

Land at Burbage Fields Flood Risk Sequential Test Report

Redrow Homes Limited

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Contents

1.0	Introduction	1
	Site Context	1
	Flood Risk	3
2.0	Planning Policy and Case Law	5
	National Planning Policy Framework	5
	Local Planning Policy	7
	Case Law: Mead	8
3.0	Methodology and Sequential Approach	9
	Stage 1: Identifying the catchment area	9
	Stage 2: Identifying Reasonably Alternative Sites	10
	Stage 3: Analysis: Availability, Site Capacity, Timescales, and Constraints	12
4.0	Stage 4: Assessment of sites	17
	Individual sites able to accommodate the development in full	17
	Series of smaller sites capable of accommodating the development	24
5.0	Conclusion	26
	Appendices	27

Appendices

- Appendix 1 - Scope of Sequential Test agreed with the Council
- Appendix 2 - List of sites assessed, excluding duplicates
- Appendix 3 - Analysis proforma of 28 shortlisted sites
- Appendix 4 –Assessment of flood risk sites, prepared by Farrow Walsh (to be amended)
- Appendix 5 – Assessment of smaller sites against methodology

1.0 Introduction

- 1.1 The Flood Risk Sequential Test Report has been prepared by Lichfields on behalf of Redrow Homes Limited in support of the hybrid planning application (24/00083/HYB) relating to the land at Burbage Fields Farm (“the application Site”). The application was submitted to Hinckley and Bosworth Borough Council (“the Council” or “the Borough”¹) on the 26th of January 2024 for the following proposed development:

“422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road, and Burbage Fields Farm and outline planning application for a residential care home and up to 11no. self-build plots (all matters reserved except for access).”

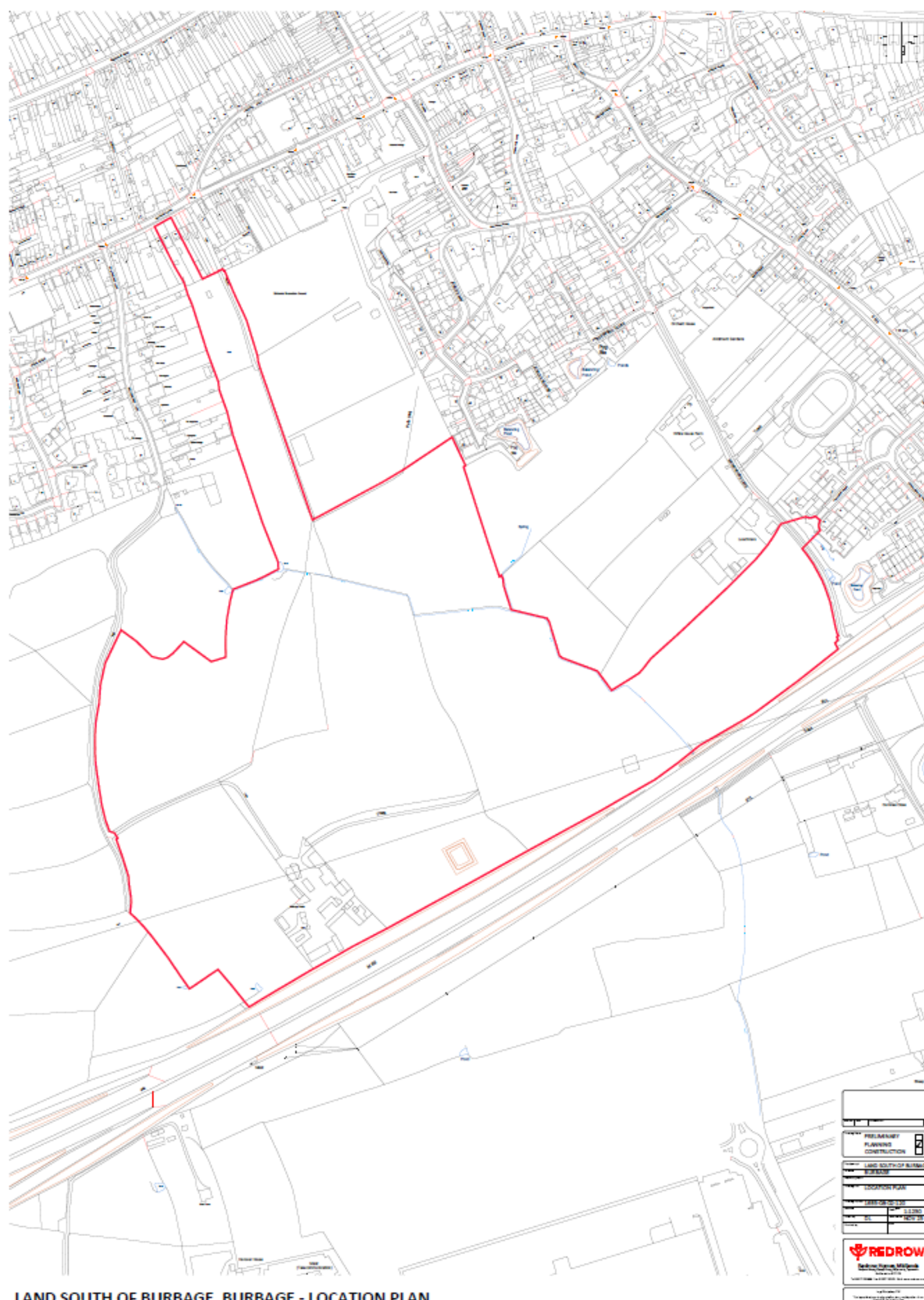
- 1.2 This report is prepared in light of the *Mead Realisations Ltd v Secretary of State for Housing Communities and Local Government & North Somerset Council* [2025] EWCA Civ 32 (“Mead”) judgment, dated 30 January 2025, the revised National Planning Policy Framework (December 2024) [NPPF] and the Planning Practice Guidance [PPG] for Flood Risk and Coastal Change (updated August 2022), which stipulates that a Flood Risk Sequential Test is required for ‘vulnerable’ uses located within areas at risk of flooding, including (*inter alia*) Surface Water flooding.

Site Context

- 1.3 The application Site is currently occupied by the Burbage Fields Farm House and associated outbuildings that are located to the south west of the application Site. It is located in a highly sustainable location on the edge of Burbage, one of the four major urban areas of the Borough. The extent of the Site is shown below:

¹ The report will use these terms interchangeably to refer to Hinckley and Bosworth Borough Council. As a generality, references to ‘the Council’ relate to the administrative body, whereas references to ‘the Borough’ relate to land within the LPA.

Figure 1.1 Site location plan



Source: Redrow

- 1.4 The application Site comprises c.26.498 hectares [ha] of land mainly used for agricultural pastureland. The application Site slopes towards the south east from the highest part in the north at approximately 126mAOD to the lowest part in the south at approximately 107mAOD. The majority of the eastern boundary of the application Site is bound by trees and hedgerows, with greenfield land beyond. A small section of the application Site to the east is bound by a hedgerow with Workhouse Lane directly adjoining the boundary. The northern boundary of the application Site is bound by hedgerow, with the most northern point of the application Site adjoining the built-up boundary of Burbage. Part of the western Site boundary is bound by the existing built-up boundary of Burbage. The remainder of the western boundary is bordered by Bullfurlong Lane and open countryside. The southern Site boundary comprises a fence line, trees and hedgerows, beyond which lies the M69 and associated barrier planting. A small section of the application Site to the east extends across Workhouse Lane to the east, which is bound by Flanders Close at the easternmost boundary.

Flood Risk

- 1.5 A site-specific flood risk assessment (February 2025), conducted by Farrow Walsh and submitted with application 24/00083/HYB identifies flood risk in the application Site as follows:
- 1 At **very low** risk of flooding from Rivers and Seas;
 - 2 Areas along the perimeter of the site to the north and east are at **medium** and **high** risk of flooding from **Surface Water**.
 - 3 At **low risk** of flooding from groundwater sources; and
 - 4 At **no** quantifiable risk of flooding from manmade lakes within the topographical catchment of the site.
- 1.6 Farrow Walsh has identified that 15% of the application Site is at risk of surface water flooding.

Surface Water Flood Risk

- 1.7 As required by paragraph 173 of the NPPF, the application must engage the Sequential Test because it is not allocated in the Development Plan and has been identified as being at risk of surface water flooding, as demonstrated in Figure 1.2.

Figure 1.2 Site's sensitivity to surface water flooding (1 in 1,000 year event)



Source: Environment Agency

2.0 Planning Policy and Case Law

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (December 2024) [NPPF] sets out the Government planning policies for England and how these are expected to be applied.
- 2.2 For planning applications, NPPF paragraph 173 stipulates that a “*sequential risk-based approach*” should be undertaken in areas known to be at risk now or in future from any form of flooding, where the site is not allocated in the local plan.
- 2.3 The NPPF goes on to state in paragraph 174 that “*within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are **reasonably available sites appropriate for the proposed development** in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.*” Para. 175 notes an exceptional situation where a Sequential Test would not be required; however, this does not apply to this development. *[Lichfields emphasis in bold]*
- 2.4 Furthermore, paragraph 175 states that ‘*the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)*’.

National Planning Practice Guidance

- 2.5 The latest Planning Practice Guidance [PPG] on Flood Risk and Coastal Change was updated in August 2022 and advises how to take account of, and address, the risks associated with flooding and coastal change in the planning process. Paragraphs 23 to 30 of the PPG set out the planning considerations that relate to Sequential Tests
- “...Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, the sequential test still needs to be satisfied. Application of the sequential approach in the plan-making and decision-making process will help to ensure that development is steered to the lowest risk areas, where it is compatible with sustainable development objectives to do so...” (7-023-20220825)
- 2.6 The following sets out how the Sequential Test is applied to the location of development:
- “The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites:
- i Within medium risk areas; and
 - ii Then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.” (7-024-20220825)

2.7 The below sets out how the Sequential Test should be applied to planning applications:

“For individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies. For example, where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives.” (7-027-20220825)

2.8 The below explains what is meant by a “reasonably available” site:

“‘Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development.

These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered ‘reasonably available’.” (7-028-20220825)

2.9 The below sets out who is responsible for deciding whether an application passes the Sequential Test:

“Relevant decision makers need to consider whether the test is passed, with reference to the information it holds on land availability. The planning authority will need to determine an appropriate area of search, based on the development type proposed and relevant spatial policies. The applicant will need to identify whether there are any other ‘reasonably available’ sites within the area of search, that have not already been identified by the planning authority in site allocations or relevant housing and/or economic land availability assessments, such as sites currently available on the open market. The applicant may also need to check on the current status of relevant sites to determine if they can be considered ‘reasonably available’.” (7-029-20220825)

2.10 Finally, whilst acknowledging that the below is not written in the context of the Sequential Test, we consider the below is of relevance, explaining how it can be demonstrated that wider sustainability benefits to the community outweigh flood risk:

“Local planning authorities need to set their own criteria for this assessment, having regard to the objectives of their Plan’s Sustainability Appraisal framework, and provide advice which will enable applicants to provide relevant and proportionate evidence.

Examples of wider sustainability benefits to the community could include:

The re-use of suitable brownfield land as part of a local regeneration scheme...” (7-036-20220825)

Annex 3 of the NPPF sets out that the flood risk vulnerability classification for infrastructure for electricity supply including generation, storage and distribution systems is 'essential infrastructure'. Table 2 (Figure 3.1 below) of Flood Risk and Coastal Change PPG identifies the flood risk vulnerability and flood zone 'incompatibility' which confirms that 'Essential Infrastructure' in Flood Zone 1 is not required to meet the 'Exception Test'.

