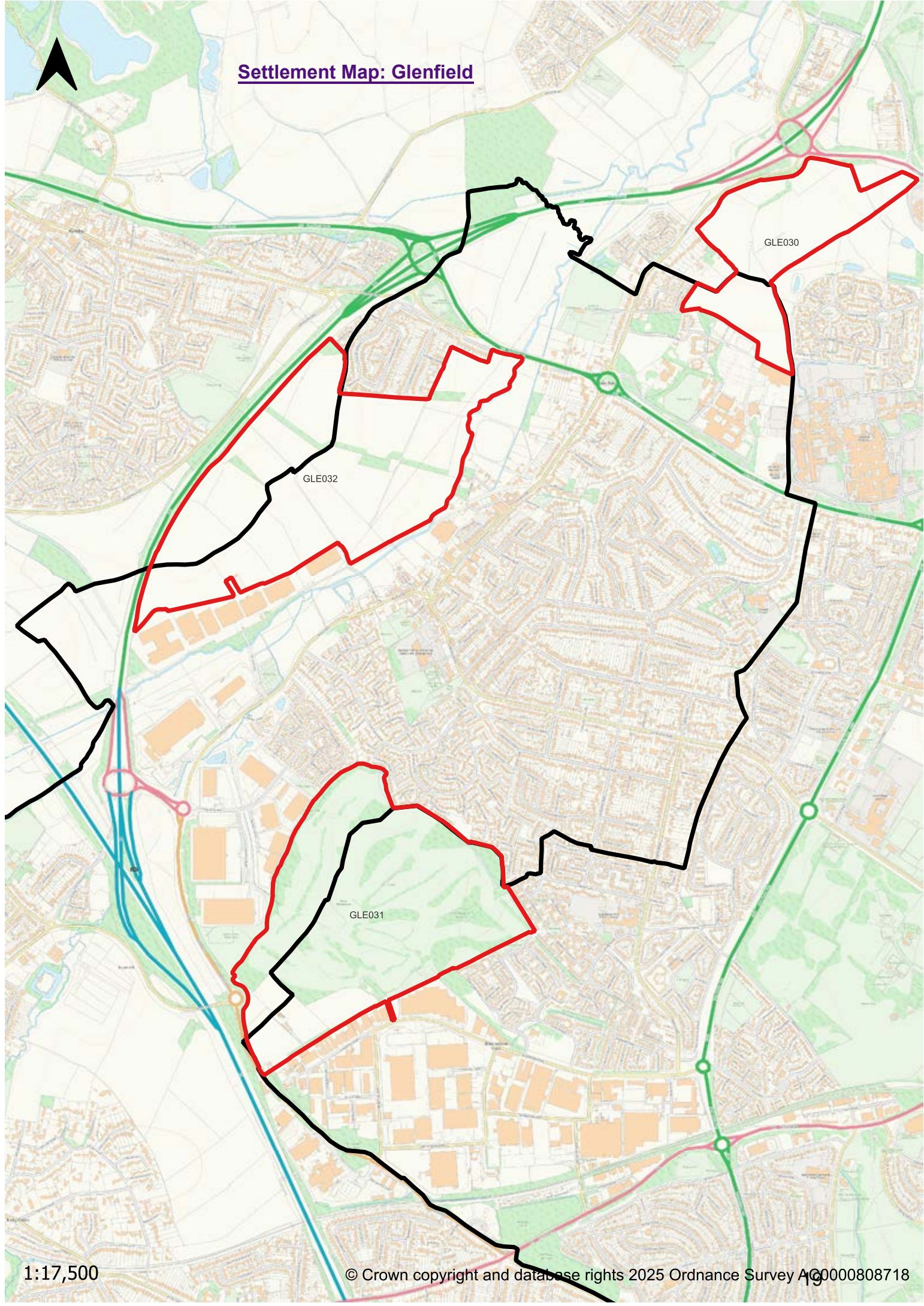
Green Wedges separate Glenfield from Anstey, Kirby Muxloe and Leicester. To some extent, major roads – the M1 and A46 - will prevent the physical coalescence of Glenfield from Anstey and Kirby Muxloe.

Glenfield is a large village situated within the principal urban area (PUA) of the district. Glenfield has a range of services and facilities including all the essential services. There are employment opportunities at key employment sites, within local services and facilities and access to wider opportunities. There are walking and cycling routes and public transport to nearby villages and further afield to Leicester.

Growth and Suitability

Given the access to services, facilities, public transport and key employment areas, Glenfield is, in principle, one of the most sustainable locations for further growth. Two sites have been allocated for development in Glenfield, one for housing and one for employment.

Settlement Map: Glenfield



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Table 4: Summary of Site Conclusions in Glenfield

SHELAA site reference	Site address	Hectares (ha)	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
GLE030	Land rear of County Hall	7.4 ha	170 dwellings Allocated (Policy H1A)
GLE031 (mixed used site)	Western Park Golf Course	73.11 ha (developable site 20.21 ha)	Not allocated
GLE032 (mixed use)	Land north of Glenfield	74.34 ha (developable site 47.06 ha)	Not allocated for housing
Employment			
GLE032	Land north of Glenfield	74.34ha	20 ha / 64,000 sqm Allocated for employment only (Policy E1A)

For site assessment details see Appendices 2 and 3.

Glen Parva

Glen Parva has a population of 5,700 people and 2,400 households (2021 Census).

Key constraints

Scheduled Monuments, Conservation Area, Listed Buildings, Local Nature Reserve and Local Wildlife Sites associated with the River Soar and Grand Union canal, areas of Flood Zone 2 and 3, records of historic landfill and gassing, and safeguarded mineral areas are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Glen Parva is a fragmented settlement, located to the north of the District with no single centre. It forms part of a wider suburban area and directly adjoins the settlements of Aylestone and Eyres Monsell in Leicester to the north and South Wigston in Oadby and Wigston to the east. The western extent of the village is restricted by the Great Central Railway and the southern extent is restricted by the Grand Union Canal and River Sence. The historic core was focused at the ford of the River Sence at Glen Ford.

Glen Parva forms part of the Principal Urban Area (PUA). Settlements within the PUA have a close functional relationship with Leicester City. The settlement is fragmented with a primary school, shops, services and facilities at various locations. Within Glen Parva, there are job opportunities at HMP Fosse, Wharf Way and associated with local services. Also, there are opportunities to walk, cycle and use public transport within the settlement, to adjoining settlements such as Blaby, South Wigston and further afield to Leicester.

Growth and Suitability

The level of services and sustainable travel options make Glen Parva, in principle, one of the most sustainable locations for further growth. There is a small supply of land for housing from committed development. No sites are being allocated for development in Glen Parva.



Settlement Map: Glen Parva

GPA023

GPA025

GPA010

GPA074

GPA026

Table 5: Summary of Site Conclusions in Glen Parva

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
GPA010	Land at Glen Ford Grange, Little Glen Road	0.58	Not allocated
GPA023	Summit Engineering, Wharf Way	1.97	Not allocated
GPA024	The Old Piggery	0.15	Not allocated
GPA025	Land west of 23 Little Glen Road	1.48	Not allocated
GPA026	Land south of 111 Little Glen Road	4.3	Not allocated

For site assessment details see Appendices 2 and 3.

Kirby Muxloe

Kirby Muxloe has a population of 4,800 people and 2000 households. (2021 census).

Key constraints

Strong heritage sensitivities surrounding Kirby Muxloe Castle Scheduled Monument and Listed Building, archaeology, flood risk to the north, Local Wildlife Designations, Air Quality Management Area are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Kirby Muxloe is a village to the north west of the District and is identified as part of the Principal Urban Area.

The settlement formed along Main Road and Desford Road but development over the 20th century has expanded the village beyond these roads to the east, west and south so that it adjoins Leicester Forest East. It includes a small estate known as Kirby Fields. Desford Road forms a strong boundary to the north beyond which the land is designated as Green Wedge between Kirby Muxloe and Ratby (Hinckley and Bosworth).

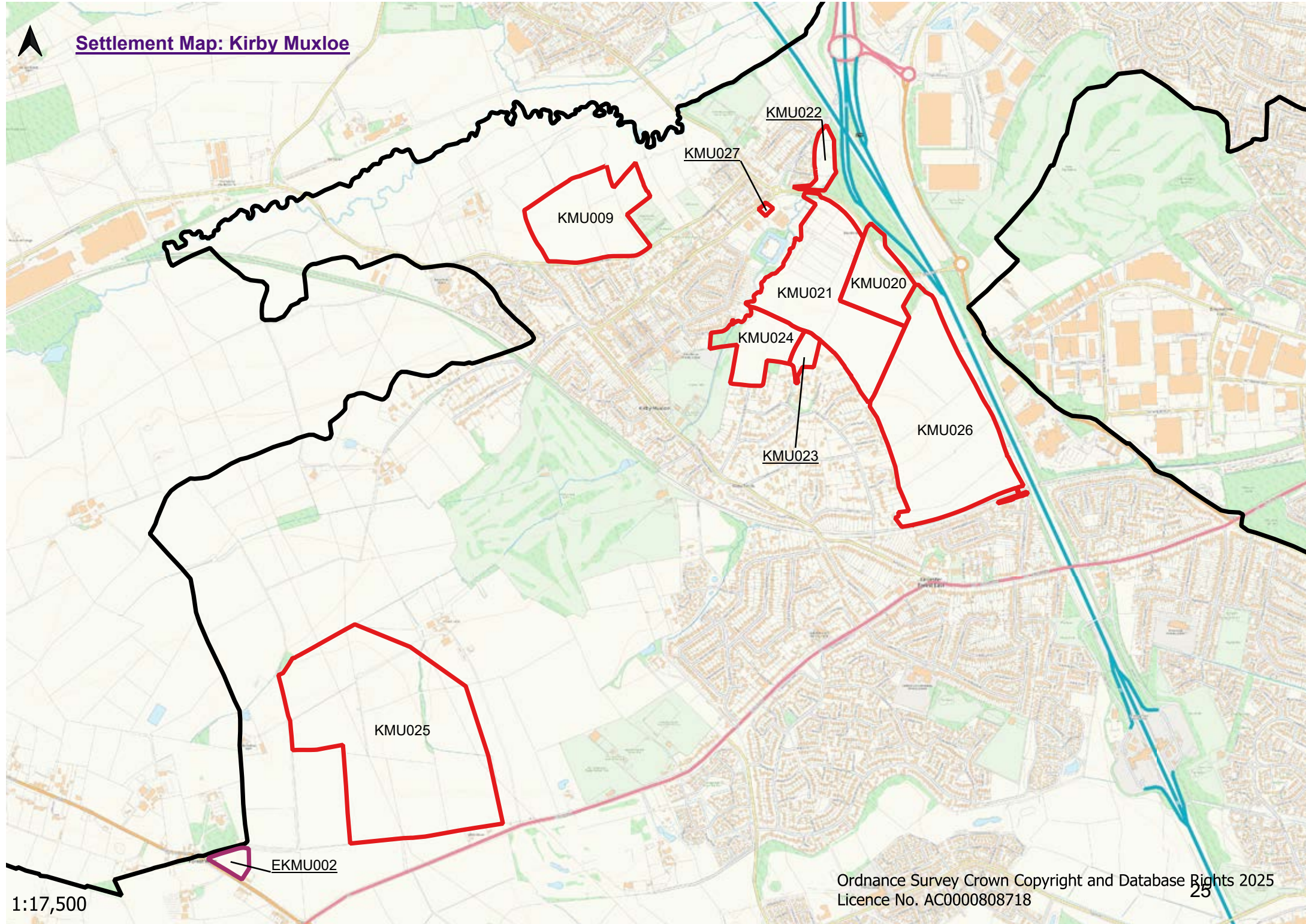
To the south east of the village and east of Kirby Fields Conservation Area is an area known as Blood's Hill which is designated as Green Wedge and associated with the setting of the Kirby Muxloe Castle heritage asset. To the west of the village to the north of Hinckley Road, beyond the proposed housing development, the land is designated as Countryside.

The village provides a range of local services including primary school, library and local shops. Employment opportunities within Kirby Muxloe are limited to the local services and facilities. Walking and cycling routes towards Ratby and Leicester Forest East and onwards to Glenfield and Leicester. Regular frequency bus service allows residents to travel towards Hinckley and Leicester.

Growth and Suitability

The level of services and sustainable travel options make Kirby Muxloe, in principle, one of the most sustainable locations for growth. One residential strategic site has been allocated for housing development in Kirby Muxloe.

Settlement Map: Kirby Muxloe



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Table 6: Summary of Site Conclusions in Kirby Muxloe

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
KMU009	Land north of Desford Road	13	Not allocated
KMU020	Blood's Hill (small)	6.25	Not allocated
KMU021	Blood's Hill (large)	19.11	Not allocated
KMU022	Land off Farley Way	1.69	Not allocated
KMU023	Land at Roundhill	1.21	Not allocated
KMU024	Land off Portland Road	5.88	Not allocated
KMU025	Land north of Hinckley Road	37.42	650 dwellings Allocated (Policy S9)
KMU026	Land at Blood's Hill (south)	29.22	Not allocated
KMU027	Land south east of Main Street	0.14	Not allocated
Employment			
EKMU002	Land South of Desford Hall	1.11	Not allocated

For site assessment details see Appendices 2 and 3.

Leicester Forest East

Leicester Forest East has a population of 7,700 people and 2,900 households. (2021 census).

Key constraints

High voltage electricity transmission line, heritage factors and the existing development to the north and east are significant factors when considering locations for growth.

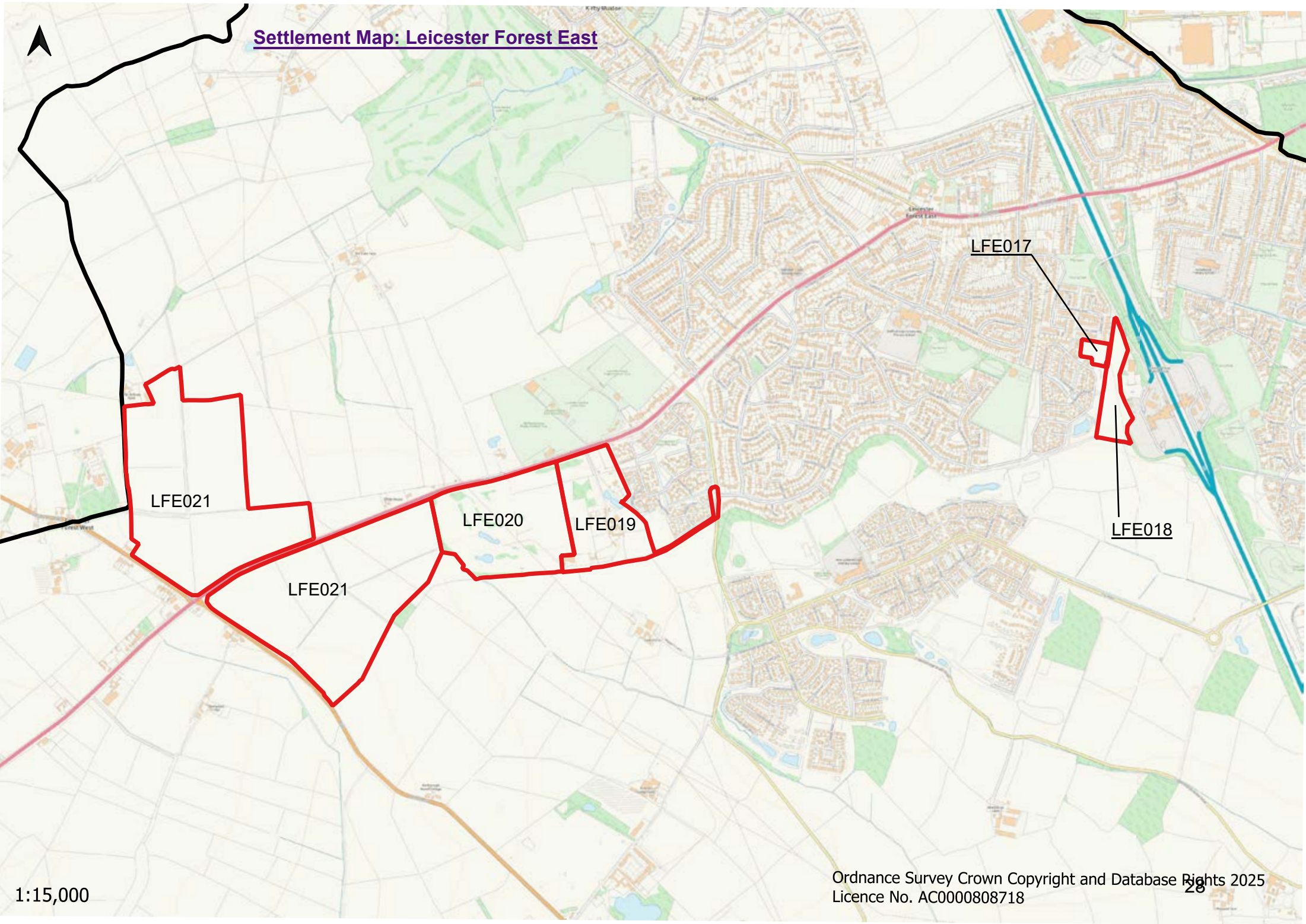
Settlement characteristics and role of settlement within settlement hierarchy

Leicester Forest East is a settlement spread along the Hinckley Road (A47) and located towards the north of the district. It contains predominantly twentieth century residential development and is perceived to be part of the Leicester urban conurbation. It is also part of the Principal Urban Area and has a wide range of services and facilities within the Parish (including all essential services) although there is no single centre. It has strong public transport links and opportunities to walk and cycle to the adjoining settlements of Kirby Muxloe and emerging Lubbesthorpe as well as further afield to Leicester and Hinckley.

Growth and Suitability

Given the access to services, facilities, public transport and key employment areas make Leicester Forest East, in principle, one of the most sustainable locations for further growth. One site for residential development has been allocated in Leicester Forest East. No sites for employment have been allocated.

