Hinckley & Bosworth Borough Council

A Borough to be proud of

February 2009

Local Development Framework

Site Allocations and Generic Development Control Policies Development Plan Document

Consultation Draft Preferred Options Report



3. SITE ALLOCATIONS

The Hinckley and Bosworth Core Strategy sets out the overall development strategy for the Borough, to meet the requirements detailed in the East Midlands Regional Plan. The Site Allocations and Generic Development Control Policies Development Plan Document must be in conformity with the Borough Council's Core Strategy and allocate sufficient land to implement the policies set out in the Core Strategy; including allocating land for uses such as: housing; employment; open space and gypsy and traveller pitches; allotments; community facilities; renewable energy and green wedges.

This chapter of the document outlines the Council's preferred sites set out by settlement; this is followed by non-settlement specific allocations.

The council wants to know whether you agree with the preferred options presented or whether you believe one of the other options, or an option not considered in this document would be better for Hinckley and Bosworth.

Included on the preferred options maps are designations that are not open to preferred options consultation, such as Conservation Areas. This is to provide context in relation to potential impacts on the preferred sites. Further details are set out in Appendix 1.

URBAN AREAS

The main urban area of the Borough is made up of 4 settlements, Hinckley; Burbage, Barwell and Earl Shilton. Whilst Hinckley provides key transport links to nearby centres and a mix of retail, employment and leisure facilities to the rest of the Borough, Burbage, Barwell and Earl Shilton provide more local services to their population and support Hinckley's town centre.

HINCKLEY: PREFERRED SITES

In relation to site allocations, the Hinckley and Bosworth Core Strategy requires:

- land to be allocated for 1120 houses and 6 ha of new office development;
- Protection of allocated employment sites;
- Provision of additional green space and play provision to meet existing deficiencies and the needs of new residents; and
- Delivery of the green infrastructure network

Please note, from April 2008 to October 2008, there has been 379 dwellings given planning permission. This leaves 739 dwellings to be allocated in Hinckley. Further details of the planning permissions can be found in Appendix 5.

In line with Core Strategy Policy 1: Development in Hinckley, the following allocations are proposed for Hinckley (Illustrated on the Hinckley Preferred Options Map). Preferred options which have been identified for residential use or Gypsy and Traveller Provision details are included on the minimum number of dwellings (dwgs) or pitches to be provided in the table below.

	Location	**Use:**
HIN01	Sherwood, Nutts Lane, Hinckley	Residential (6 dwgs)
HIN02	Land at and rear of Netherfield House, Hinckley	Residential (51 dwgs)
HIN03	Land off Nutts Lane, Hinckley	Residential (66 dwgs)
HIN04	Former Greyhound Stadium, Hinckley	Residential (64 dwgs)
HIN05	Land at 390 Coventry Road, Hinckley	Residential and NEAP (14 dwgs)
HIN06	Land off Nutts Lane, adjacent to AS289, Hinckley	Residential (35 dwgs)
HIN07	18 Wood Street, Hinckley (known as ELS Factory North of Wood St), Hinckley	Residential (2 dwgs)
HIN08	Factory on Parsons Lane, Hinckley (known as ELS Factory, East of Parsons Lane), Hinckley	Residential (9 dwgs)
HIN09	Factory west of Queens Rd, Hinckley (known as ELS Hosiery Factory, West of Queens Rd), Hinckley	Residential (8 dwgs)
HIN10	Hinckley AAP site: Land North of Mount Road, Hinckley	Mixed Use (28 dwgs)

HIN11	Hinckley AAP site: Railway Station, Southfield Road, Hinckley	Mixed use (24 dwgs)
HIN12	Hinckley AAP site: Rugby Rd/Hawley Road, Hinckley	Mixed use (34 dwgs)
HIN13	Land rear of 47 and 49 Clarendon Road, Hinckley	Residential (1 dwg)
HIN14	Hinckley AAP site: Bus Station, Hinckley	Mixed use (19 dwgs)
HIN15	28-30 Westfield Road, Hinckley (known as ELS Timber Yard, South of Westfield Rd)	Residential (16 dwgs)
HIN16	Hinckley AAP site: Leisure Centre, Hinckley	Residential (55 dwgs)
HIN17	Hinckley AAP site: Atkins Factory, Hinckley	Mixed use (5 dwgs)
HIN18	Hinckley AAP site: Stockwell Head/ Concordia Theatre	Mixed use (51 dwgs)
HIN19	Factory, East of Teign Bank Road, Hinckley (ELS site)	Residential (9 dwgs)
HIN20	Land rear of 124 Middlefield Lane, Hinckley	Residential (3 dwgs)
HIN21	Hinckley Boys Club, Stoke Road, Hinckley	Residential (48 dwgs)
HIN22	Land south of 59 Langdale Road, Hinckley	Residential (6 dwgs)
HIN23	Land rear of 2-14 Middlefield Place, Hinckley	Residential (8 dwgs)
HIN24	Richmond Park Garage site, South of Richmond Park	Residential (2 dwgs)
HIN25	Rear of 1 Middlefield Place, Hinckley	Residential (3 dwgs)
HIN26	Garages adjacent 70 John Nichols Street, Hinckley	Residential (3 dwgs)
HIN27	New Street Car Park, Hinckley	Residential (1 dwg)
HIN28	Hinckley AAP site: North Warwickshire and Hinckley College Sites	Mixed Use (60 dwgs)
HIN29	Harrowbrook Industrial Estate, Hinckley	Identified Employment
HIN30	Dodwells Bridge Industrial Estate, Hinckley	Identified Employment
HIN31	Hinckley Fields Industrial Estate, Hinckley	Identified Employment
HIN32	EM Electricity, East of Nutts Lane, Hinckley	Identified Employment
HIN33	Nutts Lane Industrial Estate, Hinckley	Identified Employment
HIN34	Land North of Coventry Road, Hinckley	Identified Employment
HIN35	Trinity Motors, North of Coventry Road, Hinckley	Identified Employment
HIN36	Paynes Garage, South of Coventry Road, Hinckley	Identified Employment
HIN37	Factory, South of Mill Hill Road, Hinckley	Identified Employment
HIN38	Transco HQ/Jarvis Porter, Coventry Road, Hinckley	Mixed-Use
HIN39	Land at The Paddock, Paddock Way	Allotment Allocation
HIN40	Land adjacent to Swallows Green	Allotment Allocation
HIN41	Council Depot, Middlefield Lane, Hinckley	Mixed-Use (47 dwgs)
HIN42	Area of Mixed Uses, Upper Bond Street, Hinckley	Mixed-Use (61 dwgs)
HIN43	Rutland Avenue	Open Space
HIN44	Granby Road	Open Space
HIN45	Preston Road	Open Space

HIN46	Wykin Park	Open Space
HIN47	Trinity Vicarage	Open Space
HIN48	Swallows Green (Barwell Lane)	Open Space
HIN49	Queens Park	Open Space
HIN50	Langdale Recreation Ground	Open Space
HIN51	Ferndale Grove	Open Space
HIN52	Canal Way	Open Space
HIN53	Laxford Close	Open Space
HIN54	Mallard Drive	Open Space
HIN55	Richmond Park	Open Space
HIN56	Kirfield Drive	Open Space
HIN57	Jellicoe Way	Open Space
HIN58	Granville Road	Open Space
HIN59	Glenbarr Drive	Open Space
HIN60	The Rock Gardens	Open Space
HIN61	Odstone Drive	Open Space
HIN62	Brosdale Drive	Open Space
HIN63	Clifton Way	Open Space
HIN64	Clarendon Park	Open Space
HIN65	Westfield County Primary School	Community Facility
HIN66	Mount Road Car Park	Open Space
HIN67	Hollycroft Park	Open Space
HIN68	Waterside Park	Open Space
HIN69	Hollycroft	Existing allotments
HIN70	Langdale Road	Existing allotments
HIN71	Middlefield Lane	Existing allotments
HIN72	Wykin Road	Existing allotments
HIN73	Hawley Road	Local Centres
HIN74	Barwell Lane	Local Centres
HIN75	Tudor Road	Local Centres
HIN76	Stoke Road	Local Centres
HIN77	Northern Perimeter Road	Local Centres
HIN78	Ashby Road	Local Centres
HIN79	Clifton Way	Local Centres
HIN80	Rugby Road	Local Centres
HIN81	Coventry Road/Northfield Road	Local Centres
HIN82	Hinckley Town Centre	Town Centre
HIN83	Hinckley Settlement Boundary	Settlement Boundary
HIN84	Land off the A5, Opposite Lime Kiln	Gypsy and Traveller Transit Site (Up to 10 Caravans)
HIN85	Land at Sunnyside Hospital	Community Facility
HIN87	Clarendon Park	Community Facility

HIN88	Battling Brook Primary School	Community Facility
HIN89	Redmoor High School and Dorothy Goodman Lower School	Community Facility
HIN90	Richmond Primary School	Community Facility
HIN91	Land north of Mile House Farm	Community Facility
HIN92	Hinckley Canoe Club	Community Facility
HIN93	Mount Grace High School	Community Facility
HIN94	John Cleveland College	Community Facility
HIN95	Dorothy Goodman School	Community Facility
HIN96	Holliers Walk Primary School	Community Facility
HIN97	St Peter's Catholic Primary School	Community Facility
HIN98	Health Care Provision	Community Facility
HIN99	Ashby Road Cemetery	Area of Special Character and Open Space
HIN100	Wharf Pit	Open Space and Recreation Allocation
HIN101	Little Pit	Open Space Allocation

The Preferred Options are based on maximizing the use of previously developed land. Therefore, the majority of sites are on brownfield land. However, the housing requirement for Hinckley could not totally be fulfilled on previously developed land. As a result some greenfield sites to the south-west of Hinckley have been selected. These were preferable to other greenfield sites located to the north and west of Hinckley as they do not encroach onto the existing green wedge which separates Hinckley from Earl Shilton and Barwell and provides and important recreational and biodiversity function. They also do not breach the northern perimeter road (Normandy Way) which provides a clear boundary to the built development of Hinckley.

The employment sites to be retained are based on the findings of the Hinckley and Bosworth Employment Land Study. The document identifies a requirement of 34,000 square metres (approximately 6 hectares) to be provided within the Borough. In determining the preferred sites for new office development, preference was given to sites within the Hinckley Town Centre, followed by those directly adjacent or within walking distance of the town centre and either the railway station or bus station to encourage more public transport use. 19,000 square metres of offices is provided within the Hinckley Town Centre Area Action Plan (AAP) boundary. This leaves a requirement of 15,000 square metres to be provided outside the AAP boundary. This can be met as part of BUR01 - Land between A5 and Rugby Road, Burbage.