Figure 2.1 Flood Risk Vulnerability and Flood Zone 'Incompatibility'

Table 2: Flood risk vulnerability and flood zone 'incompatibility'

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

Source: [PPG](#) – Flood Risk and Vulnerability and Flood Zone Compatibility (taken from Table 2, Paragraph 079 of PPG)

Local Planning Policy

2.11 As well as national policy, the Sequential Test must also have regard to any local Development Plan policies which are relevant to the issue of flood risk and the Sequential Test. The Development Plan for the area comprises the Local Plan 2006-2026. The Local Plan 2006-2026 subsequently comprises:

- The Core Strategy (2009) [CS] and
- The Hinckley and Bosworth Site Allocations and Development Management Policies DPD (2026) [SADMP DPD].

2.12 Policy DM7 part (h) of the SADMP DPD addresses land selection for development concerning flood risk." The policy states that *'Adverse impacts from pollution and flooding will be prevented by ensuring that development proposals demonstrate that the*

development does not create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with National Policy’.

2.13 The Hinckley and Bosworth Borough Council Strategic Flood Risk Assessment (SFRA) (2020) similarly reiterates the policy in the NPPF and guidance in the PPG. It states that

“The Level 2 SFRA includes detailed assessments of the proposed sites. These includes:

- An assessment of all sources of flooding including fluvial flooding, surface water flooding, groundwater flooding, mapping of the functional floodplain and the potential increase in fluvial flood risk due to climate change.*
- An assessment of existing flood warning, including an assessment of whether there is safe access and egress during an extreme event.*
- Advice and recommendations on the likely applicability of sustainable drainage systems (SuDS) for managing surface water runoff.*
- Advice on appropriate policies for sites which could satisfy the first part of the Exception Test and on the requirements necessary for a site-specific Flood Risk Assessment, supporting a planning application to pass the second part of the Exception Test.”*

Case Law: Mead

2.14 The process for conducting a Sequential Test for flood risk was discussed in the courts in *Mead*, which considered claims made against two appeals, one of which was from Mead Realisations Limited and the other from Redrow Homes Limited. Both claims raised a central issue around the correct interpretation and application of the Flood Risk Sequential Test. The methodology in the next chapter applies the key points in *Mead*, based on Lord Justice Holgate’s conclusions on the proper application of the test.

2.15 The judgment in *Mead* clarifies in the context of the Sequential Test that the PPG has the same legal status as the NPPF, so it should be read together with it. Therefore, attention has been paid to the wording of the PPG, as well as the NPPF, in how best to apply policy.

2.16 Finally, as well as establishing the legal status of the PPG, Mead gives a legal opinion on the required levels of evidence to be provided with a sequential assessment of flood risk when applied to an unallocated site that is proposed for residential development. It also highlights that the result of the sequential assessment of flood risk is a factor in the planning balance. This is discussed in more detail in Section 5.0.

3.0 Methodology and Sequential Approach

- 3.1 Whilst paragraph 172 of the NPPF requires all Local Development Plans to apply the sequential test and if necessary, the exception test to allocate sites sustainably, the application site is not allocated for development and has not been sequentially tested as part of the local plan-making process. In this context, the sequential test is therefore required, and the methodology applied is set out below.
- 3.2 There is no established methodology for the assessment of alternative sites in the NPPF or PPG, with the scope of the Sequential Test being a matter for the decision-taker to conclude.
- 3.3 To this end, the test gives due regard to the PPG, the recent Judgments, and relevant other material, including recent appeals and Counsel's Opinion, in formulating a scope for the Sequential Test, with the broad structure set out below:
- Stage 1: Identify the Catchment Area;
 - Stage 2: Identify potential Reasonably Alternative Sites, having regard to the nature of the proposed development;
 - Stage 3: Analysis: Availability, Site Capacity, Timescales, and Constraints
 - Stage 4: Assessment of Reasonably Alternative Sites in terms of risk of all sources of flooding; and
 - Stage 5: Conclusion on Availability of Reasonably Alternative Sites and Sequential Preference.
- 3.4 The methodology for the Sequential Test was agreed with the Council in December 2024 and can be found in Appendix 1.

Stage 1: Identifying the catchment area

- 3.5 The PPG states, "*the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed.*" We also note PPG 7-029 states: "*The planning authority will need to determine an appropriate area of search, based on the development type proposed and relevant spatial policies.*"
- 3.6 Based on the PPG, in agreement with the Council, the catchment area is focused on the four main urban areas in the Borough (Burbage, Hinckley, Barwell, and Earl Shilton). The catchment area has been identified as such because these are the major urban conurbations within the Borough and are located in relatively close proximity to one another, towards the south and east of the Borough, while the remainder of the Borough has a different character.
- 3.7 Furthermore, Burbage, Hinckley, Barwell, and Earl Shilton are the most sustainable settlements within the Borough, offering a range of services and facilities necessary to support residents' day-to-day needs without having to travel to other areas of the Borough. These areas have historically, and are still proposed to be, the main focus of housing growth within the Borough in terms of the extant spatial strategy. It is therefore considered to be eminently reasonable for larger residential developments, such as the proposal at Burbage Fields, to be more heavily guided by the spatial strategy in the Core Strategy.

- 3.8 In addition, it would likely be considered unsustainable to direct the level of growth proposed at Burbage Fields, be it on one site, or a series of several sites, to either the Key Rural Centres, or Rural Villages, as this would result in a loss of the critical mass required to deliver a viable strategic scheme, with a mix of residential uses, and infrastructure improvements.

Stage 2: Identifying Reasonably Alternative Sites

Formulating a long list of sites

- 3.9 In agreement with the council, we have examined sites from the following sources of supply:
- 1 Site allocations in Local Plans that are available to buy;
 - 2 Strategic Housing and Economic Land Availability Assessments (SHELAA's)/ five-year land supply/ annual monitoring reports that are available to buy;
 - 3 Sites with Planning Permission not yet built out that are available to buy;
 - 4 Locally listed sites for sale without planning permission.
- 3.10 Specifically, potential sites for consideration were taken from three key sources:
- 1 Residential allocations without planning permission, as identified in Hinckley and Bosworth's Site Allocations and Development Management Policies DPD - adopted July 2016²;
 - 2 Sites within the Hinckley and Bosworth SHELAA 2022; and
 - 3 Applications/ permissions data, sourced using Landstack. This includes granted, refused, and pending applications for residential development submitted to the Council.
- 3.11 Regarding locally listed sites for sale, these were identified using Landstack, Rightmove, and Costar. From this review, we identified five sites for sale.
- 3.12 The total number of entries identified from all the above sources, including duplicates, was 258 sites.

Shortlisting

- 3.13 An initial shortlisting exercise was undertaken based on the methodology below, which reduced the total number of entries in the assessment from 258 to 84 sites. A list of these sites can be found in 2 and comprise of:
- 22 sites in Burbage;
 - 29 sites in Hinckley;
 - 19 sites in Earl Shilton; and
 - 14 sites in Barwell.
- 3.14 These sites form the basis of our analysis.

² See page 23, para 4.7 and page 34, para 4.18

Duplicates

- 3.15 There was considerable duplication in the entries that were identified as noted above. In particular, there was duplication between sites with permission and allocations/SHELAA sites. Duplicates were merged to compile as much information as possible about each site. For example, merging entries allowed us to establish whether SADMP DPD allocations had planning permission.
- 3.16 Permissions that were neither allocated nor accounted for in the SHELAA were retained in isolation, as were allocation/SHELAA sites that did not have planning permission.

Assessing whether sites have been/are being built out

- 3.17 In order for sites to be considered, they must not have already been delivered or expected to reach completion at or before the application scheme. In most cases, this involved looking for evidence of new build properties and/or construction activity on site.
- 3.18 Where there was a planning permission pursuant to a site, noting that aerial imagery is not always up to date, we examined whether conditions, particularly pre-commencement conditions, were being discharged, to ascertain the status of the permission.
- 3.19 In some instances, where there was extant permission on the site, the Council's Five-Year Housing Land Supply Statement - 1 April 2023 – 31 March 2028³ was used to establish the status of the scheme. We found that the majority of SADMP DPD allocations around Hinkley and Bosworth had been built out. This is unsurprising given the amount of time that has passed since the Borough released a strategic plan.
- 3.20 We identified 13 unimplemented permissions and 45 SHELAA sites/local plan sites without planning permission that were considered deliverable or developable. Of those 45 sites, 16 had live (undetermined) planning applications on either all or part of the site.

Capacity and site size

- 3.21 Given that the main component of the development is the provision of housing, a size threshold has been set on the basis of the number of units that a site can deliver, or a series of smaller sites. Applying a precautionary approach, sites capable of accommodating at least 75% of the residential units proposed by the application scheme have been considered within this assessment. Given that the application scheme proposes 422 dwellings, the minimum unit threshold set is 317 dwellings. There is no maximum site size applied to account for the potential incorporation of the scheme into a larger development. This approach has been agreed upon with the Council (see Appendix 1).
- 3.22 We note the need to consider a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development as per PPG 7-028.
- 3.23 The Judge in *Mead* suggested that there should be "*an indication of any connection or relationship between those sites relevant to the justification for the [...] scheme*". He also highlighted that a sequence of "*disconnected, disparate sites*" is unlikely to be able to accommodate a substantially similar scheme. Clearly, achieving the planning benefits

³ https://www.hinckley-bosworth.gov.uk/downloads/file/8295/five_year_housing_land_supply_5yhls_statement_-_1_april_2023_%E2%80%93_31_march_2028

associated with a large scheme is more difficult through a series of small sites. To this end, the following approach was applied:

- Any site with a capacity of 10 units or fewer was immediately removed from the assessment and was not included in any shortlisting.
- Smaller sites capable of delivering more than 10 units were discounted from the assessment of a series of sites if they were isolated or dislocated from main urban areas. We note the Council's advice that where isolated sites adjoin other SHELAA sites which are adjacent to a settlement a pragmatic approach should be taken to this.
- The sites that were remaining were assessed by considering the relationship each had to the other and assessed on the reasonable prospects that a similar scheme to the one proposed could be delivered across these sites. This involved spatial analysis of any smaller sites which, together, could deliver a minimum of 317 units. Two parcels were identified which were not sufficient in size to deliver the scheme.

3.24 Sites capable of delivering at least 317 units independently from other reasonably connected sites were assessed in isolation.

Stage 3: Analysis: Availability, Site Capacity, Timescales, and Constraints

3.25 After shortlisting the 84 sites in Stage 2 above, 28 sites remained. Of these sites, 12 were individually capable of delivering at least 317 units (75% of the 422 units proposed) and three series of sites ('parcels'), collectively comprising 16 individual sites, were identified with the same potential. The sites are listed in Appendix 3 along with the assessment proforma for each site. Figure 3.1 shows the location of each site, and identifies each parcel.



3.27 As set out in Section 1.0, the site-specific flood risk assessment (February 2025) submitted with application 24/00083/HYB identifies flood risk in the application Site as follows:

- 3.28 Farrow Walsh has assessed the flood risk of sites, or a series of sites, capable of delivering the proposed scheme against the extent of flood risk from different sources at the site. A

table of Farrow Walsh's results exercise can be found in Appendix 4. The extent of flood risk is expressed as a percentage, relating the proportion of the site covered. It should be noted that the given percentages are a 'best fit' given the imperfect nature of Environment Agency data. No sites were identified as being at risk of Groundwater or Manmade Structure Flood Risk. The proportion of the application site that is subject to the different sources of flood risk is as follows:

- 1 Rivers and Seas: 0%;
- 2 Surface Water Flooding: 15%;
- 3 Groundwater Flood Risk: 0%; and
- 4 Manmade Structure Flood Risk: 0%.

3.29 Any sites with a proportionally equal or greater extent of surface water flooding were discounted.

3.30 The severity of each source of flooding is also considered: any sites which were found to be at risk of flooding from Rivers and Seas (within Flood Zone 3 and/or 2) were discounted.