Settlement Map: Leicester Forest East



LFE021

LFE021

LFE020

LFE019

LFE017

LFE018

1:15,000

Table 7: Summary of Site Conclusions in Leicester Forest East

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
LFE017	Land at Webb Close	0.64	Not allocated
LFE018	Land at Baines Lane	2.62	Not allocated
LFE019	Land at Kingstand Farm	9.35	395 dwellings Allocated with LFE020 (Policy H1B)
LFE020	Land at Kingstand Golf Course	13.36	Allocated with LFE019 (Policy H1B)
LFE021	Land north and east of Desford Crossroads	53.85	Not allocated

For site assessment details see Appendices 2 and 3.

Lubbesthorpe

Lubbesthorpe has a population of around 1,300 people and 530 households (2021 Census).

Key constraints

Scheduled Monuments, listed buildings, flood risk associated with the Lubbesthorpe Brook, mineral safeguarding are significant physical constraints affecting locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Lubbesthorpe is a new Sustainable Urban Extension located to the south of Leicester Forest East and part of the Principal Urban Area.

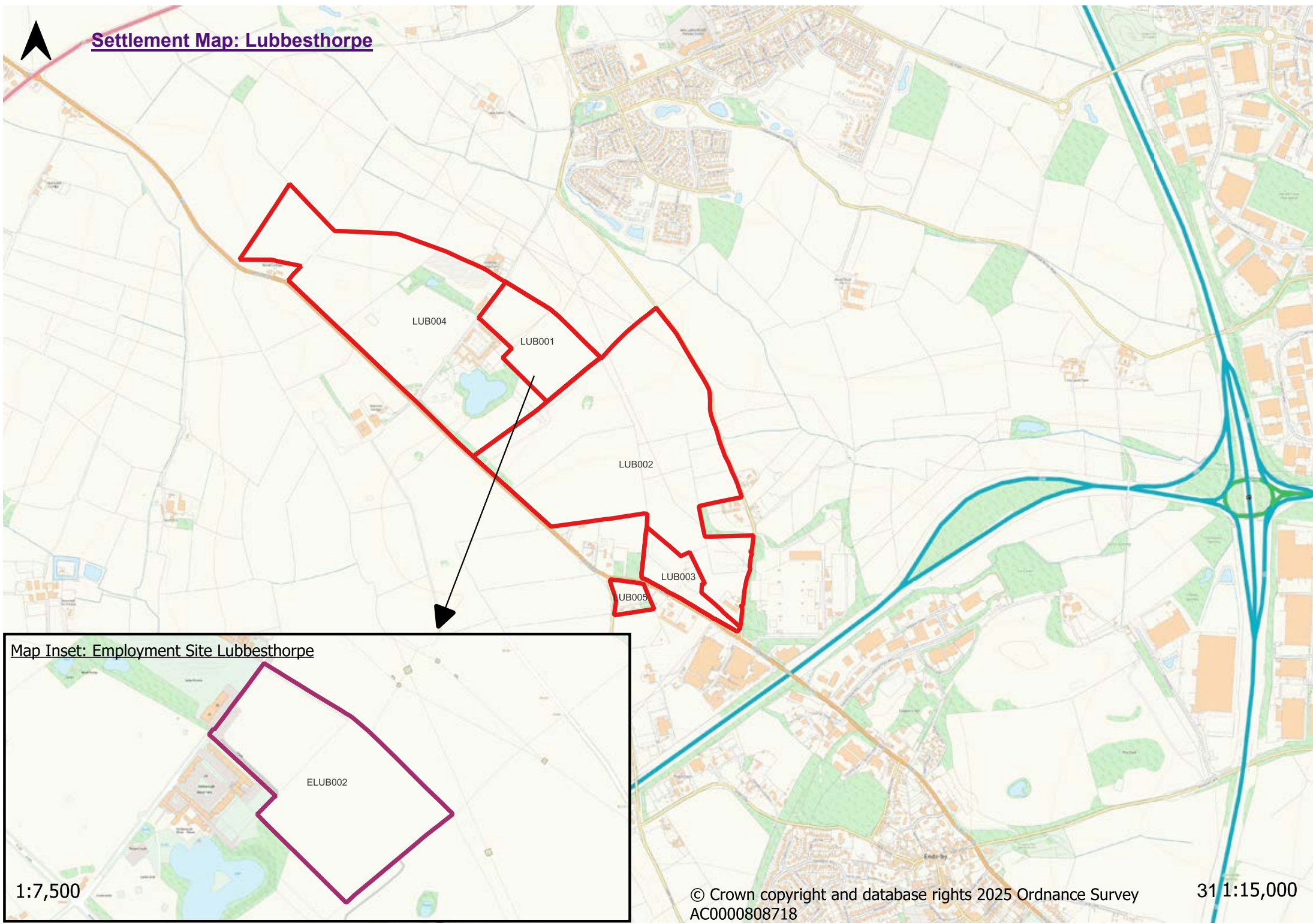
Once complete it will comprise of 4,250 new homes together with new schools, district and local centres, GP Surgery and other community facilities. Currently there is a primary school and Local Centre (including a convenience store). Employment opportunities include employment development to the south as part of the wider site and at Meridian Business Park, Next HQ, Fosse Park and Grove Park in the adjoining Parishes. There are walking and cycling routes towards Leicester Forest East and Braunstone and a demand responsive bus service giving access to Leicester.

An Area of Separation maintains a buffer of open space between Lubbesthorpe and Leicester Forest East to the north and Lubbesthorpe and Thorpe Astley to the east. There is a Green Wedge to the south of the proposed new urban extension. The land to the east of the urban extension is designated as Countryside.

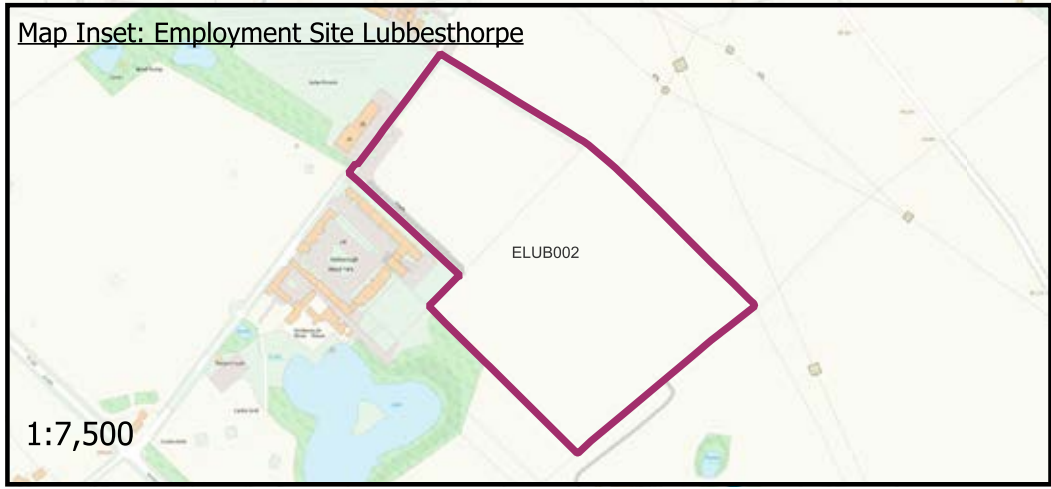
Growth and Suitability

The future access to services, facilities, public transport and nearby existing key employment areas make Lubbesthorpe, in principle, one of the most sustainable locations for further growth. One additional strategic site has been allocated for development in Lubbesthorpe.

Settlement Map: Lubbesthorpe



Map Inset: Employment Site Lubbesthorpe



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31 1:15,000

Table 8: Summary of Site Conclusions in Lubbesthorpe

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
LUB001	Land east of Narborough Wood Park	7.6	Not allocated
LUB002	Land at Desford Road / Beggar's Lane	45.25	825 dwellings Allocated (Policy S10)
LUB003	Land north of Desford Road	3.51	Not allocated
LUB004	Land East of Desford Road	44.1	Not allocated
LUB005	Land off Forest Road	1.17	Not allocated
Employment			
ELUB002	Land east of Narborough Wood Park	7.6	Not allocated

For site assessment details see Appendices 2 and 3.

Blaby

Blaby has a population of around 6,800 people and 3,100 households (2021 Census).

Key constraints

There is flood risk to the north, the town's historic core and Conservation Area (including Bouskell Park) are heritage assets and Local Green Space at the Long Walk to the east are significant factors when considering locations for growth.

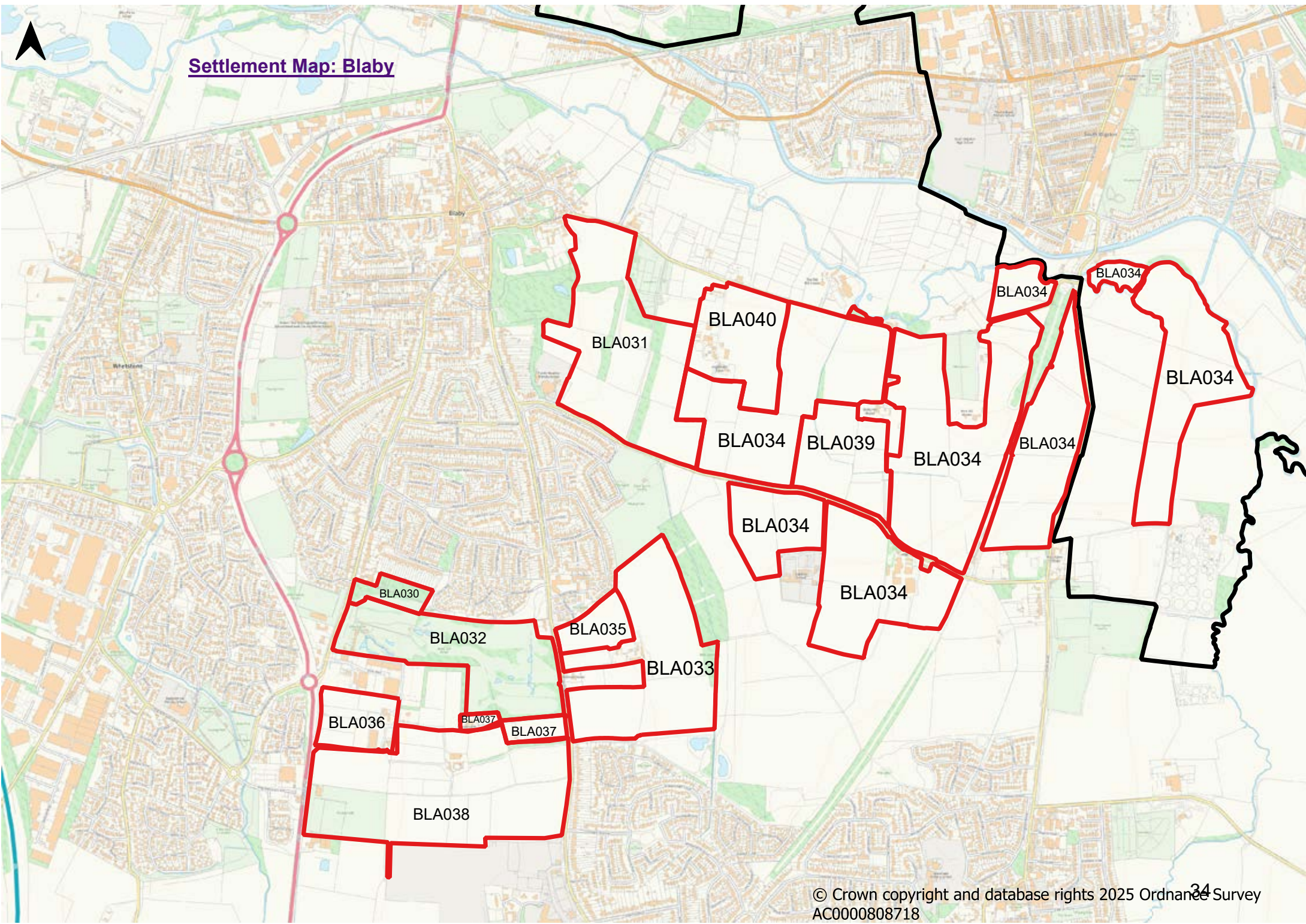
Settlement characteristics and role of settlement within settlement hierarchy

Blaby is identified as a Larger Village in the settlement hierarchy. Blaby is the main town in the District providing a good range of shops, health care and services within the town centre. The town centre and several employment areas provide job opportunities. Outside the town centre there are two primary schools. There are opportunities to walk, cycle and use public transport within the settlement, to adjoining settlements such as Glen Parva, Whetstone and Countesthorpe and further afield to Leicester.

Growth and Suitability

The level of services and sustainable travel options make Blaby town, in principle, a sustainable location for growth. Three sites within Blaby have been allocated for residential development.

Settlement Map: Blaby



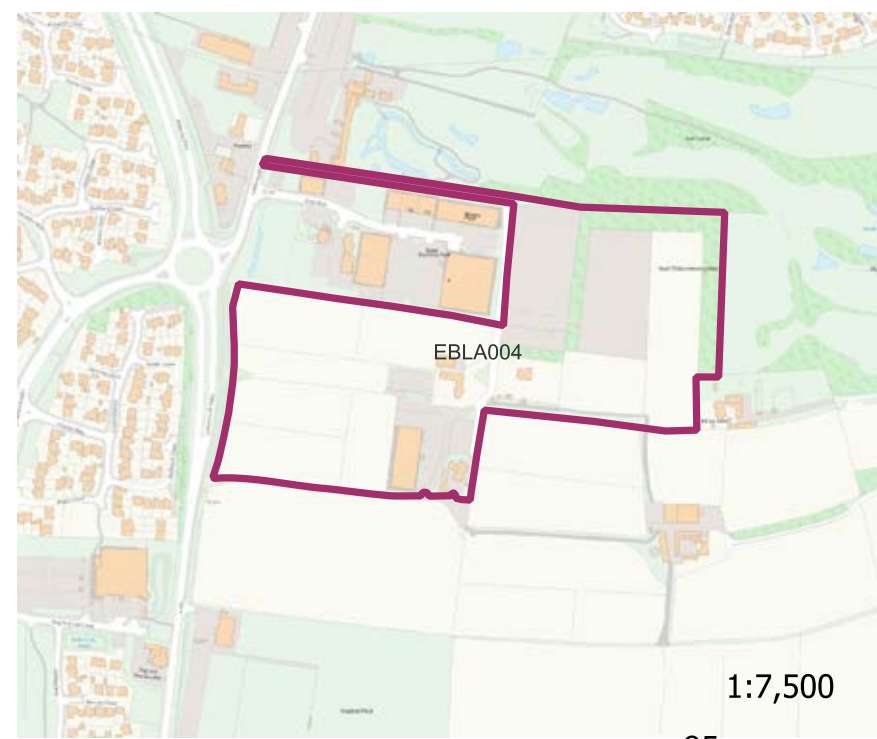
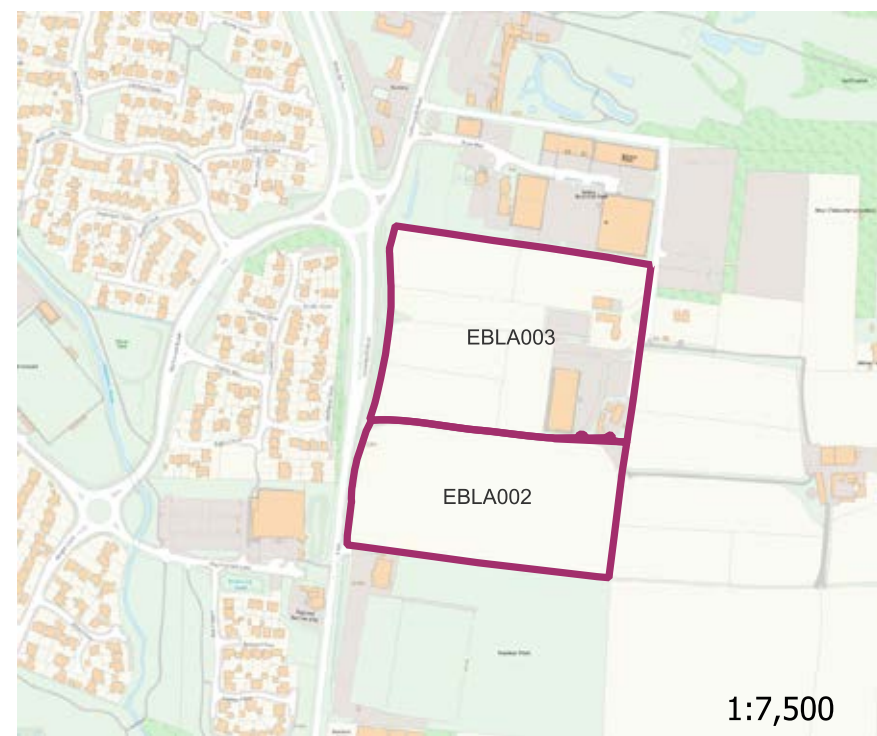
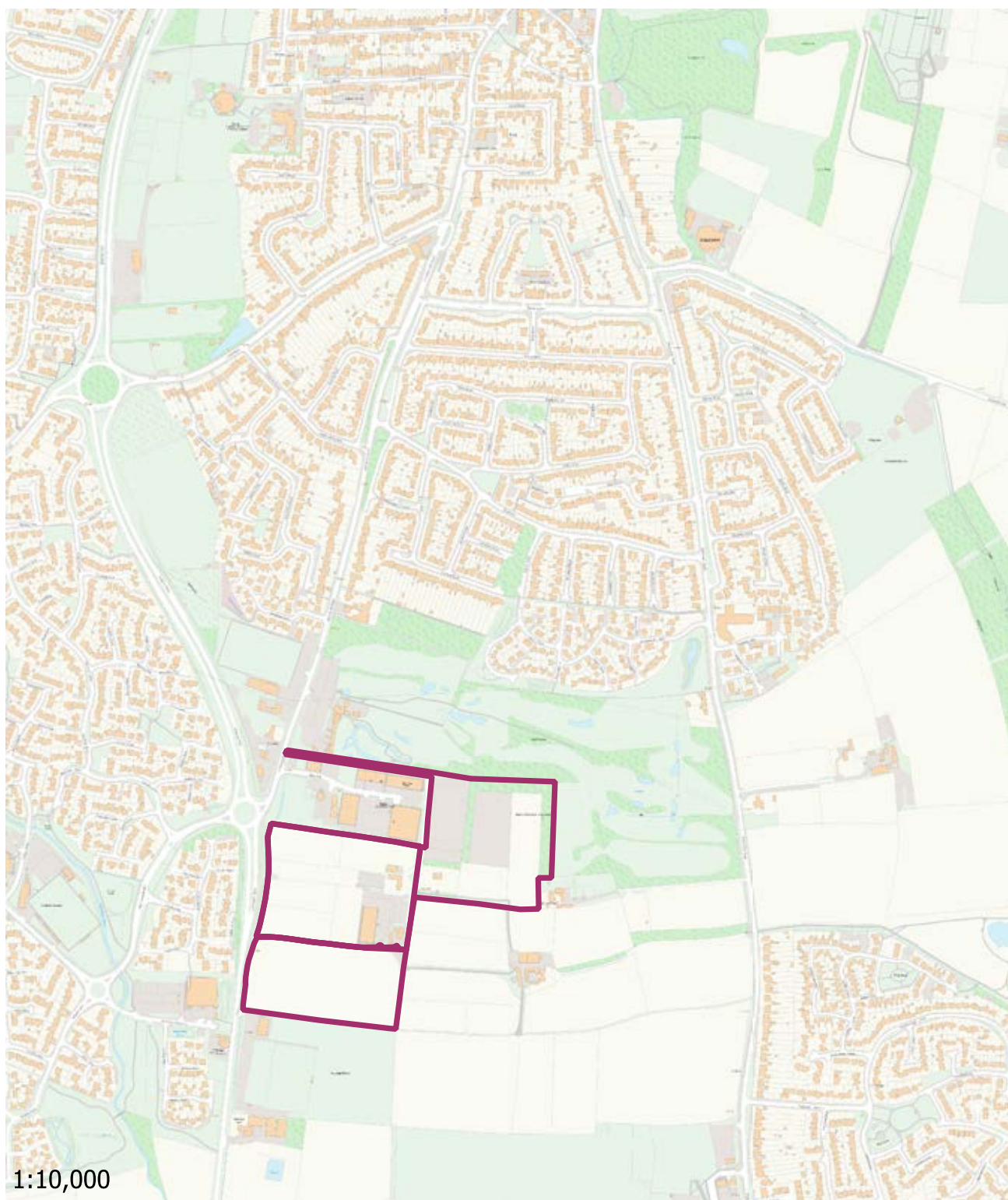