The option to locate a gypsy and traveller transit site (for up to 10 caravans) to the west of the A5 was based on the distribution of unauthorised gypsy and traveller encampments, which is primarily focused around Hinckley and to the north east of the borough. Transit sites should be situated in locations which are accessible to local services, but where the movement of caravans will not provide a nuisance to existing residents to be in line with 'Designing Gypsy and Traveller Sites: A Good Practice Guide' (CLG, 2008) and the Leicester and Leicestershire HMA Gypsy and Traveller Accommodation Needs Assessment.

Additional open space and allotments are proposed to be allocated there is a shortfall of allotments within Hinckley. The Allotment Audit (November 2008) found that there was a total of 102 people on the waiting list. To accommodate for this additional land has been found within Hinckley at The Paddock and Swallows Green.

The Green Space Audit Update (2007) found that the area to the south-west of Hinckley was not served by a Neighbourhood Equipped Area of Play (NEAP) and some parts were not within a Local Equipped Area of Play (LEAP) buffer. Housing allocations have been identified within this deficient area and therefore a Neighbourhood Equipped Area of Play has been allocated within this area. Options to provide additional open space were considered towards the east of the settlement as this area is deficient of open space however, land is constrained within this area and no options were identified. In order, to address this issue existing open spaces within Hinckley have been identified in conformity with Policy 19: Green Space and Play Provision of the Core Strategy which will enable improvements to the quality of the open spaces which in turn will increase the capacity.

Hinckley: Other Sites considered.

There were a number of alternative sites considered for Hinckley, adjacent to the settlement boundary. These are outlined on the Hinckley Alternative Options Map.

Option 1- Land to the north-west of Hinckley: This option was discounted due to a number of reasons including impact of additional traffic on the A47 and likely impact on the A5; adverse impact on local ecology; and concern rose in the Landscape Character Assessment relating to the impact on the rural setting of surrounding villages and breach the northern perimeter road which acts as a physical barrier to the settlement of Hinckley. Further details on specific sites are contained in Appendix 6.

Option 2- Land to the north-east of Hinckley: This option was discounted as there were more suitable sites available within Hinckley which would not result in the loss of Green Wedge. Further details on specific sites are contained in Appendix 6.

Sites that were not adjacent to the settlement boundary were found unsuitable as they are beyond the built up limits of a settlement and within open countryside. This approach conforms to Policy 12 of the Draft East Midlands Regional Plan (Proposed Changes July 2008).

The settlement area for Hinckley is very constrained in terms of finding additional land for allotments, no other sites were considered due to this limitation.

Another option was considered for the location of a potential gypsy and traveler transit site (HIN86ALT). This land lies west of Stoke Road to the north of Hinckley. This site was not considered a preferred option due to potential issues relating to the lease of the land which may affect deliverability. Further details on specific sites are contained in Appendix 6.

HINCKLEY PREFERRED OPTIONS MAP

Located at the back of the document

Note: Please see Appendix 2 for further details on preferred sites.

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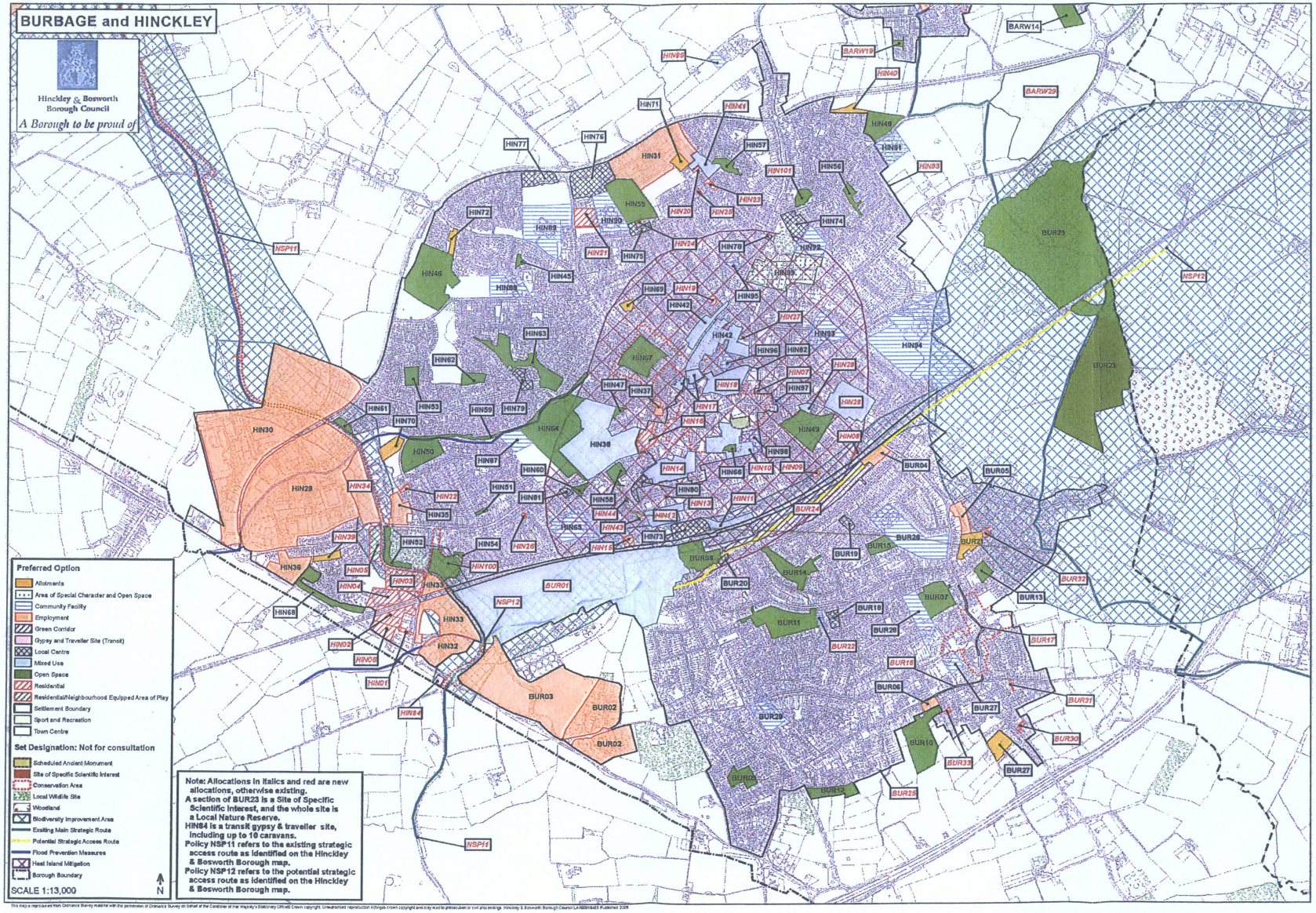

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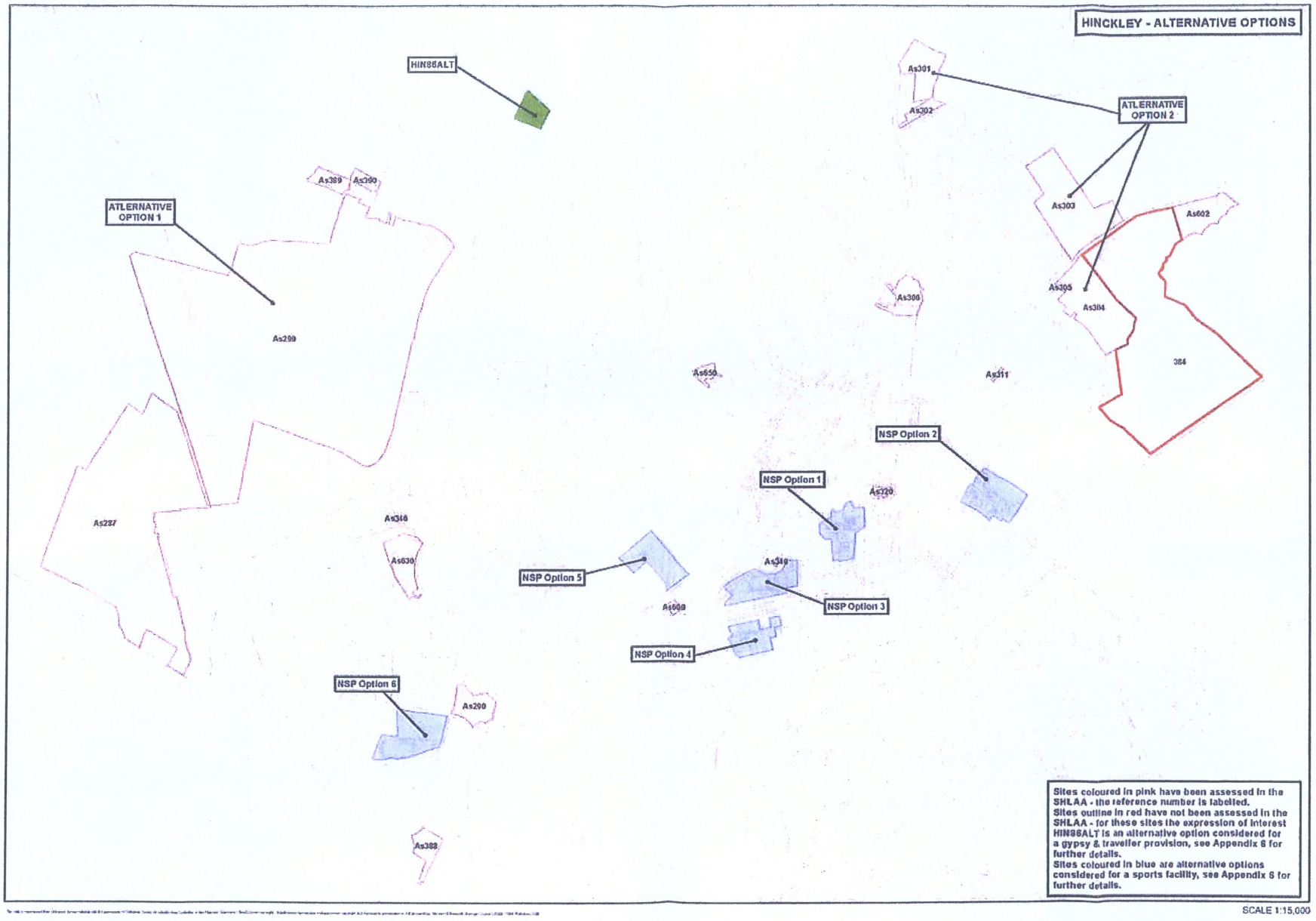
HINCKLEY ALTERNATIVE OPTIONS MAP



Note: Please see Appendix 6 for further details on the omitted sites. Please see Sporting Facilities section for further details on NSP Alternative Options.