'Reasonably available' sites

3.31 The PPG states that 'reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that a site is available to be developed at the point in time envisaged for the development.

3.32 We have had regard to the Council's assessment in the SHELAA 2022 with regard to whether a scheme is deliverable or developable (in line with the definitions in Annex 2 of the NPPF).

3.33 Noting the findings in *Mead* relating to the need for evidence that land is not available to buy, Redrow ran a commercial exercise with landowners and local land agents to seek to identify land for sale. This exercise was conducted over a two-month period by Redrow's land agent, who sought to ascertain whether land on sites or a series of sites, with the capacity to deliver the scheme was for sale, even if not marketed openly. Two responses were received to this exercise. One response declined to provide information, and the other confirmed that the land was not available.

3.34 Based on the above, the actual market availability of land is not known in several instances, despite Redrow's best efforts to ascertain this information. Nevertheless, a cautious approach has been taken with regard to assessing whether a site is reasonably available or not.

3.35 The following assumptions have been made about availability:

- 1 Sites owned by, which possess an option/promotion agreement with land promoters, or sites where planning permission has been applied for by a land promoter, are likely to become available to buy; and
- 2 Land owned by a public body is likely to be reasonably available.

3.36 The following assumptions have been made as to whether sites are unavailable:

- 1 Sites classified as “Non-Developable N/A” in the SHELAA 2022 are not considered reasonably available; and
- 2 Sites are not considered to be reasonably available where there is evidence that a housebuilder either:
 - a owns the site;
 - b intends to deliver a scheme; and/or
 - c has an option in favour of the land.

Timescales

3.37 Paragraph 106 of the Mead High Court judgment confirms the start date and duration of the proposed development as relevant factors for whether alternative sites might be considered reasonably available (and sequentially preferable). However, the NPPF states that trajectories do not always need to align.

3.38 Lichfields considers that the application Site could begin delivering within c. 2 years, assuming planning permission is granted in summer 2025. However, this does not necessarily preclude medium-to longer term delivery timescales, as per the *Mead* Judgment. However, there should be an element of reason. To this end, Lichfields suggests a precautionary approach, which allows for a c. 5-year reasonable timescale for the delivery of homes, with anything beyond this discounted. The following has been considered in the assessment of timescales:

- Whether the site has an unimplemented planning permission and the status of that permission (for example, whether reserved matters have been submitted, or whether the permission has expired);
- Site size, noting the relationship between the number of units proposed and the increased time taken to complete the first dwelling. Where relevant, this involves applying the findings of the third edition of Lichfields’ Start to Finish [STF] research⁴; and
- Where possible and relevant, the Council’s assessment of developable timescales for the site, having regard to both the SHELAA 2022 and the Council’s latest five year housing land supply (‘5YHLS’) statement.

3.39 Any sites which were not deemed to be deliverable within five years were discounted from the assessment. However, absent detailed information on land availability for a number of the sites assessed (despite best efforts to ascertain this, as set out above), a cautious approach has been applied to this element of the assessment.

⁴ Lichfields last year published the third edition in its series of research called Start to Finish (STF). This research on the build out of large-scale residential development sites is an established and authoritative evidence base for considering housing delivery in the context of planning decisions, local plans and public policy debates. This empirical evidence has informed numerous local plan examinations, S.78 inquiries and 5YHLS statements. The key piece of analysis used is Figure 3.2 of the STF research which shows overall lead in times for sites of 100 dwellings or more broken down by average time to obtain an outline consent, average time taken to obtain detailed consent (reserved matters) and the average planning to delivery period (detailed consent to first home completed).

Policy constraints

- 3.40 Consideration has been given to relevant planning policies and constraints associated with each site, or series of sites, that are considered capable of delivering the proposed development. In particular, we have examined the following:
- 1 The principle of residential development in accordance with the spatial strategy of the Development Plan;
 - 2 Heritage considerations;
 - 3 Landscape impacts; and
 - 4 Settlement separation, including whether a site is in a Green Wedge (CS policy C6).
- 3.41 Owing to the fact that the Core Strategy is out of date, combined with a lack of more definitive policy restricting development in certain areas (i.e. National Landscape policy), no sites were discounted on the basis of local policy constraints. For example, at 'Land off Woodgate Road, Burbage', the site's location in the Green Wedge weighed against its sequential preferentiality. However, applying a cautious approach, the site was not discounted.

4.0 Stage 4: Assessment of sites

- 4.1 Following the methodology above, 28 sites remained (12 individual sites and three series of sites ('parcels'), collectively comprising 16 individual sites). A stage-by-stage assessment using the methodology in section 3.0 is undertaken for each potential residential site, series of sites, capable of delivering the proposed development. The assessment includes a conclusion as to whether each site is capable of being a sequentially preferable option (Appendix 4).

Individual sites able to accommodate the development in full

Site 1: Soarbrook, Land east of Lutterworth Road, South of Burbage

Table 4.1

What is the status of the site?	The site has been assessed in the Council's 2022 SHELAA as being "developable 15+ years" (ref. LPR16). There is no live application or planning permission on any part of the site.
How many units could the site deliver?	3,500
What is the market status of the site?	We note there has been a restriction in favour of IM Land, a Land Promoter, since 2020. Given there is no live application on the site, we do not anticipate there being a prospect that this will be marketed for sale in the near future.
Is the site reasonably available to be developed within 5 years?	No. Start to Finish finds that schemes of +2,000 homes take on average 6.5 years from a planning application being submitted to completion of the first dwelling. Therefore, assuming a planning application is submitted imminently, this scheme would not begin delivering within the established timeframes. This is a cautious estimate, given the time it is taking for other large housing sites to be granted formal planning permission in the area.
What is the flood risk on the site? Is it greater than the application site?	10% of the site is in Flood Zone 3, and 20% is in Flood Zone 2. Furthermore, 30% of the site is at risk of surface water flooding. On this basis, the site is considered to be at a greater risk of flooding than the proposed development. However, applying a cautious approach and in line with the approach set out in section 3, we allow for the possibility that a phase of this scheme will be applied for and delivered outside of an area where there is flood risk.
Are there any other local policy constraints on the site which may restrict development?	There is a Grade II Listed Building within the site boundary.
Any other comments	N/A
Is the site sequentially preferable?	No. The scheme will not feasibly begin delivering until after the 5-year period envisaged for the Burbage Fields development. Furthermore, the site is identified as being in Flood Zones 2 and 3, meaning it is at significantly increased risk of flooding than the application Site.

Source: Lichfields Analysis

Site 2: Barwell Sustainable Urban Extension (SUE) Land West of Barwell Ashby Road Barwell Leicestershire

Table 4.2

What is the status of the site?	Live application (ref. 12/00295/OUT) with a resolution to grant permission as of 16 April 2015. It is understood that permission has not yet been granted due to ongoing s106 negotiations, which have led to fresh consultation on the scheme. It is assumed that the Council intends to issue a decision notice imminently.
How many units could the site deliver?	2,500, broken down as follows: Phase 1: 625 - 800 Dwellings Phase 2: 830 – 1120 Dwellings Phase 3: 675 – 920 Dwellings
What is the market status of the site?	No evidence which demonstrate availability. We note Taylor Wimpey's historic involvement with this scheme. However, the scheme's significant size means we consider Barwood and Ainscough Strategic Land, who are identified as owning the site, may look to sell parts of the site once permission is granted.
Is the site reasonably available to be developed within 5 years?	Yes, assuming formal planning permission is granted imminently and a reserved matters application is submitted in short order following this.
What is the flood risk on the site? Is it greater than the application site?	Parts of the site are in Flood Zones 2 and 3. Furthermore, 25% of the area of the site is at risk of surface water flooding, which is greater than the application Site.
Are there any other local policy constraints on the site which may restrict development?	N/A
Any other comments	N/A
Is the site sequentially preferable?	No. The site is at a greater risk of flooding than the application Site and can therefore be discounted.

Source: Lichfields Analysis

Site 3: Earl Shilton SUE, Land at Huit Farm, Breach Lane

Table 4.3

What is the status of the site?	There are two live applications (21/01511/OUT and 23/00330/OUT) for a total of 1,500 dwellings at this site. Both applications received a resolution to grant from the planning committee on 4 June 2024. It is understood that planning obligations are being negotiated with the council currently, and we assume a decision notice is expected imminently. For this reason, the land pertinent to the two permissions is assessed as one. Application ref. 21/01511/OUT is for 1,000 homes. Bloor Homes and Jelson Homes were the applicants for this scheme, and we anticipate they will deliver the scheme in full. Application ref. 23/00330/OUT is for 500 homes. In this instance, Barwood Strategic Land are the applicant, albeit Jelson Homes appears on a number of the application documents. Both applications were put before the Committee together to reflect the fact that each is reliant upon the other in terms of infrastructure requirements, S106 obligations and phasing. It is also understood that the applicants worked together as a Consortium to develop a comprehensive masterplan for the SUE. This is a logical approach since there is interlocking land between the applications.
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How many units could the site deliver?	1,500 dwellings
What is the market status of the site?	There appear to be multiple landowners on this site, however, the SHELAA 2022 has identified the site as developable, indicating land ownership does not represent a barrier to delivery. However, there is no evidence to indicate that either site is for sale.
Is the site reasonably available to be developed within 5 years?	No. Whilst a decision on the OPP could be granted imminently and a reserved matters application submitted in short order following this; the collaborative approach to master planning the scheme indicates a joined-up approach to delivering the scheme between Bloor Homes and Jelson Homes, in partnership with Barwood Strategic Land. Therefore, the site is not considered reasonably available to purchase.
What is the flood risk on the site? Is it greater than the application site?	The site is not identified as being at risk of flooding from rivers and seas. 25% of the site is at risk of surface water flooding, which is greater than the application Site.
Are there any other local policy constraints on the site which may restrict development?	N/A
Any other comments	N/A
Is the site sequentially preferable?	No. The site is at a greater risk of surface water flooding than the application Site, meaning it should be discounted on this basis. In any case, it is also evident that the scheme is clearly intended to be delivered by Bloor Homes and Jelson Homes, meaning it cannot be considered reasonably available.

Source: Lichfields Analysis

Site 4: Land to the North of Thurlaston Lane, Earl Shilton

Table 4.4

What is the status of the site?	This is a 2022 SHELAA site (ref. LPR205) which is identified as developable, with a capacity to deliver 700 homes. There is no live planning application or extant permission at the site.
How many units could the site deliver?	700
What is the market status of the site?	It is notable that the land is under private ownership, and our research has found no indication of an option existing on the land nor is the land on the market for sale.
Is the site reasonably available to be developed within 5 years?	The 2022 SHELAA identifies the site as being developable in 15+ years. Whilst the site is developable, there is little prospect of it being developed within 5 years. However, we note that a lack of evidence about the market availability of the site does leave open this possibility.
What is the flood risk on the site? Is it greater than the application site?	10% of the site is in Flood Zone 3, and 10% is in Flood Zone 2. Moreover, 10% of the site is at risk of surface water flooding. The flood risk of this site is greater than the application Site.
Are there any other local policy constraints on the site which may restrict development?	N/A
Any other comments	N/A
Is the site sequentially preferable?	No. The flood risk on the site is greater than application Site. On this basis, the site is discounted.