Table 9: Summary of Site Conclusions in Blaby

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
BLA030	Land of Lutterworth Road	2.02ha	50 dwellings Allocated (Policy H1C)
BLA031	Land north of Hospital Lane	23ha	Not allocated
BLA032	Land at Glebe Farm	16.34	Not allocated
BLA033	Land at Keepers Farm	22.63ha 10.73ha (developable)	Allocated 350 dwellings (Policy H1D)
BLA034	Land at Hospital Lane	81.88ha 76.43ha (developable)	Not allocated
BLA035	Land at Keepers Farm (small)	3.14ha	Not allocated
BLA036	Land of the A426	4.7ha	Allocated with BLA038 (Policy H1E)
BLA037	Willow Farm	2.34ha	Not allocated
BLA038	Land east of Lutterworth Road	28ha	Allocated 375 dwellings (Policy H1E)
BLA039	Land north of Hospital Lane (small)	9.18ha	Not allocated
BLA040	Land at Highfields Farm, Mill Lane	9.8ha	Not allocated

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Employment			
EBLA002	Land of Lutterworth Road	3.43ha	Not allocated
ELBA003	Land of the A426, Lutterworth Road	4.7ha	Not allocated
EBLA004	Parsons Spinney, Glebe Farm, Lutterworth Road	9.5ha	Not allocated

For site assessment details see Appendices 2 and 3.

Countesthorpe

Countesthorpe has a population of around 7,700 people and 3,200 households (2021 Census).

Key constraints

Green wedge to the north and west, historic core and Conservation Area are significant factors when considering locations for growth. A High Pressure Gas Pipeline runs through the southern part of the parish to the south of the existing built area.

Settlement characteristics and role of settlement within settlement hierarchy

Countesthorpe is identified as a larger village in the settlement hierarchy and is an elongated village with secondary school / sixth-form college to the west and a small retail centre including health centre to the eastern extent.

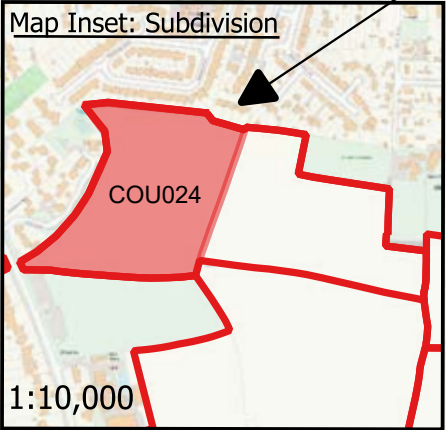
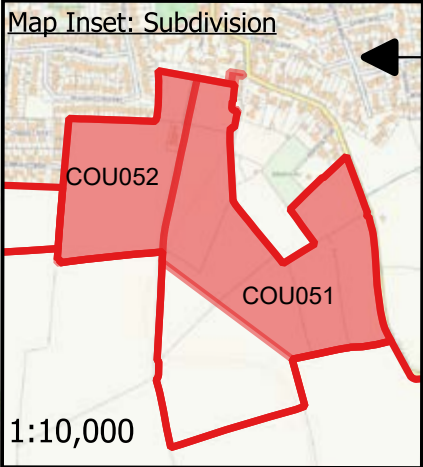
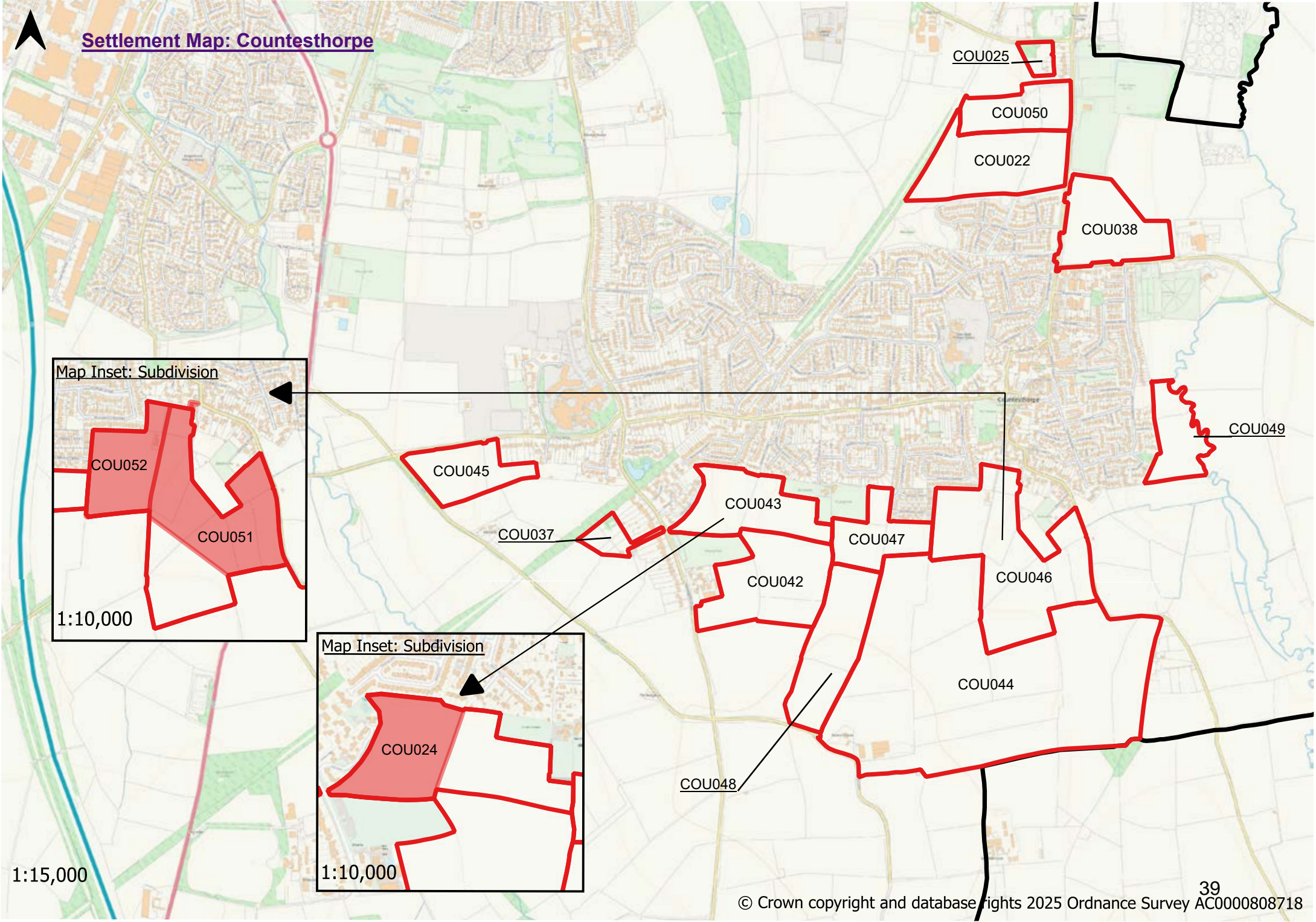
All essential services are present within the village. Whilst there are some employment opportunities in local schools, shops and other services there are no key employment opportunities. There are opportunities to walk, cycle and use frequent public transport within the settlement, to adjoining settlements such as Blaby and further afield to Leicester.

However, travel times to key employment opportunities and higher-level services are greater than in the other Larger Villages which are closer to Leicester City Centre and other key employment opportunities in the vicinity of junction 21 of the M1.

Growth and Suitability

The level of services and sustainable travel options make Countesthorpe, in principle, a sustainable location for growth. Several sites have been allocated for residential development on the south side of the village with a view to creating an additional road route. There are also existing committed developments which will contribute towards growth.

Settlement Map: Countesthorpe



1:15,000

Table 10: Summary of Site Conclusions in Countesthorpe

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
COU022	Land to west of Leicester Road	9.67	Not allocated
COU024	Land to the east of Willoughby Road	4.16	Not allocated
COU025	Land south of Hospital Lane / East of Leicester Road	1.03	Not allocated
COU037	Land rear of 33 Willoughby Road	1.62	Not allocated
COU038	Land north of Foston Road	7.8	Not allocated
COU042	Land east of Willoughby Road (large site)	18.13	290 dwellings Allocated with COU047 (Policy H1F)
COU043	Land to the east of Willoughby Road (smaller site)	7.94	Not allocated
COU044	Land at Newton House, Bambury Lane	52.4	Not allocated
COU045	Land off Cosby Road	5.32	Not allocated
COU047	Land off Gillam Butts	5.12	Allocated with COU042 (Policy H1F)
COU048	Land north of Bambury Lane	8.57	Not allocated
COU049	Land East of Rosebank Road	4.39	Not allocated
COU050	Land West of Leicester Road 'The Round House'	4.86	Not allocated
COU051	Land off Peatling Road (East Parcel)	8.57	275 dwellings Allocated with COU052 (Policy H1G)
COU052	Land off Peatling Road (West Parcel)	4.52	Allocated with COU051 (Policy H1G)

For site assessment details see Appendices 2 and 3.

Enderby

Enderby has a population of 6400 people and 2700 households (2021 Census).

Key constraints

Scheduled Monuments, Conservation Area and adjoining historic parkland, Site of Special Scientific Interest at Enderby Warren Quarry and nearby Narborough Bog, Air Quality management areas, records of historic landfill and gassing, safeguarded mineral areas, safeguarded waste sites and areas of Flood Zone 2 and 3 are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Enderby consists of the village core, a separate area known as Enderby St Johns, Grove Park business park and the retail areas at Fosse Park and Grove Farm Triangle. Whilst there are areas designated as Green Wedge in Enderby these do not specifically prevent Enderby from coalescing with other settlements but rather different elements of Enderby as described above.

Enderby is a large village to the south of Leicester. It has been identified as one of five Larger Villages which have a functional relationship with Leicester.

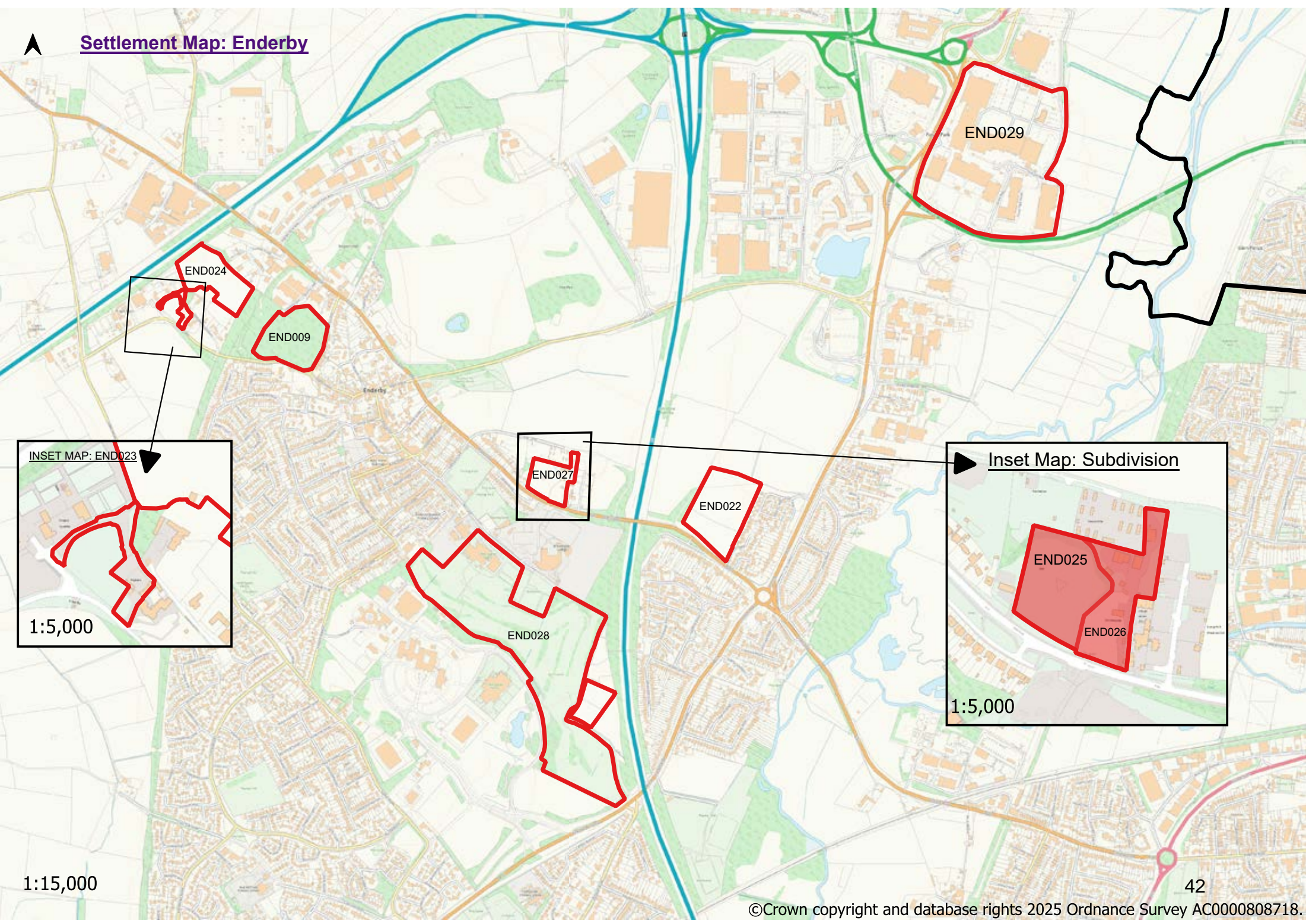
As mentioned above it consists of several separate elements. The village core provides a good range of shops and services. Brockington College, a secondary school, and Enderby Leisure Centre are both close to the village centre. There are significant job opportunities within the village centre and its associated services but also at the key employment sites at Grove Park and Everards Meadows and the Leicestershire Police HQ as well as at Fosse Park. A strategic employment site is allocated on the west side of the St Johns area. There are opportunities to walk, cycle and use public transport within the settlement, to adjoining settlements such as Narborough and Braunstone Town and further afield to Leicester.

Growth and Suitability

The level of services and sustainable travel options make Enderby in principle a sustainable location for growth. A site has been allocated for housing that falls partly within Enderby (NAR022) but listed in the Narborough section. No new employment sites are allocated in Enderby.



Settlement Map: Enderby



END024

END009

END029

INSET MAP: END023

1:5,000

END027

END022

Inset Map: Subdivision

END025

END026

1:5,000

END028

1:15,000

Table 11: Summary of Site Conclusions in Enderby

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
END009	Quarry Lane	3.56	Not allocated
END017	Land to the west of the M1 (adjacent the public footpath)	1.21	Not allocated
END022	Land off Blaby Road	4.49	Not allocated
END023	Enderby Metals	0.56	Not allocated
END024	Land rear of Strawberry Gardens	2.97	Not allocated
END025	West of First Hangings, Blaby Road	0.93	Not allocated
END026	First Hangings, Blaby Road	0.81	Not allocated
END027	First Hangings, Blaby Road (combined site)	1.76	Not allocated
END028	Enderby Golf Course / Leisure Centre, Mill Lane	16.5	Not allocated (See NAR022)

For site assessment details see Appendices 2 and 3.

Narborough

Narborough has a population of around 6,800 people and 2,830 households (2021 census).