SPORTING FACILITIES

In February 2007, the Borough Council commissioned consultants (MACE) to undertake a study to consider options for the procurement and management of a new leisure facility to replace the existing Hinckley Leisure Centre.

The report concluded the need to provide a new facility in view of the inadequacy of the existing leisure centre and that the existing facility would need to be relocated to provide a vastly improved centre, value for money and community leisure provision. Further, that costs involved in refurbishing the existing facility would not provide value for money and would result in the loss of the facility for a significant length of time.

In addition the Borough Council's Cultural Strategy (2007-2012) proposed the concept of a sporting hub which was considered to provide a number of benefits including developing a clear sporting focus for future sporting provision for the Borough , as well as providing an opportunity to increase commercial viability and thereby improving the range of sporting activities available for public consumption.

The sporting hub location is proposed to support the linkages between the settlements identified as part of the Hinckley urban core and offer enhanced leisure provision beyond Hinckley itself, thereby underpinning the aims of the Council in ensuring a safer and healthier Borough, which has strong and distinctive communities.

The Core Strategy makes reference in Key Policies 2 (Development in Earl Shilton) and Key Policies 3 (Development in Barwell) in support of the development of new leisure facilities and sporting hub on land off the A47 in the vicinity of Hinckley United Football Club.

The Core Strategy further identifies the importance of Hinckley as the sub-regional centre which provides key services together with the closely connected settlements of Earl Shilton and Barwell, which provide an essential role and functional identity in servicing the sub-regional centre.

Subsequently, a specification for a new leisure centre has been defined and a sequential test undertaken to assess the option of redeveloping a leisure facility as part of the sporting hub on land between Hinckley and Barwell adjoining Hinckley United Football Club, Leicester Road.

The sequential test undertaken independently by consultants (Bidwells) to provide a PPS6 compliant assessment of potential sites for the relocation of Hinckley Leisure Centre from its current site on Coventry Road, Hinckley, concluded that:-

- There was a clear and pressing need for the proposed relocation due to the inadequacy of the existing facility and anticipated costs of refurbishment.

- A sequential test, applied in approach to site selection within a search radius of 3.5 km from Hinckley town centre, identifies two potential options for delivering future leisure provision (i.e. land off Leicester Road adjoining Hinckley United Football Club and land adjoining Rugby Road, Hinckley brought about as a potential for mixed use development on land known as the 'Johnson's Site').

NSP19: The provision of a future leisure centre facility

The preferred location for a replacement leisure centre for the Borough will be located on land to the north of Hinckley (adjoining Hinckley United Football Club off Leicester Road) as part of the sporting hub concept.

Please see Barwell Preferred Options Map

Consideration of Alternative Options/Reason for Selection of Preferred Option

The preferred option is based on the perceived merits of developing a sporting hub and the subsequent undertaking of a PPS 6 compliant sequential test for the relocation of the leisure centre facility from Hinckley town centre.

NSP 20ALT: Land between A5 and Rugby Road (Alternative Preferred Option)

The opportunity to accommodate a stand alone leisure facility provides an alternative option for meeting future leisure needs, as identified from the results of sequential testing. However, whilst the site identified (on land adjoining Rugby Road as part of the Johnson's mixed use site reference BUR01 – Burbage preferred sites) provides an opportunity for leisure provision it does not allow the perceived benefits or the sporting hub to be realised. Consequently, this option will be pursued to assess overall viability and deliverability in determining future leisure facility provision for the Borough.

Please see Burbage Alternative Options Map

Other Sites Considered

The sequential test undertaken revealed a number of alternative sites within Hinckley that met the criteria for development proposed for the relocation of Hinckley Leisure Centre. These are outlined on the Hinckley Leisure Centre replacement alternative options map.

NSP Option 1 - Land at Argents Mead: This site was omitted as the sequential test found that the site was constrained by the need to retain areas of open space and lack of certainty in site deliverability due to economic viability and uncertainty regarding council strategy over the future location of the council offices.

NSP Option 2 - North Warwickshire and Hinckley College, London Road: This site was omitted as the sequential test found that the site was restricted from lower value developments due to the constitution of the college (requiring the achievement of 'best value' for the Learning Skills Council).

NSP Option 3 - Bus Station Site: Following the publication of a development brief covering this site, negotiations with the development partner are at an advanced stage. The commercial viability of the scheme would exclude the opportunity to incorporate a substantial lower value development within the scheme.

NSP Option 4 - Land north of Hawley Road: Again uncertainty exists in respect of delivery of this site. Any comprehensive redevelopment of this site would require landowners input and it is unclear whether there is a willingness of all parties to submit a comprehensive scheme for a lower value use.

NSP Option 5 - Jarvis Porter Site, Coventry Road: The site has obtained planning permission for a mixed use scheme (incorporating higher value uses).

NSP Option 6 - Former Greyhound Stadium: This site is being promoted through the LDF process for residential purposes. As a result it is unlikely the promoter will halt progress to accommodate leisure use. Further, the site remains less suitable than other options discarded due to its more remote location away from main roads and areas of population.

Please see Hinckley Alternative Options Map.

5. GENERIC DEVELOPMENT CONTROL POLICIES

The following generic development control policies are intended to apply across the Borough. They should be read in conjunction with other Development Plan Documents (DPDs) and national and regional guidance. Development Plan Document's should not duplicate national planning policy and guidance including, Planning Policy Statements (PPS); Planning Policy Guidance (PPG); Circulars and Regional Plans, all of which may be used as a material consideration to applications. Instead, polices should be utilised to focus on particular issues specific to the local area. Therefore, due to the abundance of planning legislation and policy already available, the number of policies set out here is significantly reduced from the current adopted Hinckley and Bosworth Local Plan. However, where necessary, reference has been made to the relevant guidance which may be of assistance, or further details can be found at the following websites:

www.planningportal.gov.uk and www.communities.gov.uk

CONTRIBUTIONS TOWARDS GROWTH, DEVELOPMENT AND SUSTAINABILITY

Development can create additional demands for physical infrastructure and social facilities, as well as having impacts on the environment. The vision for the Hinckley and Bosworth Borough, as detailed in Chapter 3 of the Core Strategy (November 2008), is one of quality and attractive built and natural environments, services, facilities and infrastructure to suit the need of the workers, visitors and residents of the Borough, thus leading to thriving communities. The successful achievement of this vision will, in part, depend upon the collection and implementation of planning obligations generated through development, further detail of this can be found in the infrastructure plan detailed in the Core Strategy (Chapter 5). Such obligations will take account of the wider needs of the borough, in order to achieve wider planning objectives, with contributions pooled where appropriate to meet strategic requirements.

Government policy on this issue, identifying the circumstances in which contributions towards infrastructure and facilities may be sought, and the nature of such infrastructure and facilities which might be appropriately linked to new development is set out in Planning Obligations Circular 05/2005. The policy set out below is a necessary addition to those set out in the other DPD's to ensure that the requirement of development contributions will be important in the sustainable delivery of development and associated infrastructure.

Preferred Option – Policy DC1: Developer Contributions towards Facilities and Infrastructure

Planning permission will only be given for developments where the necessary infrastructure, services, facilities and amenities to support them are in place or will be provided when needed. The provision of infrastructure should derive from the development, whether physically provided on site, on an acceptable off site location or through financial contributions. It is expected that contributions would reflect the need for new infrastructure to mitigate the impact of the new development. As there may be a cumulative impact locally or an impact on services delivered from a different location but that relate to the development, contributions for off site provision may be pooled.

Options Discounted

Option	Reason/Justification for Exclusion
Deal with developer contributions in each respective and related policy, i.e. affordable housing, play and open space etc	Establishment of a clear and individual policy was felt to offer clarity and set the framework up which could be expanded upon where necessary in SPD's. Inclusion in other policies may have caused confusion.
Do nothing and not include a related policy.	Unacceptable and would fail to establish firm guidance.

DESIGN AND CONSTRUCTION

VISUAL APPEARANCE

The urban environment can contribute to the well-being of communities and individuals in a variety of ways including socially, economically, psychologically and physically. Whilst, the quality of modern building is sometimes criticised as poor, unattractive, and using expensive non-renewable materials, quality design in development can imbue civic pride and a feeling of achievement. In response to this the Borough wants to promote the creation of a quality and inclusive environment, which allows the community to establish identity, and have safety and confidence in their environments.

Policies for design in new development can be found embedded throughout the Hinckley and Bosworth LDF, including Policy 16: Housing Design and Mix; and Policy 24: Sustainable Design and Development of the Councils Core Strategy (November 2008). However, for the most part these policies deal with specific aspects of new development and those which are over a particular size and/or number. To ensure that quality design is implemented in all developments that fall within the settlement boundary, or are brought forward as part of Core Strategy Policy 17: Local Choice, the following generic design policy has been created.

In supporting visual distinctiveness, the Local Authority respects that whilst building design should have regard to its surrounds; it does not necessarily have to mimic the character of its setting, and can be complimentary without being identical. Innovative developments can make a strong contribution to the visual quality of an area and are welcomed by the LPA.

This policy will be applied to all developments below, including new residential, conversions and extensions and business and retail. Where applications are received for development outside of the development boundary PPS7 and generic policy ENV5: Development in the Countryside will be applied.

This policy is additionally supported by the following policy and best practice guidance:

- East Midlands Regional Plan - Policy 2: Promoting Better Design;
- Homezones;
- The Manual for Streets;
- Buildings for Life
- Urban Design Compendium

Preferred Option - DSC1: Development and Design

Developments will be permitted providing that the following requirements are met where applicable:

a) Development respects the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, smell, noise and visual intrusion;
b) There is no unacceptable loss of parking or garden amenity areas;
c) There is no detriment to the character or appearance of the dwelling or the surrounding area;
d) The proposals siting and density is respectful of the area's character and layout;
e) The proposal respects the local distinctiveness of existing buildings and landscape settings;
f) The design is in keeping with the scale proportions and height of the existing building and neighbouring structures;
g) Fenestrations are well proportioned, well balanced within the elevations and sympathetic to adjoining/neigbouring buildings;
h) The use and application of building materials respects materials of adjoining/neighbouring buildings and the local area;
i) The landscaping and planting of the scheme is complimentary to the development and its surrounds;
j) The access needs of the developments end users have been addressed, particularly in developments to which there will be public access; and
k) Development maximises the opportunities for conservation of energy and resources through design, layout, orientation and construction.