Source: Lichfields Analysis

Site 5: Land off Woodgate Road, Burbage

Table 4.5

What is the status of the site?	The site was assessed in the 2022 SHELAA (ref. LPR159) and was considered by the council to be “developable 11-15 years”. There is no live application or unimplemented permission at the site.
How many units could the site deliver?	564
What is the market status of the site?	The availability of the site is not known. Our research has not uncovered any options on the land. We are unable to provide clear evidence that the site is not available for purchase.
Is the site reasonably available to be developed within 5 years?	Start to Finish timescales suggest, assuming a best-case scenario, i.e. that the land is under option and an application for 564 units is submitted imminently, it is possible that the scheme could begin delivering within five years.
What is the flood risk on the site? Is it greater than the application site?	The site is not identified as being at risk of flooding from rivers and seas. 15% of the site has been identified as being at risk of surface water flooding. This is equal to the application site.
Are there any other local policy constraints on the site which may restrict development?	The site sits within a Green Wedge (CS Policy 6), which serves to prevent settlements from merging. Residential development is not seen as appropriate within the Green Wedge. Therefore, development on the site would fundamentally not be in accordance with the development plan.
Any other comments	Whilst we do not discount the possibility that this site could begin delivering within 5 years, we consider this eventuality unlikely, particularly in the context of the site’s location in the Green Wedge.
Is the site sequentially preferable?	No. The extent of surface water flooding is equal to the application site, meaning it is discounted from the assessment. The lack of evidence to demonstrate that the land is deliverable, along with its location in the green wedge, add weight to its removal.

Source: Lichfields Analysis

Site 6: Land west of Hinckley West, Hinckley

Table 4.6

What is the status of the site?	The site was assessed in the 2022 SHELAA and was considered by the council to be “developable 11-15 years”. There is no live application or unimplemented permission at the site.
How many units could the site deliver?	530
What is the market status of the site?	The availability of the site is not known. Our research has not uncovered any options on the land; however, we have no evidence to the contrary.
Is the site reasonably available to be developed within 5 years?	We are unable to provide clear evidence that the site is not available for purchase. Start to Finish timescales suggest, assuming a best case that the land is indeed under option and an application for 530 units is submitted imminently, it is possible that the scheme could begin delivering within five years.
What is the flood risk on the site? Is it greater than the application site?	The site is not identified as being at risk of flooding from rivers and seas. 20% of the site has been identified as at risk of surface water flooding. Therefore, the flood risk is greater than the application Site.
Are there any other local policy constraints on the site which may restrict development?	The site sits within a Green Wedge (CS Policy 6), which serves to prevent settlements from merging. Residential development is not seen as appropriate within the Green Wedge. Therefore, development on the site would fundamentally not be in accordance with the development plan.

Any other comments	Whilst we do not discount the possibility that this site could begin delivering within 5 years, we consider this eventuality unlikely, particularly in the context of the site's location in the Green Wedge.
Is the site sequentially preferable?	No. Flood risk at the site is greater than the application Site, and it is discounted on this basis.

Source: Lichfields Analysis

Site 7: Land North of A47 and East of Stoke Road, Hinckley

Table 4.7

What is the status of the site?	This site has an unimplemented outline planning permission (23/00432/OUT- appeal ref .3323113, granted 18 Jan 2024) for the erection of up to 475 dwellings. The conditions for this permission state an application approval of the reserved matters must be made within 2 years (condition 1), and development must be commenced within 2 years from the date of approval of the last of the reserved matters.
How many units could the site deliver?	475
What is the market status of the site?	The site is owned by Vistry Group, who purchased the land from Richborough Estates, the applicant, in 2024 ⁵ .
Is the site reasonably available to be developed within 5 years?	No, Vistry has publicly made clear its intentions to build out the site in full ⁶ .
What is the flood risk on the site? Is it greater than the application site?	The site is not identified as being at risk of flooding from rivers and seas. Whilst more up-to-date data has not been received from the Environment Agency on this site, Farrow Walsh has interrogated the online flood mapping data and assessed that 5% of the site is at risk of Surface Water Flooding. On this basis, flood risk at the site is not considered to be higher than at the application Site.
Are there any other local policy constraints on the site which may restrict development?	N/A
Any other comments	N/A
Is the site sequentially preferable?	No. whilst the flood risk is lower than the application Site, the site is not reasonably available since it is owned by Vistry Homes, who intend to build out the scheme in full. On this basis, the site is discounted from the assessment.

Source: Lichfields Analysis

Site 8: Land to the east of Stoke Road (Middlefield Farm)

Table 4.8

What is the status of the site?	The site was assessed in the 2022 SHELAA (ref. LPR47) and was considered by the council to be "developable 11-15 years". There is no live application or unimplemented permission at the site.
How many units could the site deliver?	459

⁵ <https://www.richborough.co.uk/project/hinckley-north/>

⁶ <https://www.vistrygroup.co.uk/media-centre/press-releases/vistry-group-deliver-475-mixed-tenure-homes-hinckley-leicestershire-0>

What is the market status of the site?	The actual market availability of the site is unknown. However, our research finds that this land is owned by Leicestershire County Council, which is a public body. This suggests it may be available to purchase for the purposes of housing delivery. Alternatively, we acknowledge the possibility that Leicestershire County Council may be looking to submit a planning application at the site itself.
Is the site reasonably available to be developed within 5 years?	Given that the land is owned by a public body, the land could be considered reasonably available. Assuming an application at the site is submitted imminently, it is possible that a scheme of this size could begin delivering within five years, applying timescales in Start to Finish for 500-999 dwellings as a cautious approach, noting that these timescales would apply if an application came forward on the site for only a slightly greater number of dwellings.
What is the flood risk on the site? Is it greater than the application site?	Whilst more up-to-date data has not been received from the Environment Agency on this site, Farrow Walsh has interrogated the online flood mapping data and assessed that 15% of the site is at risk of Surface Water Flooding. This is an equal extent of flood risk to the application Site.
Are there any other local policy constraints on the site which may restrict development?	N/A
Any other comments	N/A
Is the site sequentially preferable?	No. Flood risk at the site is equal to the application Site, meaning it is discounted from the assessment.

Source: Lichfields Analysis

Site 9: Land to the west of Stoke Road, Hinckley

Table 4.9

What is the status of the site?	The site was assessed in the 2022 SHELAA and was considered by the council to be “developable 11-15 years”. There is no live application or unimplemented permission at the site.
How many units could the site deliver?	318
What is the market status of the site?	The actual market availability of the site is unknown. However, our research finds that this land is owned by Leicestershire County Council, suggesting it may be available to purchase for the purposes of housing delivery. Alternatively, we acknowledge the possibility that Leicestershire County Council may be looking to submit a planning application at the site itself.
Is the site reasonably available to be developed within 5 years?	Given the land is owned by a public body, we consider the land can be considered reasonably available to be developed within five years, were an application submitted imminently.
What is the flood risk on the site? Is it greater than the application site?	20% of the site is identified as being at risk of Surface Water Flooding. This is a greater extent of flood risk than the application Site.
Are there any other local policy constraints on the site which may restrict development?	N/A
Any other comments	N/A
Is the site sequentially preferable?	No. The extent of flood risk at the site is greater than the application Site, and it is discounted on this basis.

Source: Lichfields Analysis

Site 10: Westfield Farm, Ashby Road, Hinckley (A)/ Land North Of Normandy Way Hinckley Leicestershire

Table 4.10

What is the status of the site?	This is a developable SHELAA site within 11-15 years, with a live planning application (24/00264/OUT) for the erection of up to 415 dwellings. As it stands, the scheme is still undergoing consultation.
How many units could the site deliver?	415
What is the market status of the site?	Our research finds that this land was recently marketed by Richborough Estates ⁷ . However, there is no evidence that the site has been sold yet.
Is the site reasonably available to be developed within 5 years?	Yes. It is possible that a scheme of this size could begin delivering within five years, assuming a decision notice is issued imminently. Absent any further information about whether the land has been sold to a housing developer yet, it is assumed the site is reasonably available.
What is the flood risk on the site? Is it greater than the application site?	The site is not identified as being at risk of flooding from rivers and seas. Whilst more up-to-date data has not been received from the Environment Agency on this site, Farrow Walsh has interrogated the online flood mapping data and assessed that 10% of the site is at risk of surface water flooding. This is marginally lower than the extent of surface water flood risk on the application site (15%).
Are there any other local policy constraints on the site which may restrict development?	N/A
Any other comments	N/A
Is the site sequentially preferable?	Yes. Given that the land has a live planning application (albeit permission has not yet been granted) and has recently been marketed by Richborough Estates, it is considered reasonably available. If permission is granted shortly, it is possible the scheme could begin delivering within 5 years.

Source: Lichfields Analysis

Site 11: Westfield Farm, Ashby Road, Hinckley (B)

Table 4.11

What is the status of the site?	The site was assessed in the 2022 SHELAA and was considered by the council to be "developable 11-15 years". There is no live application or unimplemented permission at the site.
How many units could the site deliver?	380
What is the market status of the site?	We are unable to ascertain the exact availability of the site. However, our research shows there is a restriction in favour of Davidsons, which is a housebuilder. On this basis, it is considered that the site is unlikely to be available to buy.
Is the site reasonably available to be developed within 5 years?	If a planning application was submitted imminently, Start to Finish timelines suggest a scheme of this size (100-499 units) would not begin delivering for around 6 years.
What is the flood risk on the site? Is it greater than the application site?	Whilst more up-to-date data has not been received from the Environment Agency on this site, Farrow Walsh has interrogated the online flood mapping data and assessed that 10% of the site is at risk of surface water flooding. This is lower than the extent of surface water flood risk on the application Site.

⁷ <https://hinckleyphase2.co.uk/>

Are there any other local policy constraints on the site which may restrict development?	N/A
Any other comments	N/A
Is the site sequentially preferable?	No. The restriction in favour of Davidsons, a housebuilder, demonstrates that the land is not available to purchase and develop. Moreover, it is not envisioned that a scheme of this size would begin delivering within five years.

Source: Lichfields Analysis

Site 12: Land south of Sapcote Road (north of Aston Flamville Road), Burbage

Table 4.12

What is the status of the site?	This site has an unimplemented outline planning permission (23/00673/OUT) for the erection of up to 343 dwellings. The application was validated on 07 July 2023 and formally determined on 08 April 2024. There is a live reserved matters application for the scheme, validated on 4 March 2025, for 238 homes.
How many units could the site deliver?	343
What is the market status of the site?	Our research indicates that this land is owned by Jelson Homes, which is the developer that intends to deliver the scheme. Whilst the site's availability for purchase cannot be confirmed, we understand that Jelson Homes intends to deliver all phases of the approved scheme. On this basis, the site is not considered available to buy.
Is the site reasonably available to be developed within 5 years?	There is live planning permission on the site, and a reserved matters application was submitted recently, indicating development on the site will happen shortly. However, the site is not available to buy, meaning it is not considered reasonably available to Redrow.
What is the flood risk on the site? Is it greater than the application site?	5% of the site has been identified as being at risk of Surface Water flooding. This is lower than the application Site.
Are there any other local policy constraints on the site which may restrict development?	N/A
Any other comments	N/A
Is the site sequentially preferable?	No. The site is not reasonably available; the existing unimplemented permission will be delivered by the current landowner, Jelson Homes.

Series of smaller sites capable of accommodating the development

4.2

As set out above, a spatial analysis was undertaken to assess any smaller sites which, as a parcel, could deliver a large residential scheme of at least 317 units. Each of the smaller sites has been assessed against the criteria set out in Section 3.0. The parcels, and land within them, are set out in Table 4.14.