Key constraints

The SSSI, landfill sites, strong defensible boundary (Whistle Way recreation route) to the west, and the River Soar along the Parish boundary and associated flood risk are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Narborough is located to the southwest of Leicester. The historic core is in the south-eastern corner of the settlement close to the railway station and includes buildings on Coventry Road and Leicester Road. Most of the settlement is the result of significant amounts of modern expansion. Narborough is identified as a larger village.

Narborough is a District Centre with a wide range of services and facilities within the settlement (including all the essential services) and it has good access to nearby large employment centres (Coventry Road and Carlton Park in Narborough and at Fosse Park, Grove Park and Meridian Business Park in Enderby and Braunstone Town). There are opportunities to walk, cycle and use public transport within the settlement, to nearby settlements and there are frequent public transport links to Leicester City Centre (by both bus and train). There are three primary schools in Narborough.

Growth and Suitability

The access to services, facilities, public transport and key employment areas make Narborough, in principle, a sustainable location to accommodate further growth. One mixed use strategic site has been allocated for development on the Enderby / Narborough boundary.

Settlement Map: Narborough



Inset Map: Subdivision
NAR020
1:15,000

NAR021
NAR018

Inset Map: Subdivision
NAR016
1:25,000

NAR022
NAR002

NAR008

NAR019

Table 12: Summary of Site Conclusions in Narborough

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
NAR002	Land at Ambulance Station, adjacent to the Rosings	2.4	Not allocated
NAR008	Land off Leicester Road	3.2	Not allocated
NAR016	Land south of Carlton Park	17.93	Not allocated
NAR018	Land at Seine Lane	13	Not allocated
NAR019	Land north of Huncote Road	6.13	Not allocated
NAR020	Land off Forest Road	5.57	Not allocated
NAR021	Land at Cottage Farm	6.29	Not allocated
NAR022	Land at Carlton Park and Enderby Golf Course	57	560 dwellings Allocated (Policy S11)

For site assessment details see Appendices 2 and 3.

Whetstone

Whetstone has a population of 7,300 people and 3,000 households (2021 census).

Key constraints

Flood risk associated with Whetstone Brook, Local Wildlife Sites, Scheduled Monuments, Listed Buildings and High Pressure Gas Pipeline to south are significant physical constraints affecting locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Whetstone is a large village which has expanded southwards during the 20th and 21st centuries. The original historic linear core of the village is situated around High Street, Victoria Road and the Church of St Peter. The extent of the settlement is now largely confined by the surrounding infrastructure routes, with the disused Great Central Railway along the northwest, the railway to the north, the A426 to the east and M1 to the southwest. Whetstone is identified as a larger village in the settlement hierarchy.

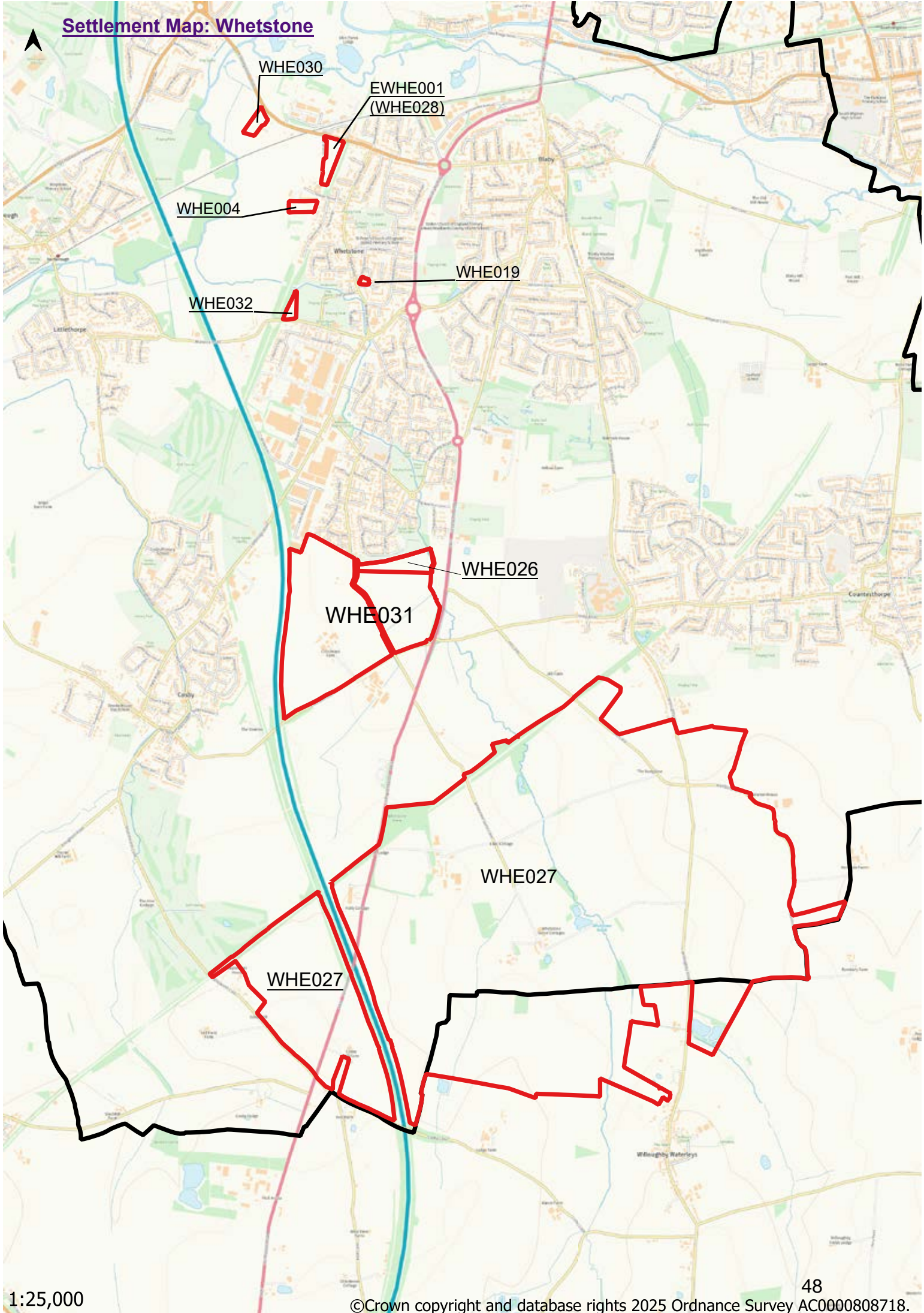
A Green Wedge maintains the gap between Whetstone and Blaby and an Area of Separation protects against the coalescence of Whetstone and Cosby.

Whetstone is a large village with a range of local services and facilities but no GP facility. Employment opportunities are available at several key employment sites and related to local services. There are walking, cycling and public transport routes to adjoining villages of Blaby and Cosby and further afield towards Leicester.

Growth and Suitability

The access to services, facilities, public transport and key employment areas make Whetstone, in principle, a sustainable location for further growth. One mixed use (housing and employment) strategic site has been allocated for development at Whetstone. Also, a standalone strategic mixed use site including housing and employment and local services and facilities is proposed as an allocation to the south of Whetstone and Countesthorpe known as Whetstone Pastures.

Settlement Map: Whetstone



WHE030

EWHE001
(WHE028)

WHE004

WHE032

WHE019

WHE026

WHE031

WHE031

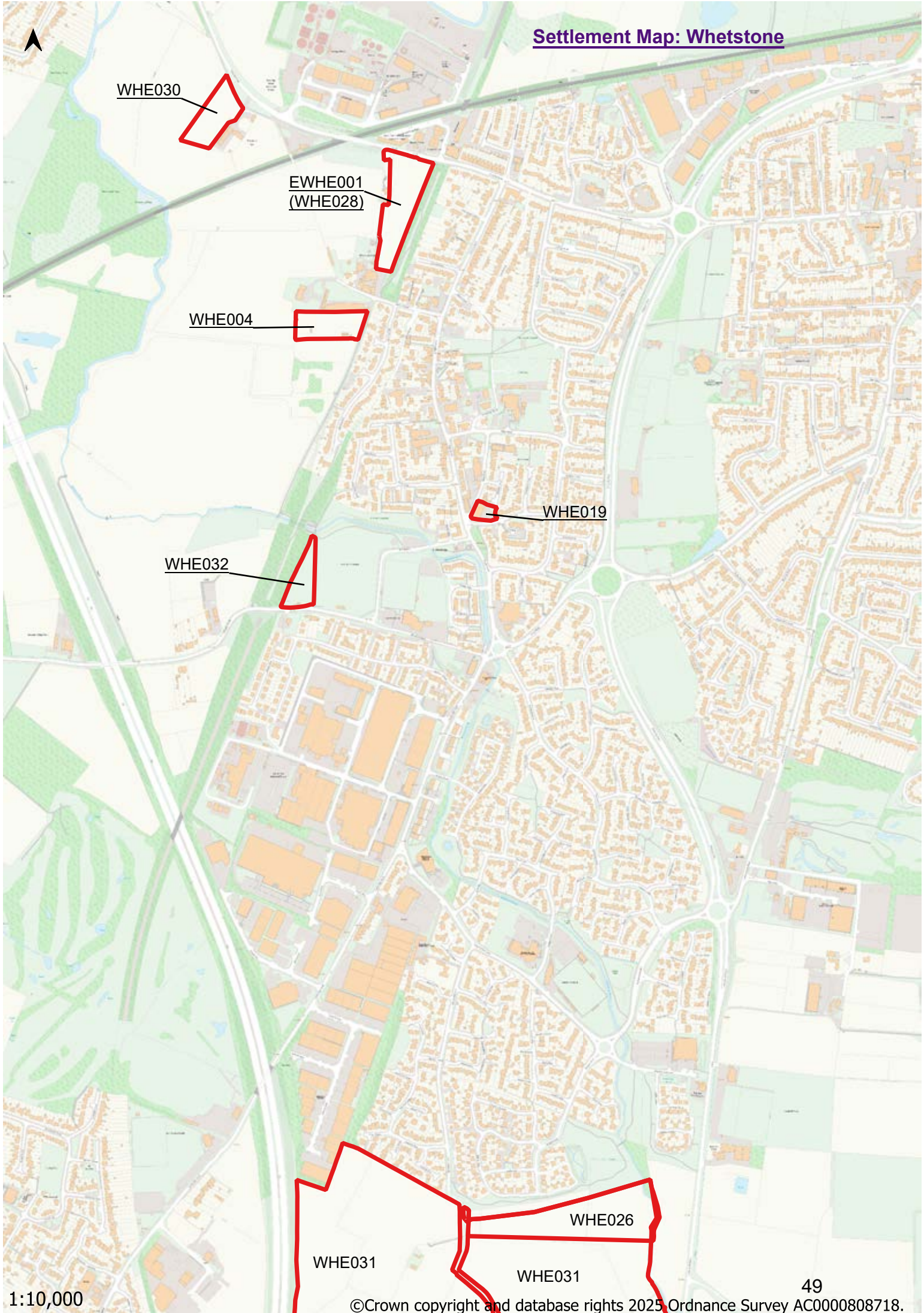


Table 13: Summary of Site Conclusions in Whetstone

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
WHE004	Land of Station Street	0.89ha	Not allocated
WHE019	Former JC Remedial, King Street / The Nook	0.18ha	Not allocated
WHE026	Land South of Abbott Way	3.28ha	Allocated with WHE031 (Policy S12)
WHE027 (mixed use strategic site)	Whetstone Pastures	379.77ha (275.04ha developable area)	Allocated 4200 dwellings 15 hectares of local employment land (48,000 sqm floorspace) And 80 hectares (270,000 sqm floorspace) Safeguarded for strategic B8 employment land (Policy S8)
WHE028	Land off Enderby Road	1.73ha	Not allocated
WHE030	Land at Merrydale Farm	0.97ha	Not allocated
WHE031 (mixed use strategic site)	Land south of Whetstone	54.92ha (53.17 developable area)	Allocated with WHE026 760 dwellings 3 hectares of local employment land (9,480 sqm floorspace) (Policy S12)

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
WHE032	Land north of Warwick Road	0.64ha (0.62ha developable area)	Not allocated
Employment			
EWH001	Land of Enderby Road	1.67ha	Not allocated

For site assessment details see Appendices 2 and 3.

Cosby

Cosby has a population of around 3,500 people and 1500 households (2021 Census).

Key constraints

Flood risk (particularly in the north and west) and the High Pressure Gas Pipeline hazard in the south are significant factors when considering locations for growth.

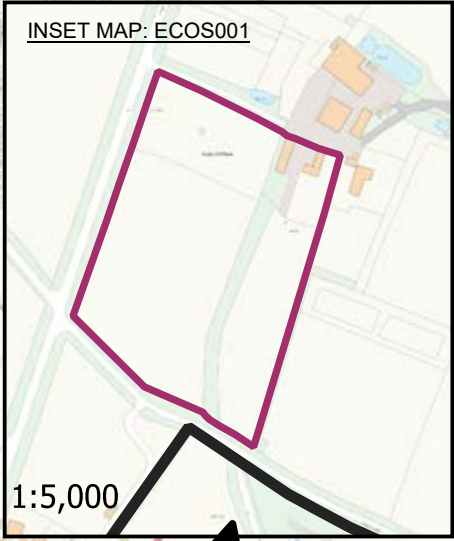
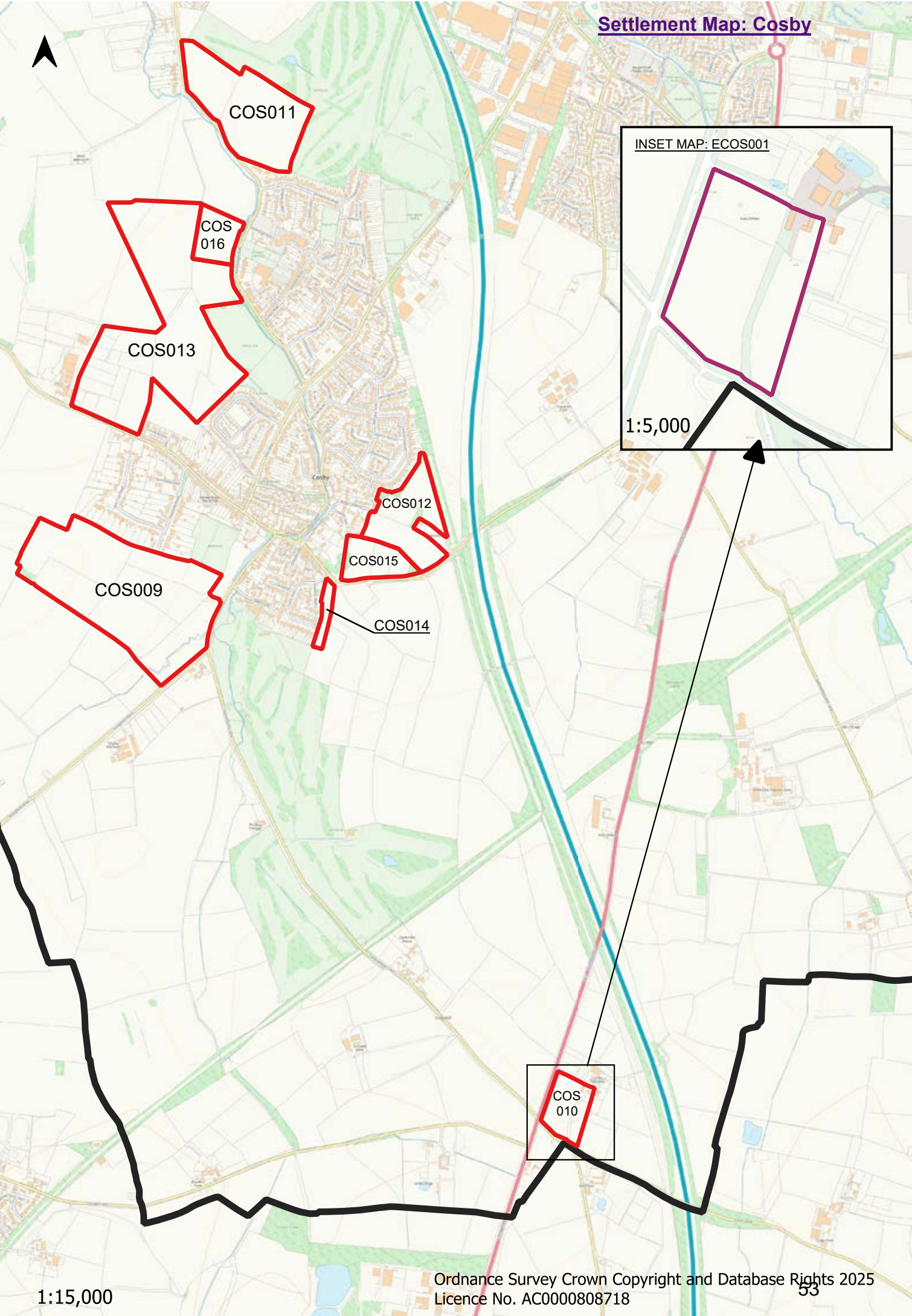
Settlement characteristics and role of settlement within settlement hierarchy

Cosby is identified as a Medium Village in the settlement hierarchy. Cosby is a village in the south of the District Blaby providing convenience shops, cafes and services around the centre. Employment opportunities are generally related to shops, local services and facilities including schools. There are opportunities to walk, cycle and use public transport within the settlement, to adjoining settlements such as Whetstone Littlethorpe and Narborough and further afield to Leicester.

Growth and Suitability

There is limited current housing supply within the settlement. The level of services and sustainable travel options make Cosby, in principle, a sustainable location for a lower level of growth to support vitality, to keep essential services open and to provide affordable housing. A housing site is allocated in Cosby, but no employment sites have been promoted.