In particular reference to shop fronts and business premises, the following criteria must be met:

l) The fascia reflects the scale of the frontage and upper floors and is not over dominant;
m) Signage illumination has been sensitively located and is not detrimental to road safety;
n) Security shutters/grilles do not detract from the vitality of the street scene by creating a "fortress" type frontage, and instead must allow for a degree of internal visibility through the use of lattice type screening;
o) Design of blinds and canopies leave the street scene uncluttered, particularly out of hours;
p) The main public elevation adds interest to the building and is on a human scale; and
q) Additional industrial devices, such as air conditioning and/or filtration units, are integrated with the design and placed in the most visually unobtrusive location, and away from the public and neighbouring properties which may be affected by the noise and extracted fumes etc.

Options Discounted

Option	Reason/Justification for Exclusion
Rely on Policy 16: Housing Design and Mix within the Core Strategy	It is felt that this policy is not sufficient for the wider ranges and sizes of developments and primarily deals with the mix of residential dwelling types.
Do nothing and not include a related policy.	Unacceptable and would fail to establish firm guidance.
Rely upon East Midlands Regional Plan – Policy 2	This policy is not prescriptive enough or sufficient to meet the aspirations of the Local Planning Authority.

Preferred Option Policy – EMP1: Development of Employment Sites

The Local Planning Authority will grant planning permission for the development of employment sites in accordance with the corresponding allocations set out within this document.

Options Discounted

Option	Reason/Justification for Exclusion
Rely on the designation of sites and the specifics set out in the Site Allocations DPD and proposals map.	This is not enough to illustrate the council's position on developing employment sites.
Do nothing and not include a related policy.	Unacceptable and would fail to establish firm guidance.

In aiming to maximise the use of the existing built up areas to meet housing requirements, as defined in the Core Strategy, there is an important balance to be drawn with the need to protect the amenity and functioning of the district as a place to live, work and visit. The Local Development Framework contains policies to safeguard environmental quality and valuable open spaces. Proposal for residential development will be judged in relation to these policies set out in:

- Core Strategy
- Site Allocations and Generic Development Control Policies DPD
- National PPS/G's
- East Midlands Regional Plan

Preferred Option Policy – RES1: Residential Development

Planning permission will be granted for residential development and related ancillary uses in accordance with the site information set out in the Site Allocations and proposals map.

Options Discounted

Option	Reason/Justification for Exclusion
Rely on the variation of policies set out in the Core Strategy and Site Allocations DPD	Reliance on such policies is insufficient. Policy RES1 offers a firm stance on the position of the Local Planning Authority.
Do nothing and not include a related policy.	Unacceptable and would fail to establish firm guidance.

ENVIRONMENT AND COMMUNITY

A RICH AND THRIVING NATURAL ENVIRONMENT

Open space, green infrastructure and biodiversity are important for both community well-being and environmental health. With the requirement to build new houses and infrastructure across the Borough comes the opportunity to improve the existing fields, green amenity spaces and woodland.

Planning Policy Guidance Note 17 paragraph 10 states that, '*Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements.*'

The policy set out below has been developed to ensure that they compliment the policies contained in the Core Strategy. Recreational facilities are of great significance to local communities, not only for the leisure amenity they offer, but also the impact open space has on the quality of the built and natural environment.

Preferred Option Policy - ENV1: Protection of Existing Recreation Areas

Planning Permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use, as allocated, except where:

- The developer provides an equivalent range of replacement facilities in an appropriate location serving the local community;
- The developer provides adequate proof that there is a surplus of recreational land and/or facilities beyond the needs of the local community; and
- The development of a small part of a larger site in recreational use would result in the enhancement of facilities on the remainder of the site.

Options Discounted

Option	Reason/Justification for Exclusion
Define a new policy.	The wording of REC1 is deemed robust enough in the adopted Local Plan form.
Do nothing and not include a related policy.	Unacceptable and would fail to establish firm guidance.

New development often creates a need for additional or improved open space and play facilities without which there could be a detrimental effect on local amenity and the quality of the environment. This need should be met through direct provision by the developer,

however, where site based provision is not appropriate, monies in lieu of off site provision and/or maintenance will be secured.

In order to ensure that development contributes to the variety and accessibility of recreational and green space facilities across the borough, the Local Planning Authority will seek contributions from developers towards the provision and/or maintenance of both formal and informal facilities as, defined in Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation. In addition these requirements should be considered in line with Policy 19: Green Space and Play Provision set out in the Council's Core Strategy.

In order to ensure that both rural and urban areas benefit from both formal and informal spaces, the thresholds for requirements on development will be dependent on the number of bedrooms and/or specialist type of accommodation which has been permitted. The following policy has been provided to indicate those thresholds, more specific detail regarding the "per dwelling figure" will be set out in an SPD.

Preferred Option Policy – ENV2: Recreation and Green Space Provision in New Development

In considering planning applications for all residential developments, applicants will be required to provide and maintain on-site recreational/open space facilities which meet the needs of the residents of that development and/or for the benefit of the wider community and are in line with the standards set by Policy 19 of the Core strategy.

However, in certain circumstances off-site provision may be the only option and in these cases financial contributions in lieu of direct provision will be sought, this may occur because:

- The development site is too small;
- The high density of urban areas where on-site provision would not optimise use of the site, or meet sustainability objectives;
- The Topography or other natural site constraints would not allow for on-site provision; or,
- It can be shown that there are alternative off-site facilities within convenient reach that subject to improvement, or to being provided, could meet the needs of new residents to the same extent as on-site provision.

These contributions will be required accordingly:

Dwelling Type		**Required % of full contribution**
Houses and Flats (Including affordable housing and conversions)	1 Bedroom	75%
	2 bedroom or over	100%
Other accommodation (Including Student and sheltered housing)		75%

The Borough is comprised of several distinct character areas. Knowledge and understanding of local context (topographical, functional and visual characteristics of an area) is necessary in order to successfully integrate new development into the built-environment.

Unique and area specific design can increase the feeling of community and civic pride and offer a sense of place to both residents and visitors alike.

The following policy has been included to guide development in being representative and sympathetic to its wider geographical setting which can have a positive impact upon settlement identity. Landscape characteristics include features such as

Preferred Option Policy – ENV5: Development in the Countryside

The countryside will be first and foremost protected from any development.

In exceptional circumstances development may be allowed where:

- The development is important to the local economy and cannot be provided within or adjacent to an existing settlement; or
- The development is for sport or recreation purposes and it can be demonstrated that the proposed scheme cannot be provided within settlement boundaries.

And:

- It does not have an adverse effect of the appearance or character of the landscape;
- It is in conformance with national guidance for agricultural dwellings set out in PPS7;
- It is in keeping with the scale and character of the existing buildings and general surroundings;
- The development will not generate traffic likely to exceed the capacity of the highway network; and/or
- The existing building is proven to be structurally unsound and in need of significant adaptation and/or rebuild;
- It meets the requirements of DSC1 and PPS7.

Options Discounted

Option	Reason/Justification for Exclusion
Rely on spatially specific policies set out in the Core Strategy.	No specific policy regarding development in the Countryside has been included in the Core Strategy.
Do nothing and not include a related policy.	Unacceptable and would fail to establish firm guidance.
Rely on the designation and development boundaries set out in the Site Allocations DPD and accompanying proposals map.	The DPD and designations are not specific enough to the protection of the open countryside.

The value of the countryside is supported throughout national policy including PPS1: Delivering Sustainable Development, and as a valued asset for the Borough, which is predominantly Countryside. The Borough Council is anxious to safeguard the appearance and amenity of the Countryside and the contribution it makes to nature conservation. Where applications for development are located beyond the boundary of settlements, as identified within this document, they will be treated as proposals for development in the Countryside.

COMMUNITY FACILITIES

The provision of local facilities to meet local community needs is an important factor in sustaining community life, particularly in villages and is especially important for those with limited access to transport. It also provides the opportunity for services to

ROADS, PARKING AND PEDESTRIANISATION

PEOPLE FRIENDLY STREETS

The streets of our environment are the main setting for social interaction and arguably the most important part of the built environment. The focus upon the layout and appearance of our streets can invigorate our built environment and deliver a welcoming public domain. Given the importance of these aspects, public realm and all factors relating to street scene should be at the forefront of all development, therefore the purpose of policies RAS1 and RAS2 to set out the standards which the borough believe achieves this.

Preferred Option Policy – RAS1: Local Street Scene Standards

All applications must demonstrate the implementation of standards set out in, 'The Manual For Streets'.

Options Discounted

Option	Reason/Justification for Exclusion
Create individual polices relating to each town and village in the Borough	Not considered necessary. When the intention to consider the character and street scene of each place on their merits can be done as a general policy.
Rely on RSS and the Core Strategy to provide sufficient guidance.	It was felt that local specification provided the necessary emphasis on importance of design, highlighting key aspects.
Do nothing and not include a related policy.	Unacceptable and would fail to establish firm guidance.

PARKING CONTROL

In the spirit of ensuring safe, sustainable and attractive streets, parking control should be given necessary consideration due to the role it performs in influencing people's behaviour and travel patterns.

Much guidance strongly urges local authorities to restrict the amount of parking in both residential and commercial areas and avoid the over provision of parking to encourage people to choose more sustainable modes of transport which contributes to a healthier more pleasant environment. However, it is important for the Council to recognise and balance the needs of the community against environmentally sustainable objectives to ensure accessibility and social inclusion.

Preferred Options Policy – RAS2: Local Parking Standards

Residential Parking:

Applications will be permitted where all parking standards and requirements regarding residential development, are in alignment with 'The Manual for Streets' Guidance set out at the National Level.

Non-Residential and other Parking:

Applications will be permitted where local parking standards for non-residential development are in compliance with the most up to date Leicestershire County Council's 'Highways, Transportation and Development (Htd) document.

Options Discounted

Option	Reason/Justification for Exclusion
Reliance on the County Council's Htd for both types of development.	Better quality of design was felt to be achievable by separating the two development types. Direct referencing to Homezones and Manual for Streets allows for any update that may occur at the national level and more detailed design guidance. However, these documents do not currently cover non-residential development, thus relying on County standards.
Do nothing and not include a related policy.	Unacceptable and would fail to establish firm guidance.