Table 4.13 List of sites within parcels

Lichfields Reference	Number of Component sites	SHELAA 2022 references of component sites	Number of potential units
Parcel 1	4	LPR36 Land east of Lutterworth Road, Burbage LPR133 Land at Lychgate Lane, Burbage AS1018 Land north of Lychgate Lane, Burbage AS133 Land South of Lychgate Lane, Burbage	712
Parcel 2	5	LPR141 Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage LPR160 Land off The Outwoods, Burbage LPR21 Land East of Woodgate Road, Burbage LPR162 Land at Threeways Farm, Sapcote Road, Burbage AS138 Land north of Sapcote Road, Burbage	476
Parcel 3	7	LPR11 1 Nock Verges, off Thurlaston Lane, Earl Shilton AS591 Land Adjacent to Farm cottage, Spring LPR128 Land North of Hill Top Farm Hill Top Earl Shilton Leicestershire LPR137 Paddocks to rear of 3 Clearview Crescent, Earl Shilton, LE97EQ LPR12 The Old Service Station, Leicester LPR54 Land East of Swedish Cottage, Leicester Road, Earl Shilton LPR57 Havelock Farm, Church Street, Earl Shilton	385

Source: Lichfields Analysis

4.3

The assessment of each of the component smaller sites can be found in Appendix 5. Once the series of smaller sites had been assessed against the criteria, the parcels were no longer able to accommodate a minimum of 317 units. The reduction in units, following the assessment, is set out in Table 4.14.

Table 4.14

	Total unit capacity pre-assessment	Total unit capacity post-assessment
Parcel 1	712	148
Parcel 2	476	0
Parcel 3	385	231

Source: Lichfields Analysis

5.0 Conclusion

5.1 This Flood Risk Sequential Site Assessment has been carried out given that the application site is subject to surface water flood risk.

5.2 The application Site has failed the Sequential Test. Arguably, Westfield Farm, Ashby Road, Hinckley (A)/ (415 units) can be considered sequentially preferable to the application Site and would be capable of delivering the scheme.

Application of Sequential Test Policy

5.3 One of the key elements of the Mead judgment is that it provides guidance about the legal status of the NPPF and PPG, and in so doing, the interpretation of the "Sequential Test" in national planning policy on flood risk.

5.4 We would like to note that failure of the Sequential Test is not the end of the matter where the proposal is found to be (a) safe for its lifetime, (b) does not increase flood risk elsewhere, and (c) provides wider sustainability benefits. This was a principle established by the inspector in a recent Appeal Decision,⁸ where it was highlighted that these factors are a material consideration within flood risk policy.

5.5 Furthermore, *Mead* clarifies that, whilst not a factor in determining reasonably available sites versus inappropriate sites, unmet housing needs and/or the absence of a five-year housing land supply in a local authority can reduce the weight that is given to failure of the Sequential Test when assessing a proposal in planning balance.

5.6 Having regard to the above, in light of the application site's failure of the sequential test, the following are matters for consideration:

- 1 Whether, in the Council's emerging Local plan review 2020 to 2041, it will be necessary to allocate some sites that are at risk of flooding to meet housing needs;
- 2 Whether the proposed dwellings would not be at risk of flooding in the design flood event, and that there would be a safe means of access;
- 3 Whether the flood risk mitigation and drainage features that the scheme will deliver mean the proposal is safe for its lifetime and does not increase flood risk elsewhere;
- 4 Whether residual flood risks have been taken into account; and
- 5 The nature and extent of the wider sustainability benefits.

5.7 Outside of flood risk policy, the degree of housing need within the Borough should be considered in how flood risk matters are dealt with in the overall planning balance, as per *Mead*.

⁸ APP/D0121/W/24/3343144

Appendices

Appendix 1 - Scope of Sequential Test agreed with the Council

From: Myles Wild-Smith
Subject: RE: 24/00083/HYB - Sequential Test [LICH-DMS.FID203870]
To: Alex Jelley

Hi Alex,

Thank you for coming back to me on this and agreeing to the suggested scope, subject to your suggestion on merging SHELLA sites.

We will now begin to undertake the Sequential Test and I will keep you updated on our progress.

Kind Regards,

Myles Wild-Smith

Myles Wild-Smith
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From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Sent: 03 December 2024 15:34
To: Myles Wild-Smith <myles.wild-smith@lichfields.uk>
Subject: 24/00083/HYB - Sequential Test

CAUTION: This email originated from an external source.

Hi Myles,

Apologies for the delay in responding.

I have now had the opportunity to speak to colleagues. Having reviewed the details you provided, we are happy with the approach being suggested. It takes in a larger area than what the Planning Policy Team suggested in its reply seeking advice on the sequential test so will encompass a large scope. We also agree to discount sites which are disjointed from the main settlements, with an advisory remark that where these adjoin other SHELAA sites which are adjacent to a settlement a pragmatic approach should be taken and it is recommended these are included in the scope as they could form part of a larger allocation.

Kind Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

From: Alex Jelley
Subject: RE: 24/00083/HYB - Major app for 422 dwellings, a care home and 11 self build plots - sequential test advice [LICH-DMS.FID203870]
To: Myles Wild-Smith
Cc: Jon Kirby; Jen Towers; Laura Gaffney

CAUTION: This email originated from an external source.

Thanks Myles,

I will consider this and come back to you in due course.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: Myles Wild-Smith <myles.wild-smith@lichfields.uk>
Sent: 19 November 2024 08:48
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Cc: Jon Kirby <jon.kirby@lichfields.uk>; Jen Towers <jen.towers@redrow.co.uk>; Laura Gaffney <laura.gaffney@lichfields.uk>
Subject: RE: 24/00083/HYB - Major app for 422 dwellings, a care home and 11 self build plots - sequential test advice [LICH-DMS.FID203870]

Hi Alex,

Further to our discussions in relation to the Mead/Redrow High Court Judgment and the need for a Sequential Test in respect of surface water flooding, we have now received a Counsel's Opinion from No5 Chambers on this matter. As a part of this advice, Counsel noted that there remains some uncertainty as to what triggers the need for a test (i.e. % thresholds for land 'at risk' of flooding), but it confirmed that – as we had discussed – a precautionary approach should be taken and Sequential Test is undertaken.

In terms of the scope of the test, it is considered that there is no established methodology for the assessment of alternative sites in NPPF or PPG, with the scope of the Sequential Test being a matter for the decision-taker to conclude. I note you suggested a broad scope in your email (dated 7th August), that the LLFA refused to advise on the matter, and that your Planning Policy colleagues suggested a different scope to yours in their advice (dated 28th August). As a part of our Instructions to Counsel, we put these suggested scopes, alongside our own, to Counsel for their views. Notably, Counsel suggested a scope that broadly falls in between all of the suggested approaches.

To this end, Lichfields has had regard to the PPG, the recent Judgments, and relevant other material including recent appeals and Counsel's Opinion in formulating a proposed scope for the Sequential Test, with the broad structure set out below:

1. Stage 1: Identify the Catchment Area;
2. Stage 2: Identify Reasonably Alternative Sites, having regard to the nature of the proposed

development;

3. Stage 3: Assess Reasonably Alternative Sites, including potential capacity and timescales, based on available information; and
4. Stage 4: Assessment of Reasonably Alternative Sites in terms of risk of all sources of flooding;
5. Stage 5: Conclusion on Availability of Reasonably Alternative Sites and Sequential Preference.

In this regard, Lichfields suggested approach to Stages 1-3 is set out below and we would welcome your agreement on this scope in due course:

Stage 1 - Catchment Area: Importantly, Burbage is one of the four main urban areas in the Borough (Burbage, Hinckley, Barwell, and Earl Shilton). These major urban conurbations within the Borough are located in relatively close proximity to one another towards the south and east of the Borough, while the remainder of the Borough has a very different character. These are the most sustainable settlements within the Borough, offering a range of services and facilities necessary to support residents day to day needs without having to travel to other areas of the Borough. These areas have historically, and are still proposed to be, the main focus of housing growth within the Borough in terms of the extant spatial strategy. It would therefore be eminently reasonable for larger residential developments to be more heavily guided by the spatial strategy in the Core Strategy. In addition, it would therefore seem unsustainable to direct this level of growth, be it on one site, or a series of several sites, to either the Key Rural Centres, or Rural Villages, as this would result in a loss of the critical mass required to deliver a viable strategic scheme, with a mix of residential uses, and infrastructure improvements. To this end, Lichfields proposes that the Catchment Area should be focussed on the four main urban areas in the Borough (Burbage, Hinckley, Barwell, and Earl Shilton).

Stage 2 - Reasonably Alternative Sites: With respect to reasonably alternative sites, these will need to comprise 'deliverable' and 'developable' sites from the following sources of supply:

1. Site allocations in Local Plans that are available to buy;
2. Site with Planning Permission but not yet built out that are available to buy;
3. Strategic Housing and Economic Land Availability Assessments (SHELAA's)/ five-year land supply/ annual monitoring reports that are available to buy;
4. Locally listed sites for sale.

Priority will be given to those sites with allocations and planning permission, but consideration will still be given to other available sites (e.g. SHELAA and sites for sale). However, regard will also be had to planning grounds and constraints, such as (*inter alia*) heritage, landscape planning matters, but also sites which in principle do not accord with the spatial strategy of the development plan (including suitably sized development on the edge of existing built-up areas) and emerging site allocations.

Stage 3 - Potential capacity and timescales: In terms of timescales, although Lichfields considers that the Site could begin delivering within c. 2 years, this would not necessarily preclude medium-to-longer term timescales per the Mead Judgment. However, there should be an element of reason. To this end, Lichfields suggests a precautionary approach, which allows for a c. 5-year timescale, with anything beyond this discounted.

With respect to capacity, or size, Redrow is mindful of the Judgment indicating that a 'series of smaller sites' could be considered capable of accommodating the proposed development; However, the word 'series' implies a relationship between sites appropriate for accommodating the type of development being proposed. To this end, Lichfields proposes a precautionary approach which considers sites that are up to 25% smaller than the proposed development and are interconnected with each other – which was an accepted approach by the High Court – but, not have a maximum site size to account for incorporation into a larger development such as a strategic urban extension [SUE]. Smaller sites that are too isolated, or dislocated from main urban areas, will also be excluded. In addition, where there is a strategic site, if the

proposed site could accommodate the development, but a strategic masterplan would not facilitate the proposed uses, then Lichfields would also seek to discount these sites as they would not align with the proposals.

I trust the attached is clear and agreeable, however, if you think a discussion would be helpful I'd be more than happy to arrange a meeting to discuss the scope at a time suited to you.