Settlement Map: Cosby



1:15,000

Table 14: Summary of Site Conclusions in Cosby

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
COS009	Land West of Broughton Road	19.85ha (19.65 developable)	180 dwellings Allocated (Policy H1H)
COS010	Land at Cosby Hill	2.59	Not allocated
COS011	Land off Narborough Road	9.45	Not allocated
COS012	Land north of Countesthorpe Road	5.3	Not allocated
COS013	Land off Croft Road, Cosby	23.2	Not allocated
COS014	Land east of Tudor Drive	0.71	Not allocated
COS015	Land north of Countesthorpe Road, south of Walnut Leys	2.57	Not allocated
COS016	Land opposite Cosby Cemetery (Cosby)	2.21	Not allocated

For site assessment details see Appendices 2 and 3.

Croft

Croft has a population of 1,700 people and 750 households. (2021 Census).

Key constraints

Flood risk to the north, biodiversity, Croft Quarry, the High Pressure Gas Pipeline and Local Green Spaces are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Croft is a rural village in the southwest of the District. It is identified as a 'Medium Village'. It has a limited range of services and facilities including shops and primary school. Local employment opportunities are associated with the quarry and local shops and facilities. Access to leisure, secondary education and other services is mainly reliant on the private car due to the moderate frequency bus service. However, the demand responsive bus service offers alternative access to nearby higher order settlements.

No Green Wedge or Area of Separation but environmental constraints mean site options are generally located to the south of the settlement.

Growth and Suitability

The level of services and sustainable travel options make Croft, in principle, a sustainable location for a lower level of growth to support vitality, to keep essential services open and to provide affordable housing. No sites are allocated for housing in Croft as a recent planning permission will meet the housing needs for Croft.

Settlement Map: Croft



Potters
Marston

CRO003

CRO008

ECRO002

Croft

CRO006

CRO007

CRO009

1:12,000

56

Table 15: Summary of Site Conclusions in Croft

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
CRO003	Land to the north of Hill Street and Station Road and east of Huncote Road	1.86	Not allocated
CRO006	Land at Poplars Farm	8.1	Not allocated
CRO007	Land west of Broughton Road	34.1	Not allocated
CRO008	Land North of Hill Street	0.28	Not allocated
CRO009	Croft Lodge Farm, Broughton Road	4.25	Not allocated
Employment			
ECRO002	Land at Croft Quarry	20.4	Not allocated

For site assessment details see Appendices 2 and 3.

Huncote

Huncote has a population of 2,200 people and 870 households (2021 Census).

Key constraints

Flood risk to the southwest, historic landfill sites and the Area of Separation to the east are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Huncote is located to the southwest of the District and is identified as a medium village. Given the limited size of the surrounding settlement, Huncote provides a reasonable mix of shops and services, and a limited range of leisure and retail services. Huncote has a bus service which provides access the large employment areas adjacent to junction 21 of the M1 in less than 20 minutes, however there are limited employment opportunities in the village and these are related to services. An area of separation prevents coalescence between Huncote and Narborough to the east.

Growth and Suitability

Huncote's modest level of service provision and good access to key employment areas and higher order services make Huncote, in principle, a sustainable location for a lower level of growth to support vitality, to keep essential services open and to provide affordable housing. Two sites are allocated for housing development.



Settlement Map: Huncote

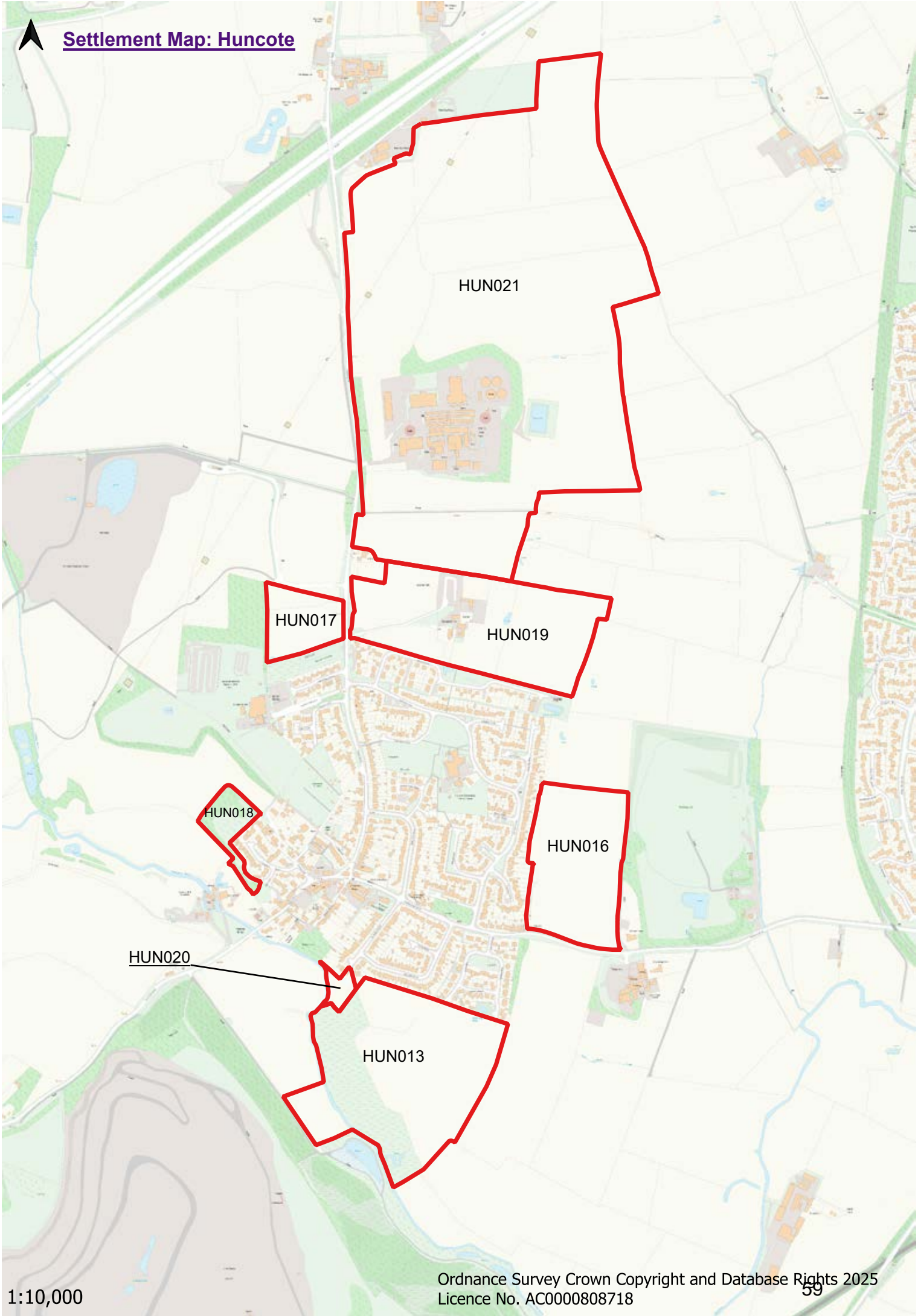


Table 16: Summary of Site Conclusions in Huncote

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
HUN013	Land south of Narborough Road	12.95	154 dwellings Allocated (Policy H1I)
HUN016	Land east of Huncote	6.72	Not allocated
HUN017	Land west of Forest Road	2.18	Not allocated
HUN018	Chantry Close	5.3	Not allocated
HUN019	Springfield Farm, Forest Road	10.57	191 dwellings Allocated (Policy H1J)
HUN020	38 St James Close	0.4	Not allocated
HUN021	Land east of Forest Road	53.8	Not allocated

For site assessment details see Appendices 2 and 3.

Littlethorpe

Littlethorpe has a population of around 1,900 people and 870 households (2021 census).

Key constraints

Flood risk to the north and east associated with the River Soar, Listed Buildings, Local Wildlife Sites and mineral safeguarding area are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Littlethorpe is a relatively small village directly south of Narborough. The original settlement pattern is still evident as a small, nucleated settlement along Cosby Road and historic buildings with distinct character. The village has gradually been expanded during the 20th century to its current size and more clustered form.

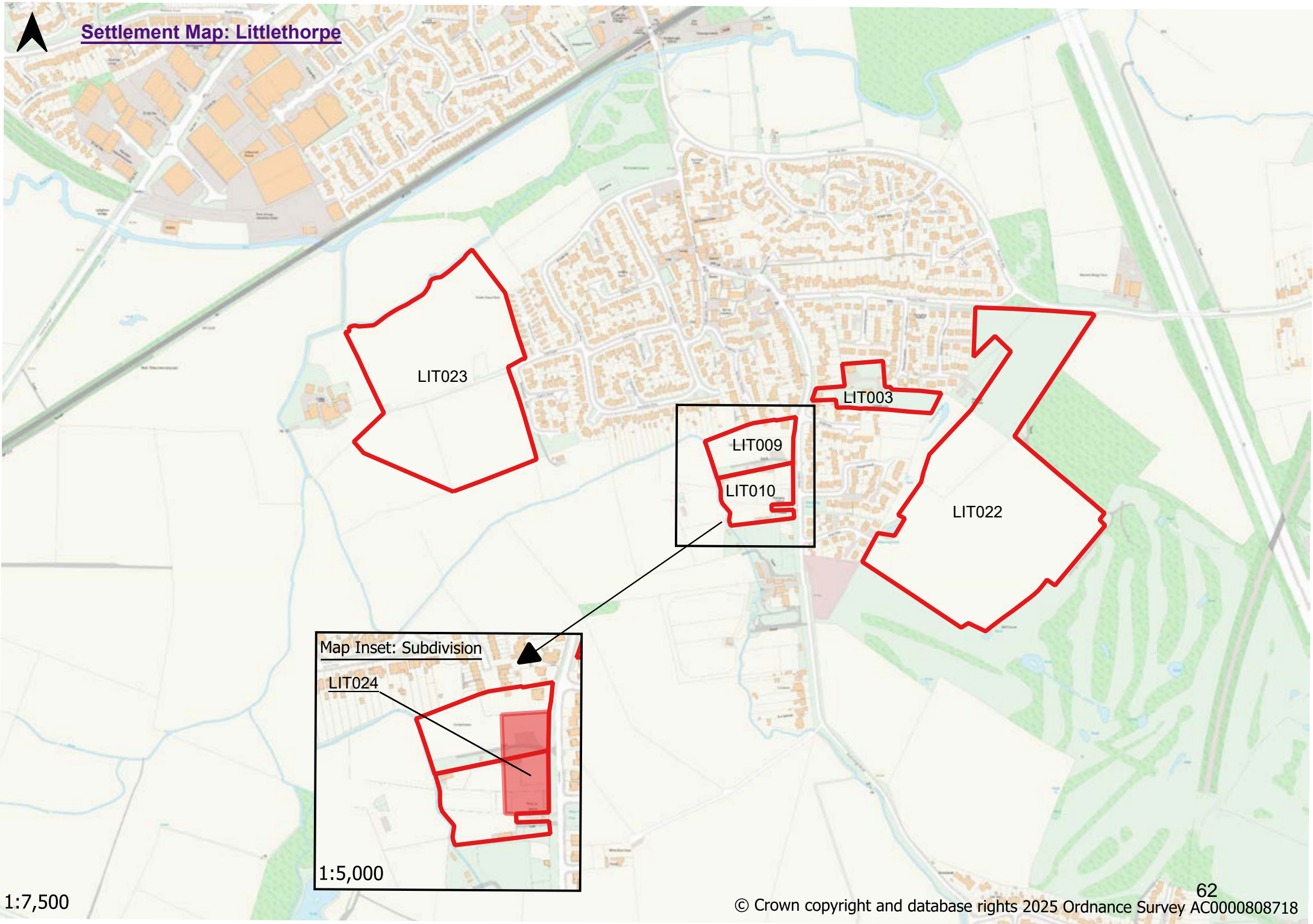
Important to continue to prevent the coalescence of Littlethorpe and Cosby by maintaining the Green Wedge in this location. Development to the north towards Narborough is limited by the River Soar floodplain.

The village is small and has few local facilities. However, many parts of the village are within walking distance of the services facilities and public transport (including train station) and employment opportunities in Narborough. There are also walking and cycling routes to Whetstone and Cosby. There are no primary schools in Littlethorpe, the nearest are in neighbouring settlements of Narborough and Cosby.

Growth and Suitability

The lower levels of access to services, facilities and public transport make Littlethorpe, in principle, a sustainable location for a lower level of growth to support vitality, to keep essential services open and to provide affordable housing. One site for residential development has been allocated in Littlethorpe. No sites for employment have been allocated.

Settlement Map: Littlethorpe



1:7,500

1:5,000

Table 17: Summary of Site Conclusions in Littlethorpe

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
LIT003	40 Cosby Road	0.92	Not allocated
LIT008	Land south of Tysoes Nursery, Cosby Road	0.95	Not allocated
LIT009	Tysoes Nursery, 53 Cosby Road	1.02	Not allocated
LIT022	Land south of Warwick Road / east of Cosby Road	10.39	150 dwellings Allocated Policy H1K)
LIT023	Land off Oak Road	7.88	Not allocated
LIT024	Land west of Cosby Road	0.54	Not allocated

For site assessment details see Appendices 2 and 3.

Sapcote

Sapcote has a population of around 3,300 people and 1,400 households.

Key constraints

Local Wildlife Sites, Regionally Important Geology Sites, Scheduled Monument, Listed buildings, flood risk associated with an unnamed watercourse and mineral safeguarding are significant physical constraints affecting locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Sapcote is a medium-sized, clustered settlement in the south-western part of the District, located to the south of Stoney Stanton. The historic core is on the southern fringe of the settlement. There are a cluster of shops and facilities around the junction of Leicester Road/ Hinckley Road and Church Street/Stanton Road. There is no GP facility and the nearest is Stoney Stanton. Employment opportunities are mainly related to the local services and shops. There are walking routes to Stoney Stanton and a demand responsive bus service gives public transport access to the local area including Hinckley and onwards routes to Leicester. There is currently one primary school. Sapcote is identified as a medium village.

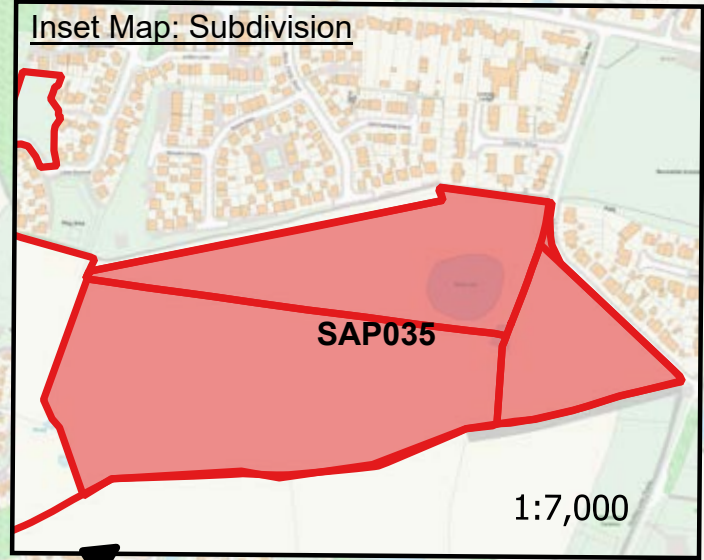
There has been significant development to the north and it is important to maintain the Area of Separation between Sapcote and Stoney Stanton.

Growth and Suitability

The level of access to services and to a lesser extent public transport make Sapcote, in principle, a sustainable location for a lower level of growth to support vitality, to keep essential services open and to provide affordable housing. One site has been allocated for residential development in Sapcote.



Settlement Map: Sapcote



SAP026

SAP028

SAP031

SAP013

SAP025

SAP019

SAP033

SAP024

SAP029

SAP034

1:10,000

Table 18: Summary of Site Conclusions in Sapcote

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
SAP013	Land north of Hinckley Road	6.25	Not allocated
SAP019	Land at Park Road	1.5	Allocated with SAP035 (Policy H1L)
SAP024	Land north of Leicester Road	6.03	Not allocated
SAP025	Land south of Hinckley Road	3.12	Allocated with SAP035 (Policy H1L)
SAP026	Lime Avenue, The Limes	0.89	Not allocated
SAP028	Land north of Stanton Lane, Stoney Stanton	4.39	Not allocated
SAP029	London Leys Farm, Sharnford Road	7.69	Not allocated
SAP031	Nuttingore Farm, Stanton Lane	18.41	Not allocated
SAP033	Land South of Hinckley Road	7.78	Not allocated
SAP034	Land West of Sharnford Road	45	Not allocated
SAP035	Land off Hinckley Road / Park Road	10.61	175 dwellings Allocated with SAP019 and SAP025 (Policy H1L)

For site assessment details see Appendices 2 and 3.

Stoney Stanton

Stoney Stanton has 4,600 people and 1,900 households (2021 Census).