Both public and private parking facilities are important for service centres and employment uses to function efficiently especially where there are few alternative transport options available. Vehicles parked on highways can cause traffic hazards, particularly to pedestrians.

However, the over-provision of parking facilities can discourage the use of alternative transport options and the Borough Council will consider proposals for the reduction of existing off-street parking facilities where alternative provision for parking or realistic alternative transport options are readily available.

Preferred Option – RAS3: Retention of Car Parking Facilities

Planning permission for the development of existing off street car parking spaces for alternative uses will be granted where there is either a demonstrable level of over provision or alternative parking provision is proposed in an appropriate location.

Options Discounted

Option	Reason/Justification for Exclusion
Do nothing and not include a related policy.	Unacceptable and would fail to establish firm guidance.

It is important that in considering new development proposals and change of use, those appropriate standards of highway design as adopted by the Leicestershire County Council are applied. The Borough Council will ensure that they promote continued safety and efficiency of the highway throughout the plan area to benefit all users be they public transport, private vehicles, pedestrians or cyclists.

Preferred Option – RAS4: Highways Design Standards

In considering proposals for new development and changes of use which involve new accesses, new highways and other works, the Local Planning Authority will apply the highway design standards set out in the most up to date edition of the Leicestershire County Council's 'Highways, Transportation and Development' (HTD) document.

Options Discounted

Option	Reason/Justification for Exclusion
Do nothing and not include a related policy.	Unacceptable and would fail to establish firm guidance.

HINCKLEY AND BOSWORTH
LOCAL DEVELOPMENT FRAMEWORK

SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT
CONSULTATION DRAFT PREFERRED OPTIONS

APPENDIX 2

SITE SELECTION & JUSTIFICATION





Hinckley & Bosworth
Borough Council

A Borough to be proud of

Hinckley: Preferred Options

	Location	Use:
HIN01	Sherwood, Nutts Lane, Hinckley	Residential (6dwgs)
HIN02	Land at and rear of Netherfield House, Hinckley	Residential (51 dwgs)
HIN03	Land off Nutts Lane, Hinckley	Residential (66 dwgs)
HIN04	Former Greyhound Stadium, Hinckley	Residential (64dwgs)
HIN05	Land at 390 Coventry Road, Hinckley	Residential and NEAP (14 dwgs)
HIN06	Land off Nutts Lane, adjacent to AS289, Hinckley	Residential (35 dwgs)
HIN07	18 Wood Street, Hinckley (known as ELS Factory North of Wood St), Hinckley	Residential (2 dwgs)
HIN08	Factory on Parsons Lane, Hinckley (known as ELS Factory, East of Parsons Lane), Hinckley	Residential (9 dwgs)
HIN09	Factory west of Queens Rd, Hinckley (known as ELS Hosiery Factory, West of Queens Rd), Hinckley	Residential (8 dwgs)
HIN10	Hinckley AAP site: Land North of Mount Road, Hinckley	Mixed-Use (28 dwgs)
HIN11	Hinckley AAP site: Railway Station, Southfield Road, Hinckley	Mixed use (24 dwgs)
HIN12	Hinckley AAP site: Rugby Rd/Hawley Road, Hinckley	Mixed use (34 dwgs)
HIN13	Land rear of 47 and 49 Clarendon Road, Hinckley	Residential (1 dwg)
HIN14	Hinckley AAP site: Bus Station, Hinckley	Mixed use (19 dwgs)
HIN15	28-30 Westfield Road, Hinckley (known as ELS Timber Yard, South of Westfield Rd)	Residential (16 dwgs)
HIN16	Hinckley AAP site: Leisure Centre, Hinckley	Residential (55 dwgs)
HIN17	Hinckley AAP site: Atkins Factory, Hinckley	Mixed use (5 dwgs)
HIN18	Hinckley AAP site: Stockwell Head/ Concordia Theatre	Mixed use (51 dwgs)
HIN19	Factory, East of Teign Bank Road, Hinckley (ELS site)	Residential (9 dwgs)
HIN20	Land rear of 124 Middlefield Lane, Hinckley	Residential (3 dwgs)
HIN21	Hinckley Boys Club, Stoke Road, Hinckley	Residential (48 dwgs)
HIN22	Land south of 59 Langdale Road, Hinckley	Residential (6 dwgs)
HIN23	Land rear of 2-14 Middlefield Place, Hinckley	Residential (8 dwgs)
HIN24	Richmond Park Garage site, South of Richmond Park	Residential (2 dwgs)
HIN25	Rear of 1 Middlefield Place, Hinckley	Residential (3 dwgs)
HIN26	Garages adjacent 70 John Nichols Street, Hinckley	Residential (3 dwgs)
HIN27	New Street Car Park, Hinckley	Residential (1 dwg)
HIN28	Hinckley AAP site: North Warwickshire and Hinckley College Sites	Mixed Use (60 dwgs)
HIN29	Harrowbrook Industrial Estate, Hinckley	Identified Employment
HIN30	Dodwells Bridge Industrial Estate, Hinckley	Identified Employment
HIN31	Hinckley Fields Industrial Estate, Hinckley	Identified Employment

HIN74	Barwell Lane	Local Centres
HIN75	Tudor Road	Local Centres
HIN76	Stoke Road	Local Centres
HIN77	Northern Perimeter Road	Local Centres
HIN78	Ashby Road	Local Centres
HIN79	Clifton Way	Local Centres
HIN80	Rugby Road	Local Centres
HIN81	Coventry Road/Northfield Road	Local Centres
HIN82	Hinckley Town Centre	Town Centre
HIN83	Hinckley Settlement Boundary	Settlement Boundary
HIN84	Land off the A5, Opposite Lime Kiln	Gypsy and Traveller Transit Site (Up to 10 Caravans)
HIN85	Land at Sunnyside Hospital	Community Facility
HIN86	See Alternative Options in Appendix 6.	
HIN87	Clarendon Park	Community Facility
HIN88	Battling Brook Primary School	Community Facility
HIN89	Redmoor High School	Community Facility
HIN90	Richmond Primary School	Community Facility
HIN91	Land north of Mile House Farm	Community Facility
HIN92	Hinckley Canoe Club	Community Facility
HIN93	Mount Grace High School	Community Facility
HIN94	John Cleveland College	Community Facility
HIN95	Dorothy Goodman School	Community Facility
HIN96	Holliers Walk Primary School	Community Facility
HIN97	St Peter's RC Primary School	Community Facility
HIN98	Health Care Provision	Community Facility
HIN99	Ashby Road Cemetry	Area of Special Character and open space
HIN100	Wharf Pit	Open Space
HIN101	Little Pit	Open Space

HIN01: Sherwood, Nutts Lane, Hinckley	
Previous Ref: EoI 192	**SHLAA Ref:** AS288
Description:	This is an existing residential plot off Nutts Lane.
Suggested proposal:	Residential development for a minimum of 6 dwellings. Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist. There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces are needed. A requirement of this

	development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs. This should be in line with Policy 19 of the Core Strategy. Improvements to Nutts Lane will be required to ensure adequate access. Any development should be in line with Policy 1 of the Core Strategy.
Justification for the proposal	This site is on brownfield land and will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land. The site has been assessed through the SHLAA and found to be non- developable because it is not within or adjacent to the existing settlement boundary. However, the Council's preferred option is to extend the settlement boundary of Hinckley to encompass the area east and west of Nutts Lane recognising the largely built up nature of this area. This boundary change would mean that this site would lie within the settlement boundary, therefore overcoming the constraints identified in the SHLAA. The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley. The site is within 800m of a bus stop and has easy access to Hinckley Town Centre.

HIN02: Land at and rear of Netherfield House, Hinckley	
Previous Ref: EoI 252	**SHLAA Ref:** AS289
Description:	This site consists of an existing residential plot and associated backland off Nutts Lane and adjacent to the railway line.
Suggested proposal:	The proposal is for residential development providing a minimum of 51 dwellings. Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist. The railway runs adjacent to northern perimeter; therefore any development would need to include the appropriate noise attenuation features. Improvements to Nutts Lane will be required to ensure

	adequate access. There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces are needed. A requirement of this development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs. This should be in line with Policy 19 of the Core Strategy. Any development should be in line with Policy 1 of the Core Strategy.
Justification for the proposal	This site is partly on brownfield land and will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land. The site has been assessed through the SHLAA and found to be non- developable because it is not within or adjacent to the existing settlement boundary. However, the Council's preferred option is to extend the settlement boundary of Hinckley to encompass the area east and west of Nutts Lane recognising the largely built up nature of this area. This boundary change would mean that this site would lie within the settlement boundary, therefore overcoming the constraints identified in the SHLAA. The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley. The site is within 800m of a bus stop and has easy access to Hinckley Town Centre.

HIN03: Land off Nutts Lane, Hinckley	
Previous Ref: EoI 062, EoI 066, EoI 067, EoI 084, EoI 181, SHLAA 039/044	**SHLAA Ref:** AS293
Description:	The site is located adjacent to the Coventry Canal and the existing Waterside Park Estate.
Suggested proposal:	The proposal is for residential development providing a minimum of 66 dwellings. Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist. Connectivity between the Waterside Park Estate, the canal and the new development will need to be addressed. A cycle route runs along Ashby Canal parallel to northern boundary and connects into a route to the Waterside Park

	Estate. The site is of ecological interest and appropriate mitigation measures will be required as necessary. The development must respect and positively contribute to the Ashby Canal conservation area. Improvements to Nutts Lane will be required to ensure adequate access. There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces is needed. A requirement of this development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs. This should be in line with Policy 19 of the Core Strategy. Any development should be in line with Policy 1 of the Core Strategy.
Justification for the proposal	The development of the Waterside Park Estate has effectively expanded the urban area of Hinckley. This site is bounded by the canal to the north, Waterside Park Estate to the west, an employment site to the east and the former greyhound stadium and railway line to the south. Development of this site would therefore effectively constitute infill development. The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable. The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley. The site is within 400m of a bus stop and post office and within 800m of a primary school and has easy access to Hinckley Town Centre.

HIN04: Former Greyhound Stadium, Hinckley	
Previous Ref: EoI 066, EoI 067, EoI 211	**SHLAA Ref:** AS294
Description:	Former Greyhound Stadium adjacent to the railway line and the Waterside Park Estate.