Kind Regards,

Myles Wild-Smith

Myles Wild-Smith
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Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

Appendix 2- List of sites assessed, excluding duplicates

Source	Site reference	Site address	Settlement (Hinkley /Barwell/ Barwell/ Earl Shilton)	Site type	Site size (Ha)	Resi capacity (if stated)
SHELAA 2022	LPR141	Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage	Burbage	Series of Smaller sites	3.4	116
SHELAA 2022	AS58	Barwell Sustainable Urban Extension (SUE) Land West Of Barwell Ashby Road Barwell Leicestershire	Barwell	Individual site	133.33	2500
SHELAA 2022	LPR160	Land off The Outwoods, Burbage	Burbage	Series of Smaller sites	12.39	310
SHELAA 2022	LPR162	Land at Threeways Farm, Sapcote Road, Burbage	Burbage	Series of Smaller sites	4.41	150
SHELAA 2022	AS138	Land north of Sapcote Road, Burbage	Burbage	Series of Smaller sites	5.2	100
SHELAA 2022	LPR133	Land at Lychgate Lane, Burbage	Burbage	Series of Smaller sites	2.74	85
SHELAA 2022	AS135	Land south of Sapcote Road (north of Aston Flamville Road), Burbage	Burbage	Individual site	19.31	343
SHELAA 2022	AS133	Land South of Lychgate Lane, Burbage	Burbage	Series of Smaller sites	4.56	116
SHELAA 2022	LPR36	Land east of Lutterworth Road, Burbage	Burbage	Series of Smaller sites	11.51	135
SHELAA 2022	AS1018	Land north of Lychgate Lane, Burbage	Burbage	Series of Smaller sites	4.13	140
SHELAA 2022	LPR159	Land off Woodgate Road, Burbage	Burbage	Individual site	22.56	564
SHELAA 2022	LPR21	Land East of Woodgate Road, Burbage	Burbage	Series of Smaller sites	1.92	36
SHELAA 2022	LPR11	1 Nock Verges, off Thurlaston Lane, Earl Shilton	Earl Shilton	Series of Smaller sites	3.96	92

SHELAA 2022	LPR16	Soarbrook, Land east of Lutterworth Road, South of Burbage	Burbage	Individual site	236.14	3500
SHELAA 2022	AS591	Land Adjacent to Farm cottage, Spring	Earl Shilton	Series of Smaller sites	0.72	27
SHELAA 2022	LPR128	Land North Of Hill Top Farm Hill Top Earl Shilton Leicestershire	Earl Shilton	Series of Smaller sites	9.55	140
SHELAA 2022	LPR137	Paddocks to rear of 3 Clearview Crescent, Earl Shilton, LE97EQ	Earl Shilton	Series of Smaller sites	1.58	35
SHELAA 2022	LPR12	The Old Service Station, Leicester	Earl Shilton	Series of Smaller sites	1.1	41
SHELAA 2022	AS237	Earl Shilton SUE, Land at Huit Farm, Breach Lane	Earl Shilton	Individual site	74.07	1581
SHELAA 2022	LPR54	Land East of Swedish Cottage, Leicester Road, Earl Shilton	Earl Shilton	Series of Smaller sites	0.78	29
SHELAA 2022	LPR57	Havelock Farm, Church Street, Earl Shilton	Earl Shilton	Series of Smaller sites	18.91	21
Permission		1 Trinity Vicarage Road Hinckley Leicestershire LE10 OBU	Hinckley	Series of Smaller sites	0.082	13
SHELAA 2022	LPR205	Land to the North of Thurlaston Lane, Earl Shilton	Earl Shilton	Individual site	37.94	700
SHELAA 2022	AS1021	Land at junction of Normandy Way and Triumph access Road, Hinckley	Hinckley	Individual site	4.13	153
SHELAA 2022	LPR48	Land to the west of Stoke Road, Hinckley	Hinckley	Individual site	14.57	318
SHELAA 2022	AS1029	Land North of A47 and East of Stoke Road, Hinckley	Hinckley	Individual site	23.58	475
SHELAA 2022	AS1031 A	Westfield Farm, Ashby Road, Hinckley (A)	Hinckley	Individual site	18.43	415
SHELAA 2022	AS1031 B	Westfield Farm, Ashby Road (B)	Hinckley	Individual site	16.99	380
Allocation	HIN08	Leisure Centre, Coventry Road/Trinity Lane	Hinckley	Series of Smaller sites		73
SHELAA 2022	LPR31	Land West of Hinckley West	Hinckley	Individual site	38.43	530
SHELAA 2022	LPR47	Land to the east of Stoke Road (Middlefield Farm)	Hinckley	Individual site	21.02	459

SHELAA 2022	LPR138	Land at Brick Kiln Street (North), Brick Kiln Street, Hinckley, Leicestershire, LE10 0NA	Hinckley	Series of Smaller sites	6.16	195
Pending application		Land To The Rear Of The Cottage 34 Keats Lane Earl Shilton Leicestershire	Earl Shilton			10
SHELAA 2022	145	Land to the West of Normandy Fields, Normandy Way, Hinckley	Hinckley	Part of a wider site (LPR21)		95
Allocation	HIN02	Land west of Hinckley, Normandy Way /Land North East Of Triumph Motorcycles Ltd Dodwells Road Hinckley Leicestershire LE10 3BZ	Hinckley		44.693	850
Allocation	HIN03	Land at 390 Coventry Road	Hinckley			40
Allocation	HIN16	99-113 Castle Street	Hinckley			24
Allocation	HIN17	Land North of Mount Road (Vicarage Site)	Hinckley			40
SHELAA 2022	AS56	Land North of Hinckley Road, Hinckley Road Allotments, Barwell	Barwell		1.13	42
SHELAA 2022	AS606	Land between Leicester Rd and Elvesthorpe Lane, Barwell	Barwell		0.47	17
SHELAA 2022	AS612	Land fronting Ashby and Hinckley Road (adjacent Barwell House Farm), Barwell	Barwell		1.33	49
SHELAA 2022	LPR185	Land to the south of New Barn Farm, Kirkby Road, Barwell	Barwell		3.67	92
SHELAA 2022	AS1017	Land off Kirkby Road, Barwell	Barwell		3.72	127
SHELAA 2022	AS600	Land at Inglenook Farm, Leicester Road, Barwell	Barwell		4.26	111
SHELAA 2022	AS86	Barwell Business Centre, Arthur Street, Barwell	Barwell		0.8	42
SHELAA 2022	LPR75	Land at the Common, Barwell	Barwell		10.91	110
SHELAA 2022	AS122	Land adjacent to "Bonita", Bullfurlong Lane, Burbage	Burbage		1.11	5

SHELAA 2022	AS971	Land adjacent to White House Farm, Workhouse Lane, Burbage	Burbage		2.55	40
SHELAA 2022	AS1005	Land to the rear of 65 Coventry Road, Burbage	Burbage		0.74	28
SHELAA 2022	AS120	Land West of Bullfurlong Lane (South of Westminster Dr), Burbage	Burbage		2.29	78
SHELAA 2022	AS1015	Land off Crimson Way, 'The Nobbies', Burbage	Burbage		3.86	66
SHELAA 2022	AS126	Land at White House Farm, Workhouse Lane, Burbage	Burbage		1.61	54
SHELAA 2022	AS127	Allotments off Workhouse Lane, Burbage	Burbage		0.74	27
SHELAA 2022	AS235	Land to the rear of Alexander Avenue, Earl Shilton	Earl Shilton		1.65	61
SHELAA 2022	AS388	Land opposite Nutts Lane off A5	Hinckley		1.76	12
SHELAA 2022	LPR199	Land North of Normandy Way, Hinckley	Hinckley		2.39	60
SHELAA 2022	AS302	Land off Ashby Road/Normandy Way, Hinckley	Hinckley		0.89	33
SHELAA 2022	LPR144 A	Land to the North of Normandy Fields, Normandy Way, Hinckley (Site A)	Hinckley		10.8	95
SHELAA 2022	LPR155	Land at Hijaz College, North of Watling Street, A5, Hinckley	Hinckley		24.41	100
SHELAA 2022	AS602	Land at Burbage Common Road and Leicester Road, Hinckley	Hinckley		3.55	121
SHELAA 2022	AS986	Land at Nutts Lane and Hammonds Way, Hinckley	Hinckley		1.91	71
SHELAA 2022	LPR91	Part of Hinckley and district Hospital and Health Centre, Mount Road, Hinckley, LE10 1AG	Hinckley		1.06	27

Permission		4 The Horsefair Hinckley Leicestershire LE10 OAN	Hinckley		0.136	44
Permission		68 Wood Street Earl Shilton Leicester Leicestershire LE9 7ND	Earl Shilton		0.133	23
Permission		Ashby House Hill Top Farm Hill Top Earl Shilton Leicester Leicestershire LE9 7DP	Earl Shilton		1.647	50
Permission		Cedar Lawns Church Street Burbage Hinckley Leicestershire LE10 2DE	Burbage		0.181	12
Permission		Essentia House 56 Upper Bond Street Hinckley Leicestershire LE10 1RS	Hinckley		0.164	35
Permission		Factory Units 23 Wood Street Hinckley Leicestershire . LE10 1JQ	Hinckley		0.166	26
Permission		Former Police Station Upper Bond Street Hinckley Leicestershire LE10 1RJ	Hinckley		0.187	30
Permission		King William 1 The Hollow Earl Shilton Leicester Leicestershire LE9 7NA	Earl Shilton		0.096	28
Permission		Kingsfield House Arthur Street Barwell Leicester Leicestershire LE9 8GZ	Barwell		0.794	42
Permission		Land At Crabtree Farm Hinckley Road Barwell Leicestershire	Barwell		2.479	51
Permission		Land Off Brookfield Road	Burbage		0.996	40
Permission		Tolgate Works Sapcote Road Burbage Hinckley Leicestershire LE10 2AZ	Burbage		0.47	27
Pending application		Allbar Sports Trinity Lane Hinckley Leicestershire LE10 0BH	Hinckley		0.151	40
Pending application		Land At Crabtree Farm Hinckley Road Barwell Leicestershire	Barwell		1.004	44
Pending application		Land To The Rear Of The Cottage 34 Keats Lane Earl Shilton Leicestershire	Earl Shilton		0.904	10

Pending application		Land West Of Clickers Way Earl Shilton Leicestershire	Earl Shilton		3.323	81
Pending application		Land West Of Westfield Avenue Earl Shilton Leicestershire	Earl Shilton		0.759	18
Pending application		Unit 2B Stafford Street Barwell Leicester Leicestershire LE9 8HF	Barwell		0.146	14
Land for sale		Land south of Heath Lane, LE9 7PD	Earl Shilton		3.784	Not stated in marketing particulars.
Land for sale		Stoneycroft Sports and Social Club, LE9 7JG	Earl Shilton		0.996	
Land for sale		Property at stapleton lane and Kirkby road	Barwell			22
SHELAA 2022	LPR22	Land at Wapping and Harrow Farm, Watling Street (A5)				N/A - land earmarked for employment use.