Key constraints

Regionally Important Geological Sites at Stoney Cove and Granitethorpe Quarry, higher susceptibility to groundwater flooding and recorded flood risk incidents, records of historic and gassing landfill sites, High Pressure Gas Pipeline and Calor Gas Hazard to the north and High Voltage Electricity Transmission Lines to the east are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

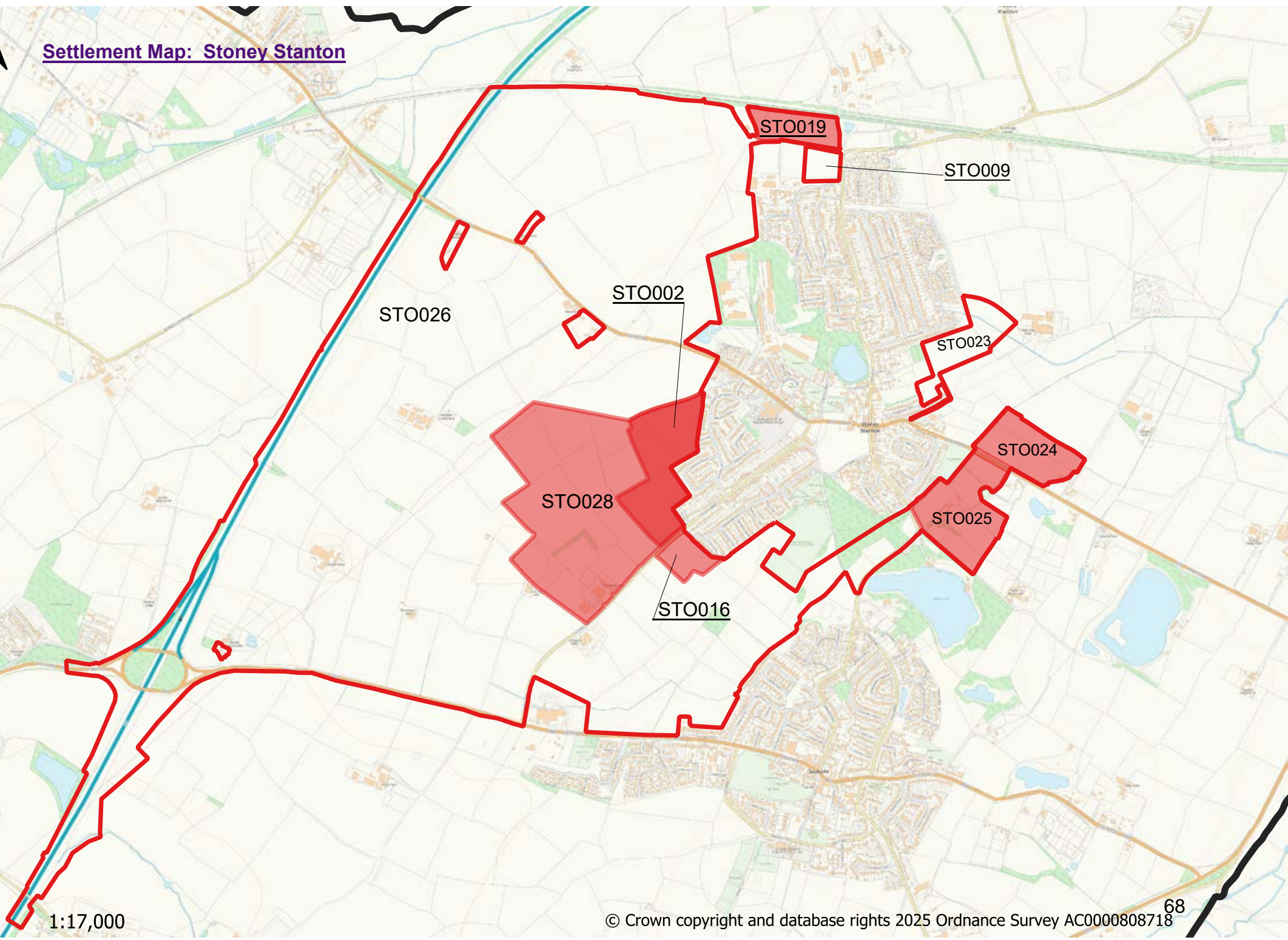
Stoney Stanton is a village in the south of the District. It is identified as a Medium Village. It has a range of shops and services within the village centre. The centre, an employment area and other businesses provide job opportunities. There are opportunities to walk and cycle within the settlement and to adjoining settlements such as Sapcote and Elmesthorpe. The village has access to a demand responsive bus service.

Important to continue to protect the coalescence of Stoney Stanton and Sapcote by maintaining the extent of the Area of Separation in this location.

Growth and Suitability

The level of services, employment opportunities and to a lesser extent sustainable travel options make Stoney Stanton, in principle, a sustainable location for a lower level of growth to support vitality, to keep essential services open and to provide affordable housing. One small site has been allocated for residential development at Stoney Stanton. Also, a stand alone strategic mixed use site including housing and employment and local services and facilities is proposed as an allocation to the west of Stoney Stanton.

Settlement Map: Stoney Stanton



1:17,000

Table 19: Summary of Site Conclusions in Stoney Stanton

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
STO002	Land at Boundary Farm (smaller site), Stanton Lane	9.65	Not allocated
STO009	Land west of Huncote Road	1.54	37 dwellings Allocated (Policy H1M)
STO016	Land south of Hinckley Road	2.26	Not allocated
STO019	Land at junction of Huncote Road and Calor Gas access road	3.6	Not allocated
STO023	Land off Middleton Close	5.48	Not allocated
STO024	Land north of Broughton Road	5.91	Not allocated
STO025	Land south of Broughton Road	8.85	Allocated with STO026 (Policy S7)
STO026	Land West of Stoney Stanton	280	5165 dwellings and 15 hectares of local employment land (48,000sqm floorspace) (Policy S7)
STO028	Boundary Farm, Stanton Lane	41.25	Not Allocated

For site assessment details see Appendices 2 and 3.

Elmesthorpe

Elmesthorpe has a population of 760 people and 300 households (2021 Census).

Key constraints

Flood risk associated with the Thurlaston Brook across the central part of the Parish, SSSI to the south, Scheduled Monument, listed buildings and character of Elmesthorpe Land Settlement Association area are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Elmesthorpe is a rural village in the southwest of the District. It is identified as a 'smaller village'. It has no defined centre and limited services and facilities or local employment opportunities. Access to shops, leisure, schools and other services is mainly reliant on the private car due although the demand responsive bus service offers alternative access to nearby higher order settlements.

The level of services and sustainable travel options make Elmesthorpe, in principle, a less sustainable location for the lowest levels of growth to support vitality, to keep essential services open and to provide affordable housing.

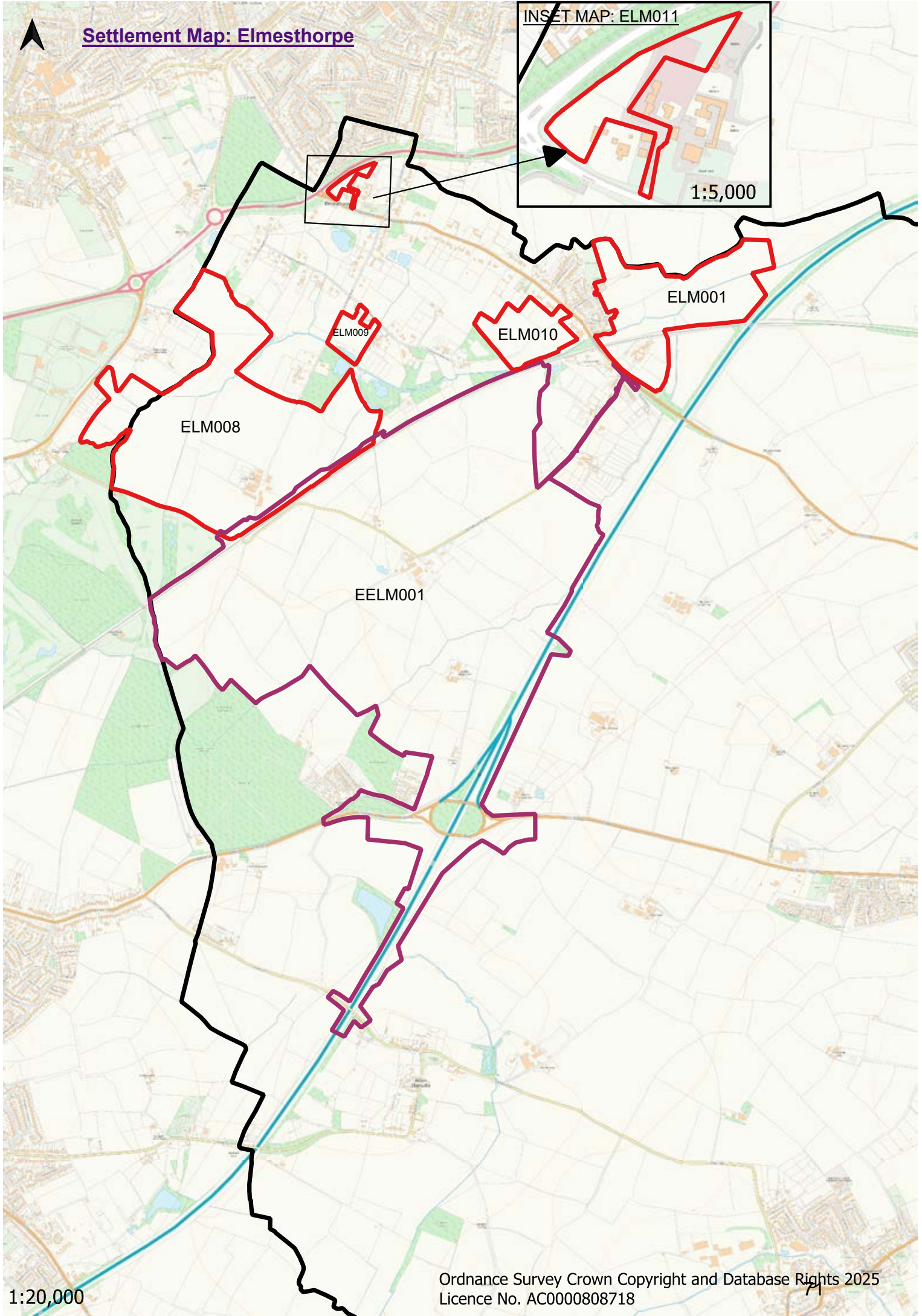
Growth and Suitability

The level of services and sustainable travel options make Elmesthorpe, in principle, a less sustainable location for limited growth. A single small site (up to 10 dwellings) has been allocated for residential development in Elmesthorpe.

Settlement Map: Elmeshorpe

INSET MAP: ELM011

1:5,000



1:20,000

Table 20: Summary of Site Conclusions in Elmesthorpe

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
ELM001	Land north of The Home Farm	26.25	Not allocated
ELM008	Land north of the railway line	68.61	Not allocated
ELM009	Land at 24 Billington Road East	3.01	Not allocated
ELM010	Station Road	7.93	Not allocated
ELM011	Church Farm, 44 Station Road	0.9	10 dwellings Allocated (Policy H1N)
Employment			
EELM001	Land north of J2 M69 (previously HNRFI site)	224	Not allocated

For site assessment details see Appendices 2 and 3.

Kilby

Kilby has a population of 290 people and 120 households (2021 census).

Key constraints

Flood risk to the north, High Pressure Gas Pipeline to the south, a mineral consultation zone, listed buildings and nearby Scheduled Monument are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Kilby is a small village in the south east of the District. It is proposed as a Smaller Village in the Settlement Hierarchy.

The village provides limited services although there is a small primary school. There are limited job opportunities related to the local services and agriculture. Walking and cycling to nearby settlements is limited to public footpaths. However, a low frequency bus service allows residents to travel between Leicester and Fleckney.

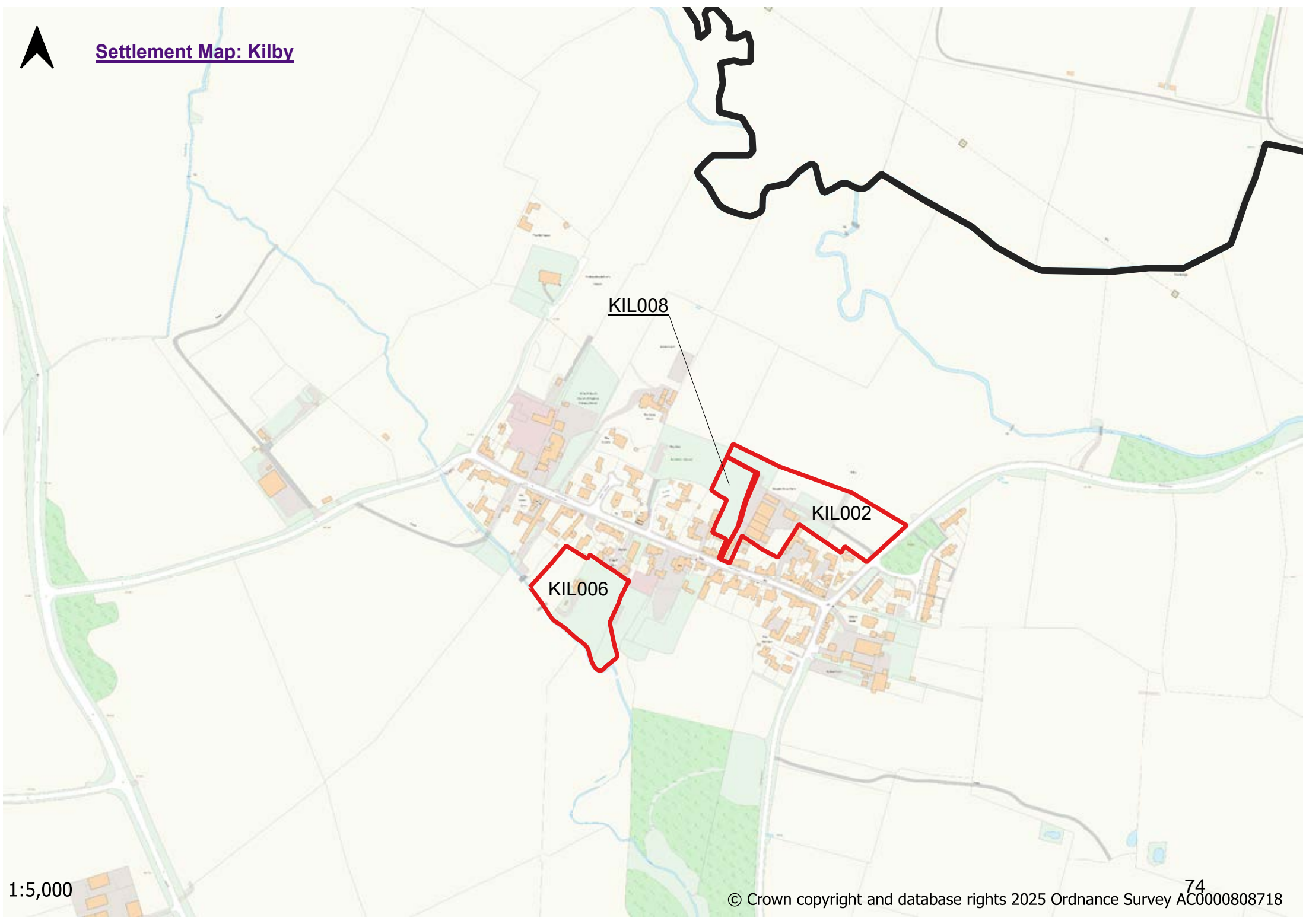
Kilby is detached from nearby settlements and outside the settlement boundary the land is designated as Countryside.

Growth and Suitability

The level of services and sustainable travel options make Kilby, in principle, a less sustainable location for limited growth. A single site has been allocated for residential development in Kilby, no employment sites have been promoted.



Settlement Map: Kilby



KIL008

KIL002

KIL006

Table 20: Summary of Site Conclusions in Kilby

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
KIL002	Steeple Chase Farm, Main Street	1.25	25 dwellings Allocated (Policy H10)
KIL006	Land south of Chapel Close and Main Street	0.8	Not allocated
KIL008	Land rear of 40 Main Street	0.26	Not allocated

For site assessment details see Appendices 2 and 3.

Sharnford

Sharnford has a population of 1,100 people and 4700 households.

Key constraints

Flood risk associated with the River Soar, historic landfill, local wildlife sites and mineral safeguarding areas are significant physical constraints affecting locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Sharnford is a small village with a limited range of local services and facilities. Employment opportunities are related to local services, small scale business and agriculture. Outside public rights of way there are limited walking and cycling routes to nearby villages. The village is served by the demand responsive Fox Connect bus service that gives access to the local area including Hinckley and onwards routes to Leicester.

The small village is situated within the south-western tip of the district within a narrow valley which slopes down to the Soar Brook at its centre. This historic core is in the south-eastern part of the village. Modern expansion has mostly occurred to the north of the Soar Brook. The B4114 runs through the village and is heavily trafficked. The village has a strong association with the surrounding countryside.

The village is surrounded by land designated as Countryside. Sapcote is the nearest village approximately 1km to the north.

Growth and Suitability

The level of access to services, facilities, public transport make Sharnford, in principle, a less sustainable location for limited growth. One site has been allocated for residential development in Sharnford.