Suggested proposal:	The proposal is for residential development providing a minimum of 64 dwellings. Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist. Connectivity between the Waterside Park Estate, the canal and the new development will need to be addressed. A cycle route runs along Ashby Canal and connects into a route in the Waterside Park Estate. There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces is needed. A requirement of this development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs. This should be in line with Policy 19 of the Core Strategy. The railway runs adjacent to northern perimeter; therefore any development would need to include the appropriate noise attenuation features. A large cluster of trees on southern boundary currently acts as a landscape barrier to the railway lines. The development must respect and positively contribute to the Ashby Canal conservation area. Improvements to Nutts Lane will be required to ensure adequate access.
Justification for the proposal	The development of the Waterside Park Estate has effectively expanded the urban area of Hinckley. This site is bounded by Waterside Park Estate to the west, an employment site to the east and the railway line to the south. Development of this site would therefore effectively constitute infill development. The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable. The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley. The site is within 800m of a bus stop, post office and primary school and has easy access to Hinckley Town Centre.

HIN05: Land at 390 Coventry Road, Hinckley	
Previous Ref: EoI 212	**SHLAA Ref:** AS295
Description:	Paddock and existing residential development off Coventry Road, adjacent to the Ashby Canal and the Waterside Park Estate.
Suggested proposal:	The proposal is for residential development providing a minimum of 14 dwellings and a Neighbourhood Equipped Area of Play (NEAP). There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces is needed. A requirement of this development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs through the development of a NEAP as part of this site. This should be in line with Policy 19 of the Core Strategy. Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist. Connectivity between the Waterside Park Estate, the canal and the new development will need to be addressed. A cycle route runs along Ashby Canal and connects into a route in the Waterside Park Estate. The development must respect and positively contribute to the Ashby Canal conservation area. The site is of ecological interest and appropriate mitigation will be required as necessary.
Justification for the proposal	The development of the Waterside Park Estate has effectively expanded the urban area of Hinckley. This site is bounded by Waterside Park Estate to the west, an employment site to the north, the canal to the east and Waterside Park Estate to the south. Development of this site would therefore effectively constitute infill development. Provision of a NEAP on this site will help to address the existing open space deficiencies in the south west of Hinckley. The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable. The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley. The site is within 400m of a bus stop and within 800m of a primary school and has easy access to Hinckley Town

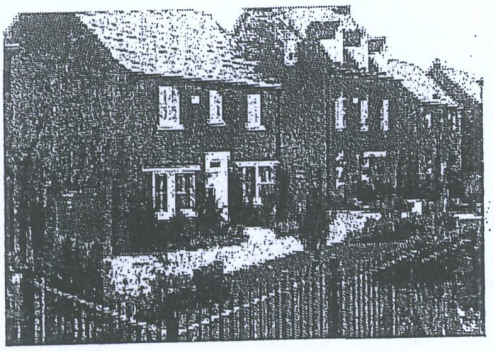
	Centre.
HIN06: Land off Nutts Lane, adjacent to AS289, Hinckley	
Previous Ref: n/a	**SHLAA Ref: n/a**
Description	Backland between residential development off Nutts Lane, the A5 and the railway line.
Suggested proposal	The proposal is for residential development providing a minimum of 35 dwellings. Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist. The A5 runs adjacent to southern perimeter, therefore any development would need to include the appropriate noise attenuation features. Improvements to Nutts Lane will be required to ensure adequate access. There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces is needed. A requirement of this development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs. This should be in line with Policy 19 of the Core Strategy. Any development should be in line with Policy 1 of the Core Strategy.
Justification for proposal	The Council's preferred option is to extend the settlement boundary of Hinckley to encompass the area east and west of Nutts Lane recognising the largely built up nature of this area. This boundary change would mean that this site would lie within the settlement boundary. The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.
HIN07: 18 Wood Street, Hinckley (known as ELS Factory North of Wood St), Hinckley	
Previous Ref: EL39	**SHLAA Ref:** AS321
Description	Isolated Factory on edge of town centre surrounded by housing.

Local Development Framework

Hinckley & Bosworth Borough Council

A Borough to be proud of

Strategic Housing Land Availability Assessment (SHLAA)





October 2008

3. METHODOLOGY

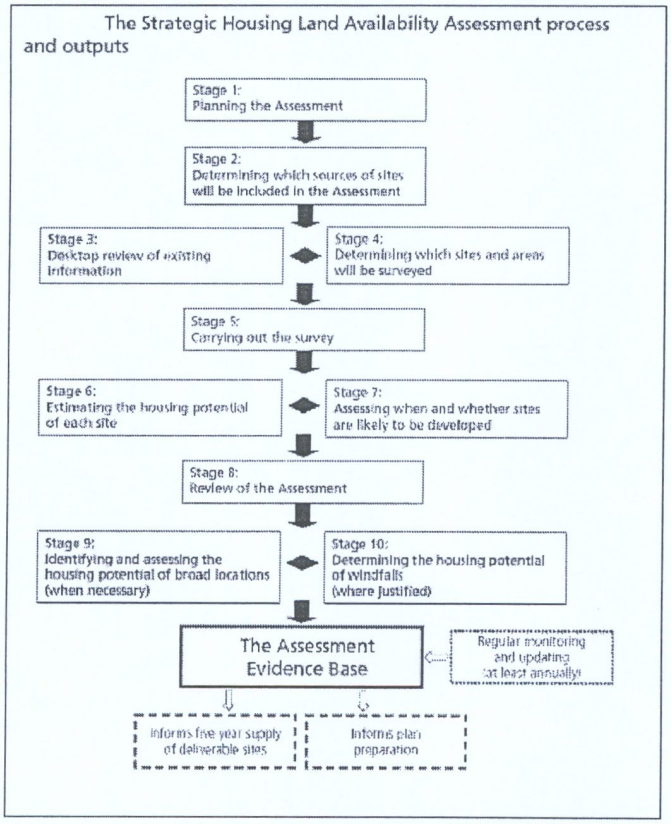
3.1 Background

3.1.1 The methodology utilised for the Hinckley and Bosworth SHLAA is the Joint Leicester and Leicestershire Housing Market Methodology paper which has been produced collaboratively with all participating authorities and agreed upon by stakeholders.

3.1.2 Figure 1 has been set out by the Department for Communities and Local Government (DCLG), in order to produce the core outputs for the assessment. According to the DCLG's SHLAA Practice Guidance, the use of this standard methodology is recommended as 'it will ensure that the assessment findings are robust and transparently prepared.'

3.1.3 In addition, the guidance goes on to state that, when followed a Local Planning Authority should not need to justify the methodology used in preparing its assessment (including at independent examination).

Figure 1: The Strategic Housing Land Availability Assessment Process and outputs



Source: Communities Local Government (2007) Strategic Housing Land Availability Assessment: Practice Guidance

3.1.4 The Leicester and Leicester Local Planning authorities have therefore conformed closely with the standard methodology with the exception of some minor deviations to take local circumstances into account.

3.1.5 The SHLAA has been undertaken through an officer Project Group with each council incorporating planning and housing officers.

3.2 Site Sources

3.2.1 Sites for assessment have been identified through the following sources;

- Expression of Interest sites for the Site allocations DPD (596 sites)
- Urban Housing Potential Sites (25 sites)
- Employment Land and Premises Study sites (70 sites)
- Residential Land Availability Sites (218 sites)
- Submitted through the SHLAA Process (68 sites)

3.2.2 The Urban Housing Potential Study (2006) and Residential Land Availability sites have only gone forward for assessment in the SHLAA process if they have not yet been developed as from March 2008.

3.2.3 Sites drawn from the Employment Land and Premises Study have been included for assessment regardless of the classification.

3.2.4 Expression of Interest sites have been submitted by members of the public, developers and agents and collated over a six year period for the Site Allocations DPD. Council owned sites have also been included as Expression of Interest sites.

3.2.6 All sites have been assigned a new reference number for ease of assessment, namely an As reference. Some sites submitted from the above sources have been amalgamated due to duplication or to represent a more strategic opportunity for residential development.

A total of 676 As sites have been incorporated and assessed within the SHLAA.

3.3 Carrying Out the Survey

3.3.1 No minimum threshold has been applied in the identification of sites. This reflects the Borough's largely rural nature and a desire to ensure what were previously 'windfall sites' are captured in the SHLAA.

3.3.2 Site assessments have gone through a three-tier assessment process:

1. Desktop review
2. Site visits
3. Site re-assessment on the basis of submitted final consultation comments.

3.3.3 It should be noted that a small number of submitted sites were not subject to a site visit because they were inaccessible. Those sites not subject to a site visit have been assessed on the basis of the desktop review and site re-assessment from final consultation comments.

3.3.4 During the desktop review general site characteristics were recorded and where possible checked during the site visits. Appendix 1 is a copy of a site visit proforma and illustrates the general site characteristics that were recorded during the desktop review and checked during the site visit.

3.3.5 In addition to recording general site characteristics and constraints, sites were also mapped individually and overlaid onto an overview map of the settlement. Where possible photographs of a site's access and general layout were also taken during site visits and included in assessment material.

3.3.6 During the desktop review, sites which have been affected in their entirety by the following red constraints (as defined by the Joint Leicester and Leicestershire SHLAA Methodology) have been excluded from further consideration in the SHLAA assessment;

- Flood Zones 2 and 3
- Non- inert landfill sites
- Active mineral extractions sites
- Hazardous installations
- Agricultural land of grade 1 & 2
- Oil and high pressure gas pipelines and 400kv & 275kv (National grid) overhead electricity lines
- Sites of Special Scientific Interest (SSSI's) and Scheduled Monuments

3.3.7 In addition to the red constraints identified in the SHLAA Methodology the following have also been identified as red constraints, which excluded a site from further assessment;

- Residential Land Availability sites completed or under construction
- Standard sites with development complete or under construction

3.3.8 The site visits identified any additional sites under construction or completed which the desktop review had not highlighted.

3.3.9 If a site has been identified as having a red constraint, which affects that site in its entirety and has been excluded on that basis this will be reviewed during the SHLAA review, if evidence is provided to demonstrate that a red constraint can be overcome. The assessment of sites, which have not been excluded from consideration, have been informed by the following constraint categories;

- Land and soil quality constraints
- Environmental constraints
- Topographical constraints
- Accessibility constraints
- Planning policy constraints
- Ownership constraints

3.4 Land and Soil Quality Constraints

3.4.1 Land and soil quality constraints refer to previous land uses on site, which may have adversely impacted upon the quality of the land and soil. Sites with identified land and soil constraints may be required to undertake a ground investigation before commencement of residential development. Land and soil quality information was sourced from information gathered under Hinckley and Bosworth Borough Council's Contaminated Land Strategy implemented by the Environmental Health Department.