Appendix 3 - Analysis proforma of 28 shortlisted sites

Source	Site reference	Sequential Test Ref.	Site address	Settlement (Winkeley / Barnwell / Bart Shilton)	Site type	Site size (Ha)	Real capacity (if stated)	Does the site have planning permission for residential use?	Does the site have a live planning application?	Has the site been built out/being implemented?	Commercial ownership	Developer/Proposer?	Title numbers and title holders	Comments	Is the site subject to any local policy constraints?	Is the site subject to any national policy constraints?	Any other factors which mean the site is not 'reasonably' preferable?	% of the area that is at risk of SW Flood	% of Site Area that is at risk of Surface Water Flood	% Of Site Area at risk of groundwater Flood	% Of Site Area at risk of Mainwater Structure Flood
SHELAA 2022	LP516	Site 1	Cootworth, Land east of Lutwath Road South of Burdage	Burdage	Individual site	236.14	3800	N/A	N/A	N/A		Land Promoter	LT490300	Developable 15+ years	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation	DPD Policy DM12: Grade II listed building on site		10/20/70%	30%	0%	0%
SHELAA 2022	AS58	Site 2	Barnwell Sustainable Urban Extension (SUE) Land East of Barnwell Aulley Road Barnwell Leicestershire	Barnwell	Individual site	133.33	2800	N/A	12/00296/OUT - Outline application including access for up to 2,800 new residential dwellings (Use class C3), an employment zone for general industrial buildings (Use class B2) and storage and distribution warehouse (Use class B8) providing up to 24,800 sqm, sports pitches, pavilion building and changing rooms (Use class C2), areas of formal and informal open space, children's play areas, landscaping, footpaths and public realm works; provision of hydrogeologic attenuation features, pedestrian and cycle connections, new infrastructure and services as necessary to serve the development and a new community hub area comprising a primary school (Use class C2), a local health care facility (Use class C2) or, in the alternative, a family public house/restaurant (Use class A3/A4) and food retail and commercial units (Use class A1, A2, A3, A4 and A5) up to a maximum floor space of 1,000 sqm (BIA development)	N/A	Barnwood and Aulmough Strategic Land	Land Promoter	LT320966	Live application has resolution to grant. Could be considered reasonably available (as with other A3/A4) because realistically the promoter will be looking to offload and within the OPI SHELAA 2022 considers the site is developable 15+ years	No			10/20/80%	28%	0%	0%
SHELAA 2022	AS237	Site 3	Bar Shilton SUE, Land at Hull Farm, Breach Lane	Bar Shilton	Individual site	74.07	1800 (identified in SHELAA as 2281, but this is not reflected in planning history)	N/A	21/01651/OUT - Outline application to include up to 1,000 dwellings (C3) up to 9.3 hectares for employment (Use comprising a mix of B2, B8 and B1) Use, a primary school/education use (P), retail floor space (R) and hot food takeaway (Su Demer) as part of a mixed use town centre/Community hub (B-RU/P/C2/S), two vehicular accesses from the A47, limited access from Breach Lane, vehicular access from Mill Lane, public open space including sustainable urban drainage systems and the provision of associated infrastructure and ancillary works and demolition of former grain guide building (Outline - access only) (BIA development)	N/A	Multiple landowners	LT79927	The wider site is also assessed as developable within the 2023/24/25 (Ref: AS237) Bloor Homes and Jason Homes were the applicant for 21/01651/OUT. Status of live application unclear.	No			0%	28%	0%	0%	
SHELAA 2022	LP205	Site 4	Land to the North of Thurston Lane, Bar Shilton	Bar Shilton	Individual site	37.94	700	N/A	N/A	N/A				Developable 15+ years				10/20/80%	10%	0%	0%
SHELAA 2022	LP519	Site 5	Land off Woodgate Road, Burdage	Burdage	Individual site	22.36	364	N/A	N/A	N/A				Developable 11-15 years	CS Policy 6: Winkeley/Barnwell/Bar Shilton/Burdage Green Wedge - Within the Winkeley/Barnwell/Bar Shilton/Burdage Green Wedge uses will be encouraged that provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land to ensure that the Green Wedge remains or is enhanced as an attractive contribution to the quality of life of nearby urban residents.	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		100%	18%	0%	0%
SHELAA 2022	LP531	Site 6	Land West of Winkeley West	Winkeley	Individual site	88.43	830	N/A	N/A	N/A				Developable 11-15 years	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation	DPD Policy DM12: Conservation areas (Part of the site) Development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important features.	Next to Tree Protection order area 66/0003/TPORD	0%	20%	0%	0%
SHELAA 2022	AS209	Site 7	Land North of A47 and East of Stone Road, Winkeley	Winkeley	Individual site	23.58	475	N/A	23/00432/OUT (Apper ref: 3323113) - Outline planning application for the erection of up to 475 dwellings, including public open space, drainage, landscaping and associated infrastructure.	No	Vistry Group	Developer	LT73922	Vistry has confirmed on its website that it intends to deliver all 475 homes: https://www.vistrygroup.co.uk/media-centre/press-releases/vistry-group-unleashes-475-mix-tenure-homes-in-winkeley-leicestershire-0 following its acquisition of the land.	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		0%	5%	0%	0%	
SHELAA 2022	LP647	Site 8	Land to the east of Stone Road (Woodgate Farm) Woodgate Farm, Aulley Road, Winkeley (A) Land North of Woodgate (B)	Winkeley	Individual site	21.02	489	N/A	N/A	N/A	Leicestershire County Council	Local Authority and		Developable 11-15 years	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		0%	18%	0%	0%	
SHELAA 2022	AS201 A	Site 10	Winkeley (A) Land North of Woodgate (B)	Winkeley	Individual site	18.43	415	N/A	24/00264/OUT - Outline planning permission for the erection of up to 415 dwellings, including landscaping, open space, drainage and associated infrastructure (Outline - access only)	N/A	Richborough Estates	Land Promoter	LT288338	Site is being actively marketed by Richborough as 'Winkeley Phase 2' - https://winkeleyphase2.co.uk/	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		0%	10%	0%	0%	
SHELAA 2022	AS201 B	Site 11	Woodgate Farm, Aulley Road (B)	Winkeley	Individual site	16.99	380	N/A	N/A	N/A		Housing Developer		Developable 11-15 years	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		0%	10%	0%	0%	
SHELAA 2022	AS138	Site 12	Land south of Scopate Road (North of Aston Farmhouse Road), Burdage	Burdage	Individual site	19.31	343	N/A	23/00678/OUT - Residential development of up to 343 dwellings (Class C3), including provision of public open space, associated infrastructure and all matters (access only) (re-submission of 22/01037/OUT) (reserved except access)	No	Jason Homes	Housing Developer	HW221254	Developable 11-15 years	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		100%	5%	0%	0%	
SHELAA 2022	LP648	Site 9	Land to the west of Stone Road, Winkeley	Winkeley	Individual site	14.57	313	N/A	N/A	N/A	Leicestershire County Council	Local Authority and		Developable 11-15 years	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		0%	20%	0%	0%	
SHELAA 2022	LP5141	Parcel 1	Land North of Scopate Road and adjacent to the railway (The Outcrops), Burdage	Burdage	Series of smaller sites	3.4	116	N/A	N/A	N/A			LT438488	Non-Developable N/A - not dated	CS Policy 6: Winkeley/Barnwell/Bar Shilton/Burdage Green Wedge - Within the Winkeley/Barnwell/Bar Shilton/Burdage Green Wedge uses will be encouraged that provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land to ensure that the Green Wedge remains or is enhanced as an attractive contribution to the quality of life of nearby urban residents.	No	0%	5%	0%	0%	
SHELAA 2022	LP5140	Parcel 1	Land off The Outcrops, Burdage	Burdage	Series of smaller sites	12.39	310	N/A	N/A	N/A				Non-Developable N/A - access	CS Policy 6: Winkeley/Barnwell/Bar Shilton/Burdage Green Wedge - Within the Winkeley/Barnwell/Bar Shilton/Burdage Green Wedge uses will be encouraged that provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land to ensure that the Green Wedge remains or is enhanced as an attractive contribution to the quality of life of nearby urban residents.	No	0%	10%	0%	0%	
SHELAA 2022	LP536	Parcel 2	Land East of Lutwath Road, Burdage	Burdage	Series of smaller sites	11.51	185	N/A	Yes, for part of the site (for 23 units)	N/A	Devidsons	Housing Developer	LT268693 (Decided - pending registration), 7700488/1713 8771 (Decided - pending registration)	Developable 6-10 years	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		No	0%	5%	0%	0%
SHELAA 2022	LP513	Parcel 2	Land at Lytchgate Lane, Burdage	Burdage	Series of smaller sites	2.74	85	N/A	22/00192/OUT (Apper ref: 3323670) - Proposed residential development of up to 85 dwellings alongside associated site infrastructure and open space (Outline Application - all matters reserved except for the means of access)	N/A	Pre-commencement conditions are being discharged	Avant Homes	Housing Developer	LT391890	Deliverable 0-5 years Confirmation received from Avant Homes of their intention to build out the scheme.	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		0%	0%	0%	0%
SHELAA 2022	LP521	Parcel 1	Land East of Woodgate Road, Burdage	Burdage	Series of smaller sites	1.92	36	N/A	N/A	N/A			LT312313	Developable 6-10 years	CS Policy 6: Winkeley/Barnwell/Bar Shilton/Burdage Green Wedge - Within the Winkeley/Barnwell/Bar Shilton/Burdage Green Wedge uses will be encouraged that provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land to ensure that the Green Wedge remains or is enhanced as an attractive contribution to the quality of life of nearby urban residents.	No	100%	5%	0%	0%	
SHELAA 2022	AS201B	Parcel 2	Land North of Lytchgate Lane, Burdage	Burdage	Series of smaller sites	4.13	140	N/A (Application approved 22/00789/PUL for a solar farm development)	N/A	Pre-commencement conditions are being discharged	Eglin Energy EPC Ltd	Solar storage developer	LT498654	Developable 11-15 years Land is owned by a solar storage developer and there is a live application for solar farm. On this basis, the site is not likely to be reasonably available for residential use.	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		No	0%	20%	0%	0%
SHELAA 2022	AS139	Parcel 2	Land South of Lytchgate Lane, Burdage	Burdage	Series of smaller sites	4.56	116	N/A	N/A	N/A			LT279827	Developable 11-15 years	DPD Policy DM4: Safeguarding the Countryside and Settlement Separation		No	0%	30%	0%	0%

SH/LAA 2022	UP1562	Parcel 1	Land at Threemills Farm, Sapote Road, Burtage	Burtage	Series of Smelter sites	4.41	180	N/A	N/A	N/A		U7161310	Developable 18+ years	CS Policy 6: Windley/Banwell/Bart Shilton/Burtage Green Wedge - Within the Windley/Banwell/Bart Shilton/Burtage Green Wedge uses will be encouraged that provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land to ensure that the green wedge remains or is enhanced as an attractive contribution to the quality of life of nearby urban residents.	No	0%	28%	0%	0%
SH/LAA 2022	AS118	Parcel 1	Land north of Sapote Road, Burtage	Burtage	Series of Smelter sites	8.2	100	N/A	N/A	N/A			Developable 18+ years	CS Policy 6: Windley/Banwell/Bart Shilton/Burtage Green Wedge - Within the Windley/Banwell/Bart Shilton/Burtage Green Wedge uses will be encouraged that provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land to ensure that the green wedge remains or is enhanced as an attractive contribution to the quality of life of nearby urban residents.	No	0%	28%	0%	0%
SH/LAA 2022	UP111	Parcel 3	1 Road, Verges, off Thurston Lane, Bart Shilton	Bart Shilton	Series of Smelter sites	3.96	90	N/A	N/A	Restriction in favour of BLADHAM DEVELOPMENTS 20/6/23	Land Promoter	U7161265	Found by 2022 SH/LAA to be "Non-Developable N/A" however Bladham's restriction of 20/6/23 suggests there is interest in the site. The 2022 SH/LAA states "highway access, active and recently implemented land use within site" were reasons why the site was discounted, to this end, the land is not reasonably available.	DM1 Safeguarding the Countryside and Settlement Separation		10/10/60%	8%	0%	0%
SH/LAA 2022	A3591	Parcel 3	Land adjacent to Farm Cottage, Spring	Bart Shilton	Series of Smelter sites	0.72	27	N/A	N/A	N/A	Woodward & Sons (Bart Shilton Ltd)	No clear evidence - appears to be a farming business.	Developable 6-10 years	DM1 Safeguarding the Countryside and Settlement Separation		0%	8%	0%	0%
SH/LAA 2022	UP1128	Parcel 3	Land North Of Hill Top Farm Hill Top, Bart Shilton Leicestershire	Bart Shilton	Series of Smelter sites	9.55	140	21/06/23/OUT - Residential development for up to 140 dwellings, with public open space, landscaping and sustainable drainage system (SuDS) (Outline access only)	N/A	Restriction in favour of BLADHAM DEVELOPMENTS 21/4/21	Land Promoter		Developable 6-10 years	DM1 Safeguarding the Countryside and Settlement Separation		0%	10%	0%	0%
SH/LAA 2022	UP1137	Parcel 3	Redwoods to rear of 3 Greenview Crescent, Bart Shilton, LE17 2EQ	Bart Shilton	Series of Smelter sites	1.58	35	N/A	24/04/24/OUT - Outline planning application (some matters reserved except for means of access and cuse) for the erection of up to 33 dwellings, including affordable housing, public open space, landscape planting, sustainable drainage system and new access arrangements from the Un-named Road.	N/A	Manor Oak Homes	Land Promoter	Developable 6-10 years	DM1 Safeguarding the Countryside and Settlement Separation		0%	10%	0%	0%
SH/LAA 2022	UP112	Parcel 3	The Old Service Station, Leicester	Bart Shilton	Series of Smelter sites	1.1	41	No application not for residential use 22/06/21/OUT	N/A	N/A		U7162114	Developable 18+ years Current pending planning application on the site for Outline Planning Application for the development of 14 x B2 employment units and 10 x traveller pitches, with access from the Leicester Road, with landscaping, parking and associated works. Not available for residential use so can be discounted.	DM1 Safeguarding the Countryside and Settlement Separation		2.5/5/91.5%	10%	0%	0%
SH/LAA 2022	UP154	Parcel 3	LAND WEST OF Sweden Cottage, Leicester Road, Bart Shilton	Bart Shilton	Series of Smelter sites	0.78	29	N/A	N/A	N/A			Developable 11-15 years	DM1 Safeguarding the Countryside and Settlement Separation		0%	8%	0%	0%
SH/LAA 2022	UP157	Parcel 3	Havetock Farm, Church Street, Bart Shilton	Bart Shilton	Series of Smelter sites	18.91	21	N/A	N/A	Restriction in favour of Bladham Developments 17/4/23	Land Promoter	U7161398	Developable 11-15 years	DM1 Safeguarding the Countryside and Settlement Separation		10/20/70%	18%	0%	0%