Settlement Map: Sharnford

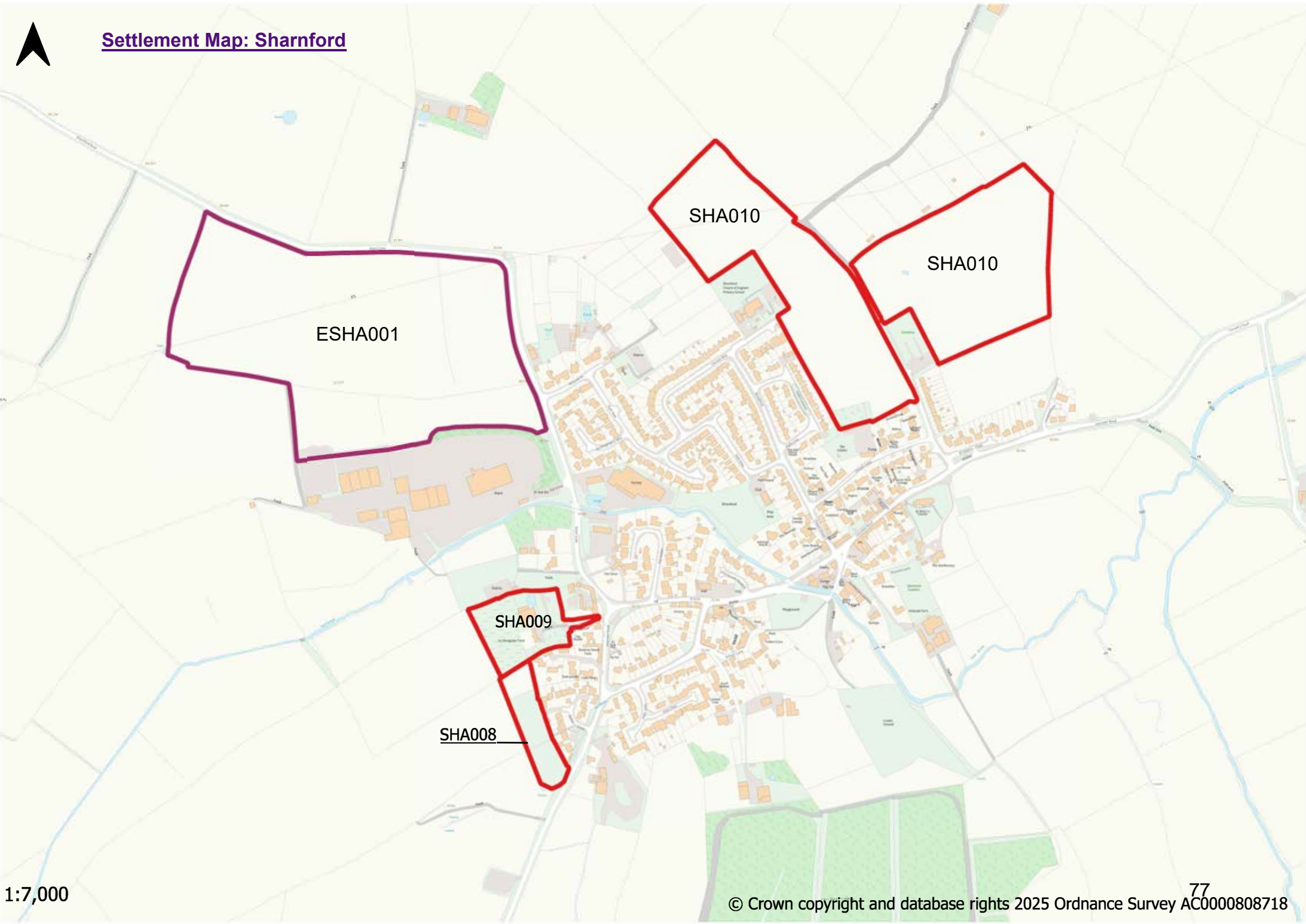


Table 21: Summary of Site Conclusions in Sharnford

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
SHA008	Land west of Coventry Road	0.87	19 dwellings Allocated (Policy H1P)
SHA009	Leicester Road	0.79	Not allocated
SHA010	Land off Mill Lane	12.12	Not allocated
Employment			
ESHA001	Aston Lane	14.06	Not allocated

For site assessment details see Appendices 2 and 3.

Thurlaston

Thurlaston has a population of 760 people and 330 households (2021 census).

Key constraints

Local Green Spaces, areas of flood risk and scheduled monuments are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

Thurlaston is a small and compact rural village centred around the village church and the junction of three roads. Expansion of the village has taken place at various times around all fringes. The village core has limited capacity to accommodate future change or development without altering its existing compact form and attractive character.

Thurlaston is a small village with limited local services, although there is a Primary School. There are limited walking and cycling routes outside the village, although there is access to demand responsive public transport.

Growth and Suitability

The level of access to services, facilities, public transport make Thurlaston, in principle, a less sustainable location for limited growth. Two small sites have been allocated for residential development in Thurlaston. A further site has gained planning permission for employment uses.



Settlement Map: Thurlaston

Inset Map: Thurlaston Village

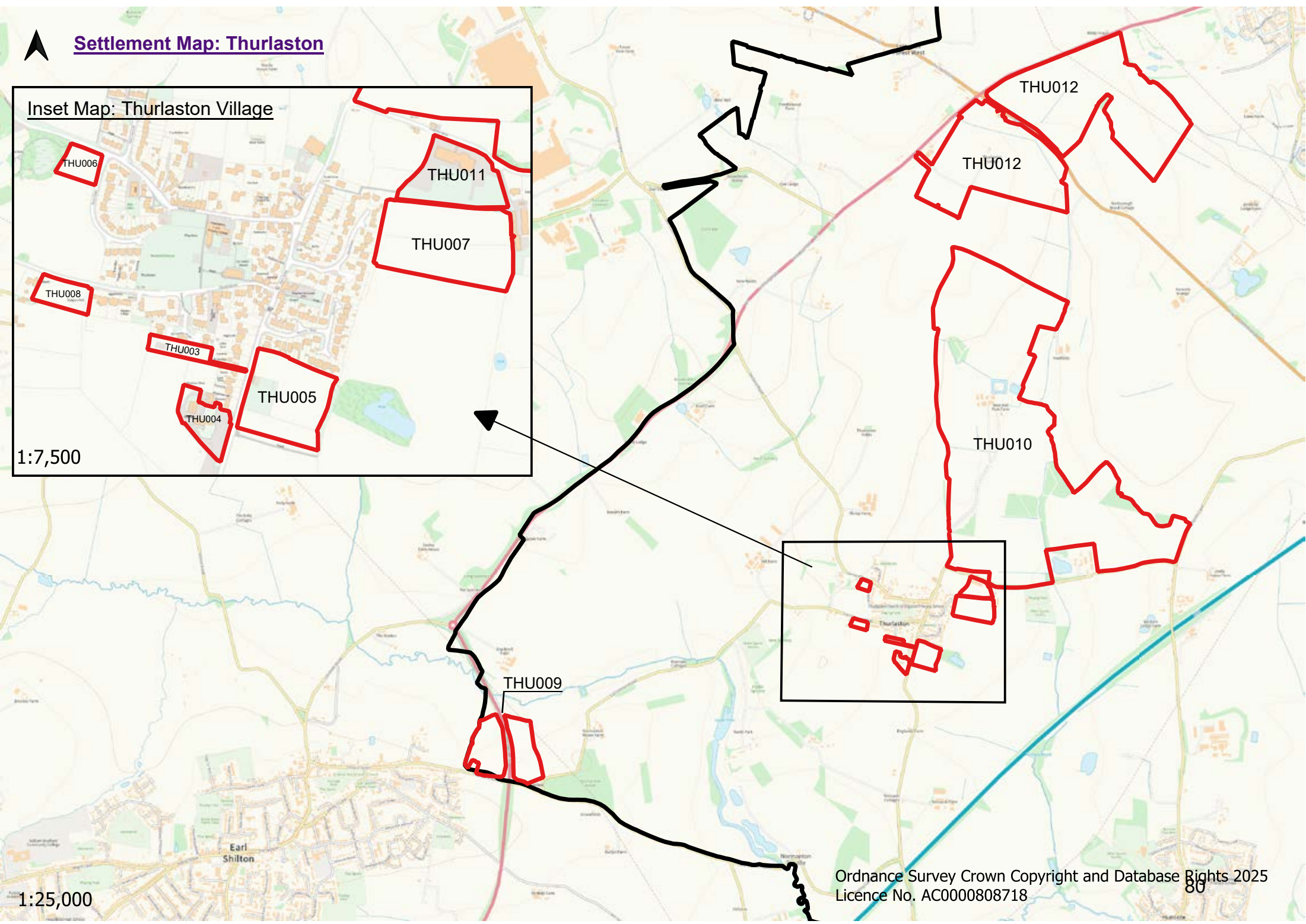
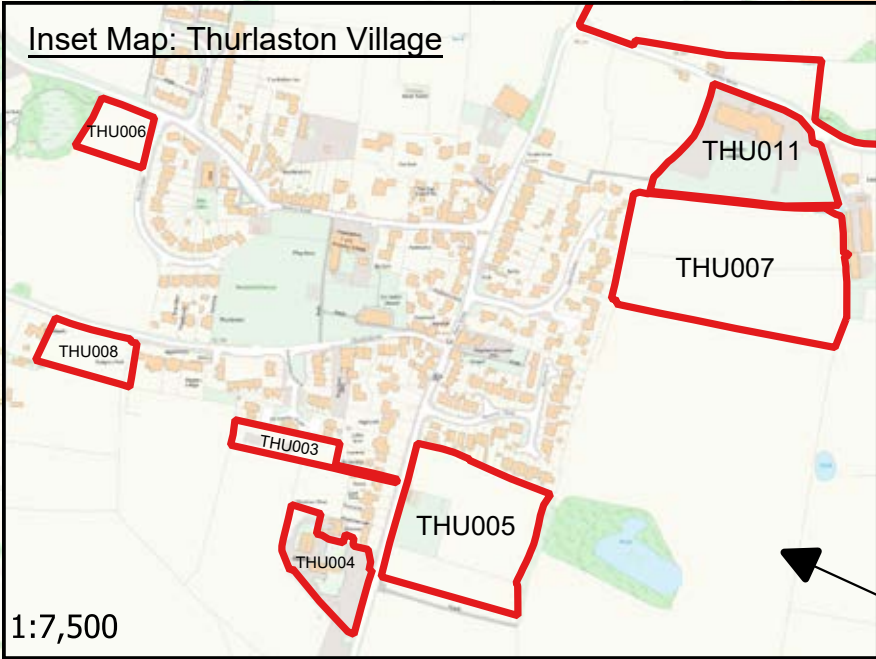


Table 22: Summary of Site Conclusions in Thurlaston

SHELAA site reference	Site address	Hectares	Conclusion Allocated or not allocated (No. of dwellings, hectares / floorspace sqm)
Housing			
THU003	Land at Croft Road	0.3	Not allocated
THU004	Nursery, Hill View Nurseries	0.61	15 dwellings Allocated (Policy H1Q)
THU005	Land east of Croft Road	1.81	30 dwellings Allocated (Policy H1R)
THU006	Moat Close	0.33	Not allocated
THU007	Land east of Tyers Close	2.74	Not allocated
THU008	Land south of Earl Shilton Road	0.4	Not allocated
THU009	Land north of Thurlaston Lane	10.2	Not allocated
THU010	Land north of Enderby Road	128	Not allocated
THU011	Thurlaston Sawmill	1.4	Not allocated
THU012	Thurlaston Lodge Farm	76	Not allocated
Employment			
ETHU001	Thurlaston Sawmill	1.4	Not allocated

For site assessment details see Appendices 2 and 3.

Aston Flamville

Aston Flamville has a population of 310 people and has 130 households.

Key constraints

Much of the hamlet is a Conservation Area with several listed buildings, Site of Special Scientific Interest (SSSI) to the north, flood risk to the south and high voltage electricity transmission lines are significant factors when considering locations for growth.

Settlement characteristics and role of settlement within settlement hierarchy

There is no settlement boundary for Aston Flamville. The land in Aston Flamville Parish is designated as Countryside. The nearest settlements are Sharnford, Sapcote and Burbage (in Hinckley and Bosworth) and coalescence is unlikely.

Aston Flamville is a hamlet with no shops and limited local services and employment opportunities. There are no pavements for walking although the hamlet has access to a demand responsive bus service.

There is limited education provision and no health provision within the hamlet. Residents must travel to other villages for such provision. To provide such provision significant growth within the settlement would be required.

Growth and Suitability

The limited level of services and sustainable travel options make Aston Flamville, in principle, an unsuitable location for growth. No sites have been promoted for housing. No further housing development is proposed in this hamlet. A single site of around 44 hectares of land being promoted for employment land (B1, B2 & B8) in the Parish.

Settlement Map: Aston Flamville

EAST001

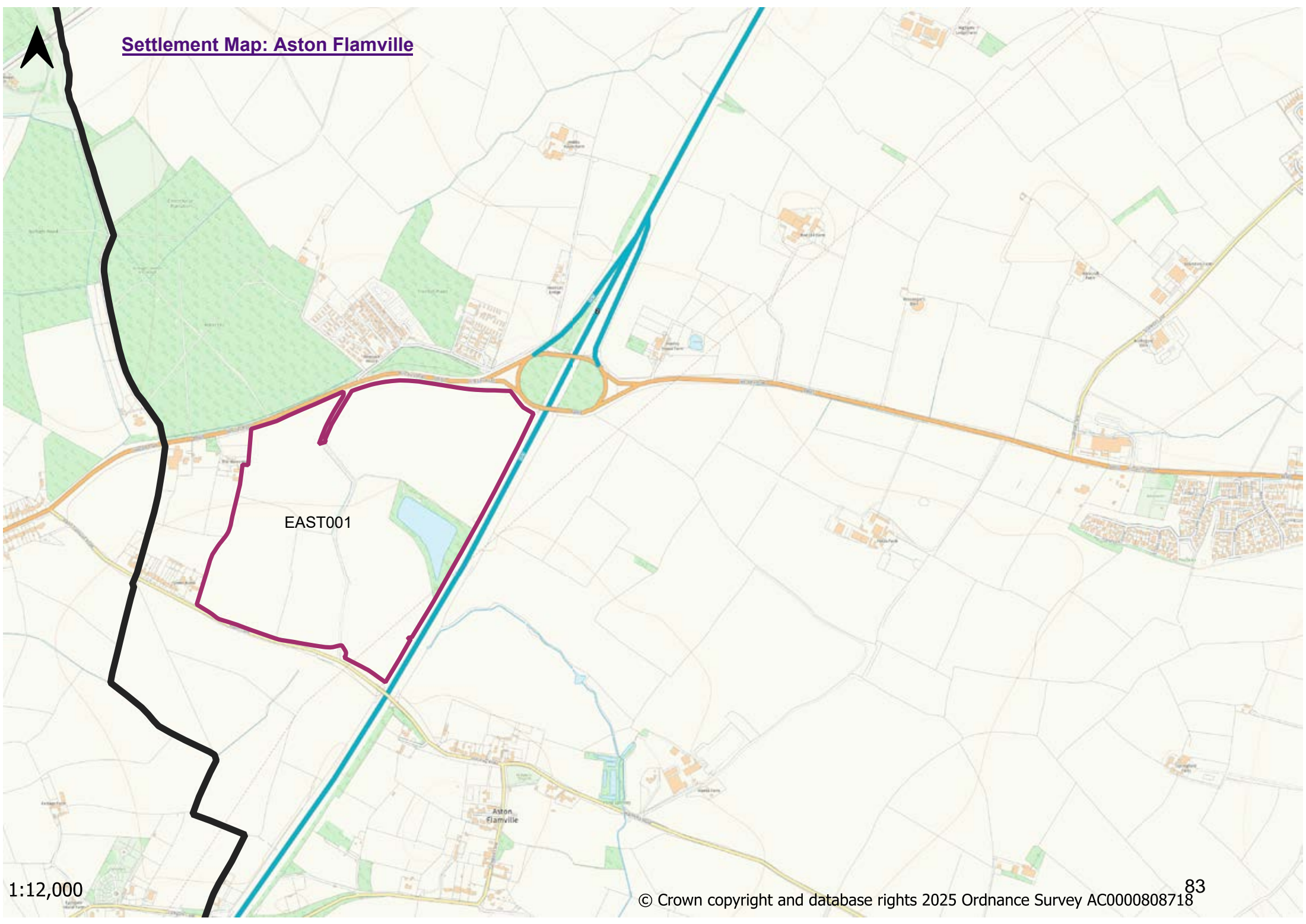


Table 23: Sites in Aston Flamville

SHELAA site reference	Site address	Hectares	Conclusion Allocated or Not allocated (No. of dwellings, hectares / floorspace sqm)
Employment			
EAST001	Land west of Junction 2, M69	44.1ha (36ha developable)	36 Hectares of strategic B8 employment land Safeguarded (as part of STO026 Land West of Stoney Stanton) (Policy S7)

For site assessment details see Appendices 2 and 3.

Appendices

Appendix 1 - List of Discounted and Allocated Sites

Table A1 – Housing and mixed-use sites discounted at Stage 1c

Site Reference	Location
BLABY	
BLA035	Land at Keepers Farm (small), Blaby (part of larger site, see BLA033)
BLA037	Willow Farm, Blaby
BRAUNSTONE TOWN	
BRA001	Land of Brockenhurst Drive, Braunstone Town
COSBY	
COS010	Land at Cosby Hill, Cosby
COS011	Land off Narborough Road, Cosby
COS016	Land opposite Cosby Cemetery, Cosby
COUNTESTHORPE	
COU024	Land to the east of Willoughby Road, Countesthorpe
COU025	Land south of Hospital Lane and east of Leicester Road, Countesthorpe
COU038	Land north of Foston Road, Countesthorpe
COU043	Land to the east of Willoughby Road, (smaller site), Countesthorpe
COU044	Land of Newton House, Bambury Lane, Countesthorpe
COU048	Land north of Bambury Lane, Countesthorpe
CROFT	
CRO007	Land west of Broughton Road, Croft
ELMESTHORPE	
ELM001	Land north of the Home Farm, Elmesthorpe
ELM008	Land north of the railway line, Elmesthorpe
ELM009	Land at 24 Billington Road East, Elmesthorpe

Site Reference	Location
ELM010	Station Road, Elvesthorpe
ENDERBY	
END009	Quarry Lane, Enderby
END017	Land to the west of the M1, Enderby
END023	Enderby Metals, Enderby
END024	Land rear of Strawberry Gardens, Enderby
END025	West of First Hangings, Blaby Road, Enderby
END026	First Hangings, Blaby Road, Enderby
END027	First Hangings, Blaby Road (combined site), Enderby
END028	Enderby Golf Course and Leisure Centre, Mill Lane, Enderby
GLEN PARVA	
GPA010	Land at Glen Ford Grange, Little Glen Road, Glen Parva
GPA023	Summit Engineering, Wharf Way, Glen Parva
GPA024	The Old Piggery, Glen Parva
HUNCOTE	
HUN016	Land east of Huncote, Huncote
HIN018	Chantry Close, Huncote
HUN020	38 St James Close, Huncote
HUN021	Land East of Forest Road, Huncote
KILBY	
KIL006	Land to the south of Chapel Close and Main Street, Kilby
KIL008	Land rear of 40 Main Street, Kilby
KIRBY MUXLOE	
KMU020	Blood's Hill (small), Kirby Muxloe
KMU021	Blood's Hill (large), Kirby Muxloe
KMU022	Land off Farley Way, Kirby Muxloe
KMU023	Land at Roundhill, Kirby Muxloe