3.4.2 The following themes have been used to identify sites with land and soil quality constraints;

- Historic Maps
- Landfill buffers
- Historic landfill sites (Leic2)
- Legacy potential hazards (sites that are a potential hazard owing to a previous use)

3.5 Environmental Constraints

3.5.1 A site has an environmental constraint if the following are present;

- Mature or ancient woodlands, trees or hedgerows
- Open space, sport, recreation or impingement of access to any of these
- Ecology sites (Parish, District, County) and sites with ecological interest
- Landscape Character Assessment designation
- Impact on biodiversity; water, river, ponds
- Agricultural Land Classification (only classifications 1 & 2 have been noted)
- Archaeological and Heritage potential

3.5.2 Environmental constraints were identified through the desktop review and site visits.

3.5.3 Mature or ancient woodlands, trees and hedgerows have been identified through aerial photography, Borough council records on tree preservation orders and observation on site visits. Woodland has been a consideration in the SHLAA however it has not excluded a site from assessment or determined its suitability, availability or achievability.

3.5.4 Open space, sport and recreation or impingement of access to these spaces has been identified as a constraint through site designations defined by the Green Spaces Department at Hinckley & Bosworth Borough Council, aerial photography and site visit observation.

3.5.5 Ecology sites have been previously identified and categorised into district and county level sites although an ecology site's designation has not been highlighted within the SHLAA, it is simply referred to as an Ecology site.

3.5.6 Further information on the ecological potential of a site has been provided the Historic and Natural Environment Department at Leicestershire County Council. Sites have been identified as either;

- 'Likely to contain protected species' which means the site is known to contain protected species or the potential for protected species interest.
- 'Site is of ecological interest' which means the site has past or present biological or geological interest

3.5.7 Landscape Character Assessment Designation has been drawn from the July 2006 Hinckley and Bosworth Borough Landscape Character Assessment with each settlement falling into the following designations;

- Charnwood Fringe Character Area
- Forest Hills Character Area
- Market Bosworth Parkland Character Area
- Desford Vales Character Area
- Stoke Golding Vales Character Area
- Hinckley, Barwell and Burbage Fringe Character Area

- Fen Lanes Character Area
- Upper Mease Character Area
- Gospall Parkland Character Area
- Upper Sence Character Area

3.5.7 The Landscape Character Assessment also defines the larger and more urban settlements of Hinckley, Burbage, Earl Shilton, Barwell, Desford, Market Bosworth, Newbold Verdon, Groby, Markfield and Ratby by their urban character.

3.5.8 Regard has been had for the attributes highlighted in the Landscape Character Assessment within the SHLAA process. However the Landscape Character Assessment has only been a determining factor in assessing sites deliverability and developability when the site falls within areas of high sensitivity.

3.5.9 If water, rivers or ponds were identified on site these were recorded as environmental site constraints.

3.5.10 Agricultural Land Classification as a constraint has been limited to grades 1 & 2 due to the high quality and high value of the soil. The data has been sourced from Natural England in 2002. Climate, site, soil characteristics and the interactions between them are factors affecting the agricultural grade assigned. The classification is concerned with the inherent potential of land under a range of farming issues. Sites, which have grade 1 or 2 agricultural land within them, have been identified as an environmental constraint and a red constraint but have not been excluded from consideration if the site is only partially covered. The presence of grade 1 or 2 agricultural land on a site may reduce the residential capacity below that stated in the assessment. Residential capacity has not been reduced to reflect the volume of on-site grade 1 or 2 agricultural land.

3.5.11 Agricultural land classifications can be amended during the annual SHLAA review upon presentation to the Borough Council of an Agricultural Land Classification Survey.

3.5.12 The potential of a site to contain heritage and archaeological remains as a constraint has been identified and supplied by Leicestershire County Council Historic and Natural Environment Team specifically for this SHLAA.

3.5.13 Each SHLAA site has been assessed for their heritage potential and graded into the following four categories;

<u>Grade 1: High</u>

3.5.14 Refers to SHLAA sites with a high likelihood of heritage potential. A site has been defined in this category if it is on or within 100m of a statutorily designated heritage asset such as;

- A registered battlefield
- Conservation Areas
- Scheduled Monument
- Listed Building
- Registered Park or garden

3.5.14 It is possible such sites will prove undevelopable due to the significance of the heritage asset especially where they impact upon a scheduled monument, or Grade I listed building.

3.5.15 Sites which directly affect a designated asset or lie within 100m of its boundaries and may have an impact upon its setting and curtilage are material considerations. As such should be considered as early as possible in the preparation of any development proposal. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be advisable.

3.5.16 The appraisal has taken an arbitrary 100m line to define whether or not the setting/curtilage may be a consideration, however, both issues can only be judged on a case-by-case basis with a specific understanding of the heritage asset and the development proposal.

3.5.17 Development that affects a Scheduled Monument or its setting will require Scheduled Monument Consent from the Secretary of State as advised by English Heritage.

Grade 2: Significant

3.5.18 This grade refers to SHLAA sites which are expected to have significant potential for archaeological remains predicated on the site being greater than or equal to 1ha in size.

3.5.19 Development should only be considered for sites identified as having significant heritage potential in the context of a completed archaeological assessment. It is expected that with appropriate consideration and pre-application investigation the site would prove developable.

Grade 3: Uncertain

3.5.20 This grade refers to SHLAA sites with uncertain but potentially significant archaeological potential predicated on the site being less than 1ha in size.

3.5.21 Development should only be considered in the context of a completed archaeological assessment. The assessment should comprise, as a minimum, a detailed site-specific desk-based assessment, and where appropriate should include both non-intrusive and intrusive field evaluation. It is expected that with appropriate consideration these sites will prove developable sites.

Grade 4: Low

3.5.22 This grade refers to SHLAA sites with limited archaeological potential due to their small size, or the absence or limited significance of the known archaeological remains within their immediate proximity.

3.5.23 It is expected these sites will represent deliverable development opportunities.
3.5.23 References to deliverable and developable within the environmental constraints and the comments supplied by the Natural and Historic Environment Team at Leicestershire County Council are in the context of heritage and archaeology and not the overall assessment.

3.5.22 The current appraisal does not represent a definitive statement of the archaeological implications of any given site and has not examined the details of any given development proposal. Consequently, it is strongly recommended that as a development proposal is being considered early consultation with the local

authority and their heritage advisors, including where appropriate English Heritage is undertaken to establish the precise implications any scheme.

3.5.23 The current appraisal has been undertaken using the Leicestershire and Rutland Historic Environment Record (HER). Additional archaeological information, which may either raise or lower the archaeological potential of a given area, is being added to the HER on a regular basis, consequently, specific consultation to clarify the implication of a particular site is recommended and the current appraisal should not prejudice a future detailed assessment.

3.6 Topographical constraints

3.6.1 Topographical constraints refer to surface level site attributes which might affect development on site such as;

- Gradient of land and site levels
- Flood risk (including flood zones)
- Location of pipelines and electricity lines

3.6.2 Sites, which have Flood zones 1 or 2 within them, have been identified as a topographical constraint and a red constraint but have not been excluded from consideration if the site is only partially covered. The presence of flood zones 1 or 2 on site may reduce the residential capacity below that stated in the assessment. Residential capacity has not been reduced to reflect the coverage of on-site flood zones.

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

3.7 Accessibility

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

- Bus Stop
- Primary School
- Local Centre
- Post Office
- Health Centre
- Secondary School
- Open Space

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

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

3.7.4 A sites distance to the key services excluding the Health Centre and Secondary School has been broken down into the following categories:

- Within 400 metres
- Within 800 metres
- Over 800 metres

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

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

3.7.6 The document highlights that the average walking distance is 1km. 'Shaping Neighbourhoods' identifies a reasonable accessible distance to a health centre as within 1000 metres and a secondary school as within 1500 metres. These measurements have been used as the benchmark for these two services within the SHLAA.

3.7.7 Accessibility has been provided as a guide for developers, the local authority and the public to indicate the distances of sites to relevant services. Accessibility is not a determining factor on the suitability or sustainability of sites and the findings of accessibility are not defined as a constraint to development.

3.7.8 Open Space refers to areas of designated open space such as:

- Playgrounds;
- Recreation grounds;
- Parks; and
- Allotments.

3.7.9 Additional Accessibility information has recorded further accessibility information that has been identified through the desktop review and site visits. The information has identified, where relevant, the location of pre-defined cycle routes and bus stops.

3.8 Accessibility constraints

3.8.1 Accessibility constraints refers to problems or limitations relating to site access, access to other sites or facilities as a result of development on site, potential infringement of public rights of way and the impacts of and on adjacent highways.

3.8.2 Accessibility constraints have been identified through the desktop review, site visits and comments from Leicestershire County Council Highways Department.

3.8.3 Only sites not excluded from consideration because of a red constraint have been assessed for their accessibility by County Council Highways Department.

3.8.4 County Council comments referring to 'no apparent fundamental reason for this site to be excluded' is not an indication that access could be provided.

3.8.5 Sites described as being in a 'rural location' indicates that the speed limit is greater than 40 mph and access from such a road would generally be contrary to the County Councils "Highway, Transportation Development" and "Access to the Road Network" policies contained in the Design Guide Htd.

3.8.6 Sites with 'no comments from the Highway Authority' have not been assessed for their suitability for residential development in the context of transport implications. Sites which are more than a 30 minute bus journey from a main Leicestershire centre as defined by the Leicestershire Local Transport Plan 2006-2011 have not been assessed by the Highways Department. The main Leicestershire centres within a 30 minute bus journey with the Borough of Hinckley and Bosworth are:

- Hinckley;
- Coalville;
- Leicester; and
- Ashby.

3.8.7 Sites referred, as 'not appropriate for consideration' have not been excluded from assessment in the SHLAA process however the opinions of the Highways Department have been included within site assessments. Sites have been found unsuitable, unavailable or unachievable based on these comments in conjunction with data and observations taken during sites visits and the desktop review along with additional information supplied by site submitters.

3.8.8 Details in accessibility constraints can be amended upon submission of further evidence such as a Transport Assessment or the submission of valid access, which was not evident previously.