Site Reference	Location
KMU024	Land off Portland Road, Kirby Muxloe
KMU027	Land south east of Main Street, Kirby Muxloe
LEICESTER FOREST EAST	
LFE018	Land at Baines Lane, Leicester Forest East
LFE021	Land north and east of Desford crossroads, Leicester Forest East
LITTLETHORPE	
LIT003	40 Cosby Road, Littlethorpe
LIT008	Land south of Tysoes Nursery and west of Cosby Road, Littlethorpe
LIT009	Tysoes Nursery, 53 Cosby Road, Littlethorpe
LUBBESTHORPE	
LUB001	Land east of Narborough Wood Park, Lubbesthorpe
LUB003	Land north of Desford Road, Lubbesthorpe
LUB004	Land east of Desford Road, Lubbesthorpe
LUB005	Land off Forest Road, Lubbesthorpe
NARBOROUGH	
NAR002	Land at ambulance station, adjacent to the Rosings, Narborough
NAR008	Land of Leicester Road, Narborough
NAR019	Land north of Huncote Road, Narborough
NAR021	Land at Cottage Farm, Narborough
SAPCOTE	
SAP019	Land at Park Road, Sapcote (part of larger site see SAP035)
SAP026	Lime Avenue, The Limes, Sapcote
SAP028	Land north of Stanton Lane, (Stoney Stanton)
SAP031	Nuttingore Farm, Sapcote
SAP033	Land South of Hinckley Road, Sapcote
STONEY STANTON	

Site Reference	Location
STO019	Land at junction of Huncote Road and Calor Gas access road, Stoney Stanton (part of larger site, see STO026)
THURLASTON	
THU006	Moat Close, Thurlaston
THU007	Land east of Tyers Close, Thurlaston
THU010	Land north of Enderby Road, Thurlaston
THU011	Thurlaston Sawmill, Thurlaston
THU012	Thurlaston Lodge Farm, Thurlaston
WHETSTONE	
WHE004	Land off Station Street, Whetstone
WHE019	Former JC Remedial, King Street / The Nook, Whetstone
WHE028	Land of Enderby Road, Whetstone
WHE030	Land at Merrydale Farm, Whetstone

Table A2 - Housing and mixed-use sites discounted at Stage 2c

Site Reference	Location
BLABY	
BLA031	Land north of Hospital Lane, Blaby
BLA032	Land at Glebe Farm, Blaby
BLA034	Land at Hospital Lane, Blaby
BLA036	Land off the A426, Lutterworth Road (part of larger site, see BLA038)
BLA039	Land north of Hospital Lane (small), Blaby
BLA040	Land at Highfields Farm, Mill Lane, Blaby
COSBY	
COS012	Land north of Countesthorpe Road, Cosby
COS013	Land off Croft Road, Cosby
COS014	Land east of Tudor Drive, Cosby

Site Reference	Location
COS015	Land north of Countesthorpe Road, south of Walnut Leys, Cosby
COUNTESTHORPE	
COU022	Land to the west of Leicester Road, Countesthorpe
COU037	Land rear of 33 Willoughby Road, Countesthorpe
COU042	Land east of Willoughby Road (large site), Countesthorpe
COU045	Land of Cosby Road, Countesthorpe
COU050	Land West of Leicester Road 'The Round House', Countesthorpe
CROFT	
CRO003	Land to the north of Hill Street and Station Road and east of Huncote Road, Croft
CRO006	Land at Poplars Farm, Broughton Road, Croft
CRO008	Land north of Hill Street, Croft
CRO009	Land at Croft Lodge Farm, Broughton Road, Croft
GLEN PARVA	
GPA025	Land west of 23 Little Glen Road, Glen Parva
GPA026	Land south of 111 Little Glen Road, Glen Parva
GLENFIELD	
GLE031	Western Park Golf Course, Glenfield
GLE032	Land north of Glenfield, Glenfield
HUNCOTE	
HUN017	Land west of Forest Road, Huncote
KIRBY MUXLOE	
KMU009	Land north of Desford Road, Kirby Muxloe
KMU026	Land at Blood's Hill (south), Kirby Muxloe
LEICESTER FOREST EAST	
LFE017	Land at Webb Close, Leicester Forest East
LITTLETHORPE	

Site Reference	Location
LIT023	Land at Oak Road, Littlethorpe
LIT024	Land west of Cosby Road, Littlethorpe
NARBOROUGH	
NAR016	Land south of Carlton Park, Narborough
NAR018	Land at Seine Lane, Narborough
NAR020	Land off Forest Road, Narborough
SAPCOTE	
SAP013	Land north of Hinckley Road, Sapcote
SAP024	Land north of Leicester Road, Sapcote
SAP025	Land off Hinckley Road / Park Road, Sapcote (part of larger site see SAP035)
SAP029	Land at London Leys Farm, Sharnford Road, Sapcote
SAP034	Land west of Sharnford Road, Sapcote
SHARNFORD	
SHA009	Leicester Road, Sharnford
SHA010	Land of Mill Lane, Sharnford
STONEY STANTON	
STO002	Land at Boundary Farm (smaller site), Stanton Lane, Stoney Stanton (part of larger site, see STO026)
STO016	Land south of Hinckley Road, Stoney Stanton (part of larger site, see STO026)
STO023	Land off Middleton Close, Stoney Stanton
STO024	Land north of Broughton Road, Stoney Stanton
STO028	Boundary Farm, Stanton Lane, Stoney Stanton (part of larger site, see STO026)
THURLASTON	
THU005	Land east of Croft Road, Thurlaston
THU008	Land south of Earl Shilton Road, Thurlaston
THU009	Land north of Thurlaston Lane, Thurlaston
WHETSTONE	

Site Reference	Location
WHE026	Land south of Abbott Way, Whetstone (part of larger site, see WHE027)
WHE032	Land north of Warwick Road, Whetstone

Table A3 - Housing and mixed-use sites allocated in Local Plan

Site Reference	Location
BLABY	
BLA030	Land of Lutterworth Road, Blaby
BLA033	Land at Keepers Farm, Lutterworth Road, Blaby
BLA038	Land East of Lutterworth Road, Blaby
COSBY	
COS009	Land West of Broughton Road, Cosby
COUNTESTHORPE	
COU047	Land South of Maurice Drive and Gilliam Butts, Countesthorpe
COU51 & COU52	Land West of Peatling Road, Countesthorpe
ELMESTHORPE	
ELM011	Land at Church Farm, Station Road, Elmesthorpe
GLENFIELD	
GLE030	Land Rear of County Hall, Glenfield
GLE032	Land to the North of Mill Lane, Glenfield (employment)
HUNCOTE	
HUN013	Land South of Narborough Road, Huncote
HUN019	Land at Springfield Farm, Forest Road, Huncote
KILBY	
KIL002	Land at Steeple Chase Farm, Main Street, Kilby
KIRBY MUXLOE	
KMU025	Land to the North of the A47 Hinckley Road, Kirby Muxloe Strategic Site [Hastings Fields Phase 2]

Site Reference	Location
LEICESTER FOREST EAST	
LFE019 & LFE020	Land at Kingstand Farm and Golf Course, Leicester Forest East
LITTLETHORPE	
LIT022	Land South of Warwick Road, Littlethorpe
LUBBESTHORPE	
LUB002	Land West of Beggars Lane, Lubbesthorpe Strategic Site
NARBOROUGH	
NAR022	Land at Carlton Park and Enderby Golf Course, Narborough, Strategic Site
SAPCOTE	
SAP035	Land South of Hinckley Road, Sapcote
SHARNFORD	
SHA008	Land West of Coventry Road, Sharnford
STONEY STANTON	
STO009	Land West of Huncote Road, Stoney Stanton
STO025 & STO026	Land West of Stoney Stanton Strategic Site (housing and employment)
THURLASTON	
THU003	Land of Croft Road, Thurlaston
THU004	Land at Hill View Nurseries, Thurlaston
WHETSTONE	
WHE027	Whetstone Pastures Strategic Site (housing and employment)
WHE031	Land South of Whetstone, Strategic Site (housing and employment)

Table A4 – Employment Sites discounted

Site Reference	Location
ASTON FLAMVILLE	
EAST001	Land west of Junction 2, M69 (part of larger site, see STO026)
BLABY	
EBLA002	Land of Lutterworth Road
EBLA003	Land off the A426
EBLA004	Parsons Spinney, Glebe Farm, Lutterworth Road
CROFT	
ECRO002	Croft Quarry
ELMESTHORPE	
EELM001	Land north of J2 M69 (HNRFI site)
KIRBY MUXLOE	
EKMU002	Land South of Desford Hall
LUBBESTHORPE	
ELUB002	Land east of Narborough Wood Park
SHARNFORD	
ESHA001	Aston Lane
THURLASTON	
ETHU001	Thurlaston Sawmill
WHETSTONE	
EWHE001	Land of Enderby Road

Table A5 – Employment sites allocated

Site Reference	Location
GLENFIELD	
GLE032	Land north of Mill Lane, Glenfield
STO026	Land West of Stoney Stanton

Site Reference	Location
WHE027	Whetstone Pastures
WHE031	Land South of Whetstone

Appendix 2 – Stage 1 Site Assessments

Appendix 2A – Stage 1 Site Assessments - Housing and Mixed Use Site Options

Appendix 2B – Stage 1 Site Assessments - Employment Site Options

See separate documents

Appendix 3 – Stage 2 Site Assessments

Appendix 3A – Stage 2 Site Assessments - Housing and Mixed Use Sites

Appendix 3B – Stage 2 Site Assessments - Employment Sites

See separate documents

Appendix 4 –

Appendix 4 - Evidence Documents and Sources of Information

Consultation was undertaken with technical consultees including Leicestershire County Council (LCC) Education, LCC Highways, LCC minerals and waste, LCC as the lead local flood authority, Natural England, Environment Agency, Historic England and BDC Environmental Services to inform the site selection process.

The following evidence documents have also informed the site selection process:

- Strategic Distribution Floorspace Needs Update and Apportionment 2025
- Areas of Separation Assessment 2026
- Green Wedges Assessment 2026
- Strategic Housing and Economic Land Availability Assessment 2025
- Sequential and Exception Tests
- SFRA update - Level 1 Update 2025
- SFRA update - Level 2 2022
- Air Quality Report 2025
- Ecology Review 2025
- Landscape & Visual Assessment of SHELAA Sites 2025
- Heritage Impact Assessment
- Landscape and Settlement Character 2020
- Joint Water Cycle Scoping Study 2024
- Employment Land and Premises Study 2025
- Golf Course Assessment 2025
- Green and Blue Infrastructure Study 2025
- Open Space Audit 2019
- Settlement Audit and Hierarchy Reports
- South Leicestershire Joint Transport Assessment - Stage 2

Appendix 4 Data Sources and Standard Statements

Topic	Data Sources	Summary comment low impact Green	Summary comment medium impact Amber	Summary comment high impact Red
Environmental Services Contaminated Land	Discussions with internal stakeholders	The site is not affected by contaminated land	The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.	The site has the potential to be significantly affected by contaminated land and is a less preferable site.
Environmental Services including Contaminated Land, Air Quality Management Areas	Discussions with internal stakeholders	The site is not affected by pollution or other environmental quality issues.	The site is affected by pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application.	The site has the potential to be significantly affected by pollution or other environmental quality issues and is a less preferable site.
Strategic Flood Risk Assessment and Sequential Test	Strategic Flood Risk Assessment Level 1 2026 Sequential Test 2026	The site is located in Flood Zone 1 and less than 5% of the site is at risk of surface water flooding. The site is sequentially acceptable.	The site is located in Flood Zone 1 and less than 5% of the site is at risk of surface water flooding however some ground water risk is identified. The site is not sequentially preferable. Level 2 SFRA and exception test required due to this risk	
Environment Agency	Discussions with external stakeholders. Comments added			
Lead Local Flood Risk Authority	Discussions with external stakeholders. Comments added			
Landscape Sensitivity and Settlement Character	Landscape and Visual Assessment of SHELAA Sites 2025 Landscape and Settlement Character 2020	The site specific assessment indicates the site has a low or low-moderate sensitivity where few of the key characteristics and qualities of the landscape are sensitive to change.	The site specific assessment indicates the site has a moderate sensitivity where some of the key characteristics and qualities of the landscape are sensitive to change.	The site specific assessment indicates the site has a moderate-high or high sensitivity where the key characteristics and qualities of the landscape are sensitive or highly sensitive to change.
Ecology	Ecology Review 2025	The site has no local or national designated nature conservation assets and no priority habitats. Nor is the site within an Area of Particular Importance for Biodiversity.	The site is affected by local or national designated nature conservation assets and /or priority habitats and /or the site is within an Area of Particular Importance for Biodiversity. Development may impact on biodiversity assets and require mitigation.	The site is affected by local or national designated nature conservation assets and /or priority habitats and /or the site within an Area of Particular Importance for Biodiversity. Development may have significant impact on biodiversity assets and require mitigation.
Natural England	Discussions with external stakeholders. Comments added			

Topic	Data Sources	Summary comment low impact Green	Summary comment medium impact Amber	Summary comment high impact Red
Heritage Study	Heritage Impact Assessment 2025	The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.	The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.	The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.
Historic England	Discussions with external stakeholders. Comments added			
Minerals and Waste Safeguarding	Discussions with external stakeholders.	The site has no impact on minerals or waste assets.	The site may affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policies.	The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policies.
Hazards Calor Gas High Pressure Gas Pipeline High Voltage Electricity Transmission Lines	GIS mapping of hazards - Calor Gas, High Pressure Gas Pipeline National Grid data on High Voltage Electricity Lines HSE Planning Tool Discussions with external stakeholders.	The site has no impact on hazards such as Calor Gas, High Pressure Gas Pipeline or High Voltage Electricity Transmission Lines.	The site is affected by hazards such as Calor Gas, High Pressure Gas Pipeline or High Voltage Electricity Transmission Lines. Site layout and design measures will be possible given the size and nature of the site.	The site is affected by hazards such as Calor Gas, High Pressure Gas Pipeline or High Voltage Electricity Transmission Lines. Site layout and design measures will not be possible given the size and nature of the site.
Air Quality	Air Quality Report 2025	The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to air quality assessment advised.	The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.	Not applicable
Open Space and Green Infrastructure	Green and Blue Infrastructure Study 2025 Open Space Audit 2019 Golf Course Assessment 2025	The site has no impacts identified in terms of green and blue infrastructure and / or open space.	The site has impacts in terms of green and blue infrastructure and / or open space but these can be mitigated.	The site has significant impacts in terms of green and blue infrastructure and / or open space.
Employment Land Suitability	Considerations include: Harm to amenity Commercially attractive to market Access by commercial vehicles Accessible by sustainable transport Scale to host community			
Employment Land and Premises	Employment Land and Premises Study 2025 Considerations include: Market fit / supply gap, Deliverability and Grade			
Strategic B8 Warehousing and Distribution	Strategic Distribution Floorspace Needs Update and Apportionment 2026			
Recent Planning History	Planning Applications data			

Topic	Data Sources	Summary comment low impact Green	Summary comment medium impact Amber	Summary comment high impact Red
Availability	Call for Sites Planning applications data			
Site Access	Strategic Housing and Economic Land Availability Assessment	The site has clear access to the highway network and should be able to meet the Leicestershire Highways Design Guidelines.	The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.	The site has no direct access to the highway network or the site has access but there will be significant improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.
Sustainable Transport and Road Network Improvements	South Leicestershire Joint Transport Evidence	No mitigation has been identified	Potential for contributions to local road network, bus and active travel infrastructure improvements.	Potential for contributions to strategic road network, local road network, bus and active travel infrastructure improvements.
Infrastructure - Education and Primary Healthcare	Discussions with external stakeholders	The site will not generate the need for new school places or additional primary healthcare provision.	The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.	The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.
Infrastructure -Utilities Water	Water Cycle Study 2025 Discussions with external stakeholders	The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.	The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.	The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.
Infrastructure - Utilities Gas	Discussions with external stakeholders	No engineering difficulties are identified for delivering gas to this site.	Engineering difficulties are identified for delivering gas to this site.	Significant engineering difficulties are identified for delivering gas to this site.
Achievability (Deliverability and Developability)	Draws on information elsewhere in assessment			
Delivery Timeframes / Housing Trajectory	Strategic Housing and Economic Land Availability Assessment Housing Trajectory	The site is likely to fully deliver within the first 5 to 10 years of the plan period.	The site is likely to fully deliver within 10 to 15 years of the start of the plan period.	The site will start to deliver within 10 years of the start of the plan period but not fully deliver within the plan period.
Green Wedge / Area of Separation Assessments	Green Wedge and Area of Separation Assessments 2026	The site is not affected by existing or proposed Green Wedge or Area of Separation designations.	The site is within Green Wedge [Add which one] The site is affected by existing or proposed Green Wedge or Area of Separation but would not have a significant impact upon the wider contribution to the designation.	The site is within Green Wedge [Add which one] The site is affected by existing or proposed Green Wedge or Area of Separation and would have a significant impact upon the wider contribution to the designation.

Topic	Data Sources	Summary comment low impact Green	Summary comment medium impact Amber	Summary comment high impact Red
Strategic Policy Considerations	Existing and emerging Local Plan and Neighbourhood Plans Description: The site adjoins / close to / detached from settlement. Where the settlement is in terms of the settlement hierarchy and how the site reflects the proposed locational strategy. Whether the site is currently designated as Green Wedge, Area of Separation or Countryside or Local Green Space and impact. Other relevant local plan and neighbourhood plan policy considerations such as Key Employment Sites, Local Green Space, Community Assets and impact.			
Access to local services, public transport and local employment	Strategic Housing and Economic Land Availability Assessment	There are several existing local services (including primary school), public transport and local employment within 800m of the site.	There are several existing local services (including primary school), public transport and local employment within 1200m of the site.	There are limited existing local services, public transport and local employment within 1200m of the site.
SUMMARY	Draws on information elsewhere in assessment	Summary of key suitability, availability, achievability and local plan strategy compliance factors.	Summary of key suitability, availability, achievability and local plan strategy compliance factors.	Summary of key suitability, availability, achievability and local plan strategy compliance factors.
FINAL SITE CONCLUSIONS	Draws on information elsewhere in assessment	The site is proposed to be allocated, timescales for delivery and key mitigation requirements.		The site is not proposed to be allocated because (give key reasons for exclusion in terms of suitability, availability, achievability and local plan strategy factors)