3.9 Planning Policy Constraints

3.9.1 Planning policy constraints have taken the following into account;

- Sites of Special Scientific Interest (SSSI's)
- Conservation Areas
- Listed Buildings
- Employment Land and Premises Study classification and advice
- Current planning policy

3.9.2 SSSI's, Conservation Areas and listed buildings have been noted as possible constraints to development but have not influenced the assessment. The exception is if the development of a site would block or hinder an important view or vista within or adjacent to a Conservation Area, defined by the Landscape Character Assessment and Conservation Area Appraisals.

3.9.3 Constraints referred to by the Employment Land and Premises Study advise the retention of all or a portion of the site. If the Employment Study advises 100% employment to be retained a site would be found unsuitable. Employment sites which can be redeveloped for other uses in their entirety have not been identified as constraints.

3.9.4 Current planning policy refers to saved Hinckley and Bosworth Local Plan policies which can be found at www.hinckley-bosworth.gov.uk.

3.9.5 In accordance with SHLAA Practice Guidance "the scope of the assessment should not be narrowed down by existing policies designed to constrain development" as such the identified Local Plan policies are utilised as a guide to developers and the public as possible constraints to development should the site go forward.

3.10.1 Ownership Constraints

3.10.1 Ownership constraints refers to any legal ownership issues including:

- Multiple ownership;
- Tenancies;
- Ransom strips; and
- Operational requirements.

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

3.11 Estimating Housing Potential

3.11.1 The estimation of housing potential is a significant factor affecting a sites economic viability and an essential indicator in determining the level of housing land supply in the Borough to meet the Regional Plans housing targets.

3.11.2 The housing potential of each site has been determined by densities agreed to through the Joint Leicestershire SHLAA Methodology paper and through a percentile discounting formula agreed upon by the developer panel.

3.11.3 The density targets set out within Housing Policy 5 of the Leicestershire, Leicester and Rutland Structure Plan (1996 to 2016), have been used as a means of estimating housing potential for each site.

3.11.4 Housing Policy 5 states that housing developments should attain the densities set out in table 2.

Table 2: Table illustrating densities used in the SHLAA

Location	Density
Within and adjoining the centre of Leicester and Loughborough	Minimum of 50 dwellings per hectare
Within other main town centres, local centres and other locations well served by public transport and accessible to services and facilities	Minimum of 40 dwellings per hectare
Other locations	Minimum of 30 dwellings per hectare

3.11.5 In respect of the Borough of Hinckley and Bosworth no settlements are classified as within and adjoining the centre of Leicester and Loughborough, as such no sites have been assigned a 50 dwellings per hectare.

3.11.6 The following settlements are classified as within other main town centres, local centres and well served by public transport and accessibility to services and have been assigned a 40 dwellings per hectare minimum;

- Hinckley
- Burbage
- Barwell
- Earl Shilton

3.11.7 All remaining settlements have been assigned a density minimum of 30 dwellings per hectare.

3.11.8 In addition to the application of standardised density targets to determine a sites residential capacity a formula which discounts a percentage of the sites size has also been applied. The formula discounts a percentage of a sites size in order to take account of support facilities, open space provision and infrastructure requirements for residential development.

3.11.9 The amount discounted depends on site size and has been broken down as follows:

- If a site is up to 0.4 ha then the area calculated will remain unchanged;
- If a site is between 0.4 ha - 2 ha then 82.5% of the site will be calculated with the density requirement to establish the residential capacity;
- If a site is between 2 ha – 35ha then 62.5% of the site will calculated with the density requirement to establish the residential capacity; and
- If a site is over 35ha then 50% of the site will be calculated with the density requirement to establish the residential capacity.

3.11.10 This formula was initially drawn from Blaby District Councils Urban Housing Capacity Study and was agreed upon and expanded by the developer panel.

3.11.11 The dwelling numbers stated are a guide to what would be expected if the site were suitable for development but subject to change depending on site specific circumstances.

3.11.12 If a constraint covers the site this has not reduced its residential capacity. The exception to the above housing capacity estimates are RLA sites. These sites already have consent for residential development and as such the number of dwellings for which the consent has been agreed has been named as the sites residential capacity. Density figures have been omitted but follow the density agreed within the site's planning consent.

3.12 Assessing Suitability, Availability and Achievability

3.12.1 The assessment of a sites suitability, availability and achievability provides the information on which the judgement of a sites deliverability and developability is made.

3.12.2 In order to provide a consistent approach to site assessment, a sites suitability, availability and achievability has been determined from a list of assumptions produced by the Borough Council and agreed upon by members of the developer panel.

3.12.3 Information to determine the above has been based upon previously identified data in general site information and site constraints.

Suitability

3.12.4 'A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities' (DCLG, July 2007).

3.12.5 The SHLAA Practice guidance advises the following factors should be considered in the assessment of a sites suitability for housing:

- Policy restrictions;
- Physical problems or limitations;
- Potential impacts; and
- Environmental conditions.

3.12.6 A site will be found unsuitable if:

- It is not within or adjacent to the settlement boundary or adjacent to a site, which, if combined, would be adjacent to the settlement boundary;
- Physical problems or constraints completely separate a site from the settlement boundary;
- There are no available accesses or access to the site is provided by an adjacent site, which has not been submitted;
- Access can not be provided without demolishing one or more houses and that site can accommodate less than 15 prospective dwellings, unless the dwelling to be demolished is included within the site;
- It is an allocated Local Authority owned park, recreation ground, allotment or open space or publicly owned allotment or open space;
- It is within an area identified as particularly sensitive in regards to Landscape character – as documented in the Landscape Character Assessment;
- Development on site could block or hinder an important view or vista within or adjacent to a conservation area as documented in the Conservation Area Appraisals; and

- The Employment Land and Premises Study has identified that the site should be 100% retained for employment.

Availability

3.12.7 'A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownership, ransom strips, tenancies or operational requirements' (DCLG, July 2007).

3.12.8 A site will be found unavailable if:

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

3.12.9 Residential Land Availability sites that have not been previously excluded from consideration have been classed as available unless information retrieved from applicants stated otherwise. Applicants for Residential Land Availability sites were contacted between 15th and 18th July to determine a likely development period for their site. This information is summarised in appendix 2.

Achievability

3.12.10 'A site is considered achievable for development where there is a reasonable prospect that housing will be developed on site at a particular point in time' (DCLG, July 2007).

3.12.11 The assessment of a site's achievability is a judgement about a site's economic viability and the ability of a developer to complete and sell housing over a period of time. A sites achievability will be affected by:

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

3.12.12 A site will be found achievable unless:

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

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

- Market interest
- Timeframe for development
- Estimated build rate per annum

3.13 Market Interest

3.13.1 The determination of a sites market interest has been developed on a settlement-by-settlement basis by the developer panel. Market interest is designed as a guide to the potential current market interest in a wider settlement context and not the particular interest there maybe in a specific site.

3.13.2 Market interest was assigned into the following three categories;

- High
- Medium
- Low

3.13.3 Settlements and areas of settlements market interest are set out in table 3.

Table 3: Table showing market interest by settlement

Market Interest	
High	**Medium**
Burbage	Barwell (general)
Barwell (within SUE)	Earl Silton (general)
Earl Shilton periphery & SUE	Hinckley (within settlement)
Hinckley & Wykin (greenfield sites)	Higham on the Hill
Higham on the Hill (sites off Main Rd)	Stapleton
Witherley	Barlestone
Sutton Cheney	Kirby Muxloe
Peckleton	Markfield
Sheepey Magna & Parva	Ratby
Sibson	Dedford
Kirby Muxloe	Groby
Twycross (off Main Rd)	Stanton under Bardon
Norton Juxta Twycross	Bagworth
Market Bosworth	Thornton
Cadeby	Botchestone
Congerstone	Nailstone
Shakerstone	Twycross (general)
Barton in the Beans	Newbold Verdon
	Osbaston
Stoke Golding*	
Carlton*	

* Market interest was not determined through the developer panel and therefore the market interest was identified as medium/high

3.13.4 No settlements were identified as having low market interest.

3.14 Timeframe for Development

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

1. Within 5 years falls within the 2008-2013 bracket;
2. Within 5-10 years falls within the 2013-2018 bracket; and
3. 10 years and over falls within the 2018+ bracket.

3.14.2 Site assignment into one of the three grouping has been based on a set of assumptions developed by the Borough Council and agreed upon by the Developer Panel:

- If a site already has planning consent it will be placed within the 0-5 year timeframe for development. However, if, after discussion with applicants, this is no longer their intention, then the site will be placed in the 5-10 year timeframe. It is noted that for sites to be allocated within the 0-5 year timeframe they must be realistic development opportunities;
- Sites adjoining the settlement boundary will be placed in the 5-10 year timeframe under the assumption that they are unlikely to be granted planning permission prior to this time due to existing policy restrictions;
- Sites outside the settlement boundary which are not adjacent to a site which if combined would be adjacent to the settlement boundary will be placed in the 15+ year timeframe;
- If a site is within the settlement boundary, has no policy restrictions, is currently unoccupied and has no or easily Mitigatable constraints, a timeframe for development of 0-5 years will be applied;
- If a site is occupied and the owner has put forward the site this timeframe will be increased to 5-10 years based on the assumption that the owners are interested in relocating, but that it will take time to find new premises; and
- If the site is occupied and a 3rd party has put forward the site then the timeframe will be increased to 10-15 years on the assumption that there is an interest in the site, but that those occupying the site would need to move prior to any development.

3.15 Estimated build rate

3.15.1 Estimated build rate indicates the average range of housing which is likely to be developed on site within 1 year. This is a general assumption drawn from the developer panel and is subject to change based upon specific site conditions.

3.15.2 The annual build rate of 50-80 dwellings per annum is the estimated build rate assigned by the developer panel. Estimated build rate will be reviewed on an annual basis to reflect market changes.

3.16 Deliverable, Developable, Non-developable

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

- Deliverable and developable;
- Developable; or
- Non-developable.

3.16.2 A site is deliverable if it is available within the 5 year timeframe, in a suitable location with a reasonable prospect that housing will be delivered. A deliverable site is Suitable, Available and Achievable and will also have a timeframe of 0-5 years (2008-2013). A deliverable site is automatically assigned as a developable site also.

3.16.3 A site is developable if there is a reasonable prospect the site will be available and developed within the timeframe indicated and within a suitable location. A developable site is Suitable, Available and Achievable and has timeframe for development of 5-10 years (2013-2018) or 15+ years (2018+).

3.17 Overcoming Constraints

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