Appendix 4 –Assessment of flood risk sites, prepared by Farrow Walsh (to be amended)

Farrow Walsh Limited
Burbage Fields
Sequential Test Summary
FW2285 2022 Redrow 001 v4

Site Number	Reference	Source	Site Reference	Site Description	Site Postcode	Information Requested	Information Received	Sea River Flood	Sea River Flood	Sea River Flood	% Of Site Area	% Of Site Area	% Of Site Area	Surface Water Flood	% Of Site Area	Groundwater Flood	% Of Site Area	Manmade Structure Flood	% Of Site Area	Notes
1	47	SHEELA 2022	LPR 16	LPR16 47 - Boarbrook, Land east of Luttenworth Road, South of Burbage	LE10 3AY	21/02/2025	20/03/2025	FZ1	FZ2	FZ3	70%	20%	10%	Medium	30%	Very Low-Unlikely	0%	Low-Unlikely	0%	Boar Brook OWS LLFA
2	25	SHEELA 2022	A0 58	A058 (Banwell Sustainable Urban Extension (SUE) Land West Of Banwell Ashby Road Banwell Leicestershire	LE9 8QZ	21/02/2025	20/03/2025	FZ1	FZ2	FZ3	80%	10%	10%	Very Low	25%	Very Low-Unlikely	0%	Low-Unlikely	0%	EA-We do not have any flood risk data for this location
3	54	SHEELA 2022	A0 237	A0237 - Earl Shilton BUE, Land at Hill Farm, Breach Lane	LE9 7JY	25/02/2025	17/04/2025	Clear-Very Low			0%			Low	25%	Low-Unlikely	0%	Low-Unlikely	0%	
4	58	SHEELA 2022	LPR 205	LPR205 - Land to the North of Thurstaston Lane, Earl Shilton	LE9 7EY	21/02/2025	17/04/2025	FZ1	FZ2	FZ3	80%	10%	10%	Low	10%	Very Low-Unlikely	0%	Low-Unlikely	0%	Ordinary Watercourse-LLFA
5	44	SHEELA 2022	LPR 159	LPR159 - Land off Woodgate Road, Burbage	LE10 2AX	21/02/2025	20/03/2025	Clear-Very Low			100%			Very Low	15%	Very Low-Unlikely	0%	Low-Unlikely	0%	
6	72	-	LPR 31	Land West of Hinckley West	CV13 6JL	25/02/2025	31/03/2025	Clear-Very Low			0%			High to Medium	20%	Low-Unlikely	0%	Low-Unlikely	0%	Ashby de la Zouch Canal to the East
7	65	SHEELA	A0 1029	A01029 - Land North of A47 and East of Stoke Road, Hinckley	LE10 3BA	27/02/2025	22/04/2025	Clear-Very Low			0%			Medium to Low	5%	Low-Unlikely	0%	Low-Unlikely	0%	Not received from EA - online map interrogated
8	73	SHEELA	LPR 47	LPR47 - Land to the east of Stoke Road (Middlefield Farm)	LE10 3BA	25/02/2025	22/04/2025	Clear-Very Low			0%			Medium to Low	15%	Low-Unlikely	0%	Low-Unlikely	0%	Not received from EA - online map interrogated
9	84	SHEELA	LPR 48	LPR48 - Land to the west of Stoke Road, Hinckley	LE10 3BA	25/02/2025	22/04/2025	Clear-Very Low			0%			Medium to Low	20%	Low-Unlikely	0%	Low-Unlikely	0%	Not received from EA - online map interrogated
10	86	SHEELA	A0 1031A	A01031 A Westfield Farm, Ashby Road, Hinckley (A)	LE10 1UP	26/02/2025	30/04/2025	Clear-Very Low			0%			Medium to Low	10%	Low-Unlikely	0%	Low-Unlikely	0%	Not received from EA - online map interrogated
11	87	SHEELA	A0 1031B	A01031 B - Westfield Farm, Ashby Road, Hinckley (A)	LE10 3DX	01/03/2025	30/04/2025	Clear-Very Low			0%			Medium to Low	10%	Low-Unlikely	0%	Low-Unlikely	0%	Not received from EA - online map interrogated
12	35	SHEELA 2022	A0 135	A0135 - Land south of Sapcote Road (north of Acton Farmville Road), Burbage Parcel 1	LE10 3AA	21/02/2025	20/03/2025	Clear-Very Low			100%			Very Low	5%	Very Low-Unlikely	0%	Low-Unlikely	0%	
13	30	SHEELA 2022	LPR 36	LPR36 - Land east of Luttenworth Road, Burbage	LE10 2DQ	21/02/2025	04/04/2025	Clear-Very Low			0%			Low	5%	Very Low-Unlikely	0%	Low-Unlikely	0%	
14	31	SHEELA 2022	LPR 133	LPR133 - Land at Lychgate Lane, Burbage	LE10 2DQ	21/02/2025	05/04/2025	Clear-Very Low			0%			Low	0%	Very Low-Unlikely	0%	Low-Unlikely	0%	
15	39	SHEELA 2022	A0 1018	A01018 - Land north of Lychgate Lane, Burbage	LE10 3AQ	21/02/2025	05/04/2025	Clear-Very Low			0%			Low	20%	Very Low-Unlikely	0%	Low-Unlikely	0%	
16	42	SHEELA 2022	A0 133	A0133 - Land South of Lychgate Lane, Burbage Parcel 2	LE10 3AQ	21/02/2025	07/04/2025	Clear-Very Low			0%			Low	30%	Very Low-Unlikely	0%	Low-Unlikely	0%	
17	28	SHEELA 2022	LPR 141	LPR 141 - Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage	LE10 1FF	21/02/2025	20/03/2025	Clear-Very Low			0%			Very Low	5%	Very Low-Unlikely	0%	Low-Unlikely	0%	
18	27	SHEELA 2022	LPR 160	LPR160 - Land off The Outwoods, Burbage	LE10 1LE	21/02/2025	20/03/2025	Clear-Very Low			0%			Very Low	10%	Very Low-Unlikely	0%	Low-Unlikely	0%	
19	36	SHEELA 2022	LPR 21	LPR21 - Land East of Woodgate Road, Burbage	LE10 2UP	21/02/2025	20/03/2025	Clear-Very Low			100%			Very Low	5%	Very Low-Unlikely	0%	Low-Unlikely	0%	
20	46	SHEELA 2022	LPR 162	LPR162 - Land at Threeways Farm, Sapcote Road, Burbage	LE10 2AY	21/02/2025	20/03/2025	Clear-Very Low			0%			Low	25%	Very Low-Unlikely	0%	Low-Unlikely	0%	
21	48	SHEELA 2022	A0 138	A0138 - Land north of Sapcote Road, Burbage Parcel 3	LE10 2AY	21/02/2025	20/03/2025	Clear-Very Low			0%			Low	25%	Very Low-Unlikely	0%	Low-Unlikely	0%	
22	48	SHEELA 2022	LPR 11	LPR11 - 1 Nock Verges, off Thurstaston Lane, Earl Shilton	LE9 7EY	21/02/2025	24/03/2025	Clear-Very Low			80%	10%	10%	Low	5%	Very Low-Unlikely	0%	Low-Unlikely	0%	
23	50	SHEELA 2022	A0 591	A0591 - Land Adjacent to Farm cottage, Spring	LE9 7DB	21/02/2025	24/03/2025	Clear-Very Low			0%			Low	5%	Very Low-Unlikely	0%	Low-Unlikely	0%	EA-We do not have any flood risk data for this location
24	51	SHEELA 2022	LPR 128	LPR128 - Land off Leicester Road, Earl Shilton	LE9 7DB	21/02/2025	24/03/2025	Clear-Very Low			0%			Low	10%	Very Low-Unlikely	0%	Low-Unlikely	0%	
25	52	SHEELA 2022	LPR 137	LPR137 - Paddocks to rear of 3 Cleanview Crescent, Earl Shilton, LE97EQ	LE9 7DB	21/02/2025	24/03/2025	Clear-Very Low			0%			Low	10%	Very Low-Unlikely	0%	Low-Unlikely	0%	
26	55	SHEELA 2022	LPR 12	LPR12 - The Old Service Station, Leicester	LE9 7EE	21/02/2025	24/03/2025	FZ1	FZ2	FZ3	92.5%	5.0%	2.5%	Medium to Low	20%	Very Low-Unlikely	0%	Low-Unlikely	0%	Ordinary Watercourse-LLFA
27	56	SHEELA 2022	LPR 54	LPR54 - Land East of Swethon Cottage, Leicester Road, Earl Shilton	LE9 7DB	21/02/2025	24/03/2025	Clear-Very Low			0%			Low	5%	Very Low-Unlikely	0%	Low-Unlikely	0%	EA-We do not have any flood risk data for this location
28	57	SHEELA 2022	LPR 57	LPR57 - Hevetock Farm, Church Street, Earl Shilton	LE9 7EE	21/02/2025	24/03/2025	FZ1	FZ2	FZ3	70%	20%	10%	Medium to Low	15%	Very Low-Unlikely	0%	Low-Unlikely	0%	Ordinary Watercourse-LLFA
				Application Site	LE10 2HG	-	-	Clear-Very Low			0%			Very Low	15%	Very Low-Unlikely	0%	Low-Unlikely	0%	

Appendix 5 – Assessment of smaller sites against methodology

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Source	Site reference	Site address	Overall conclusion	What is the status of the site?	How many units could the site deliver?	What is the market status of the site?	Is the site reasonably available to be developed within 5 years?	What is the flood risk on the site? Is it greater than the application site?	Are there any other local policy constraints on the site which may restrict development?	Is the site sequentially preferable?
SHELAA 2022	AS1018	Land north of Lychgate Lane, Burbage	This site is discounted.	The 2022 identifies the site to be developable. An application has been approved for the development of a solar farm. Pre-commencement conditions are being discharged	140	The site is currently being owned by an solar panel developer. Application is being approved for the development of a solar farm.	No	Yes. 20% of the site is at risk of surface water flooding. On this basis, flood risk is greater than the application site	No	No. While the 2022 SHELAA has identified the site to be developable, the site is not for residential use as it is being approved for a solar farm. The solar farm will be brought forward evidenced by the discharge of pre-commencement conditions being undergoing. In any case, site has a higher surface water flood risk when compared to the application site.
SHELAA 2022	AS133	Land South of Lychgate Lane, Burbage	The site is discounted.	The 2022 identifies the site to be developable.	116	The landowner of the site is unknown	No	Yes. 30% of the site is at risk of surface water flooding. On this basis, flood risk is greater than the application site.	No	No. While the 2022 SHELAA has identified the site to be developable, the site has a greater risk of flooding compared to the application site. The site can therefore be discounted.
SHELAA 2022	AS138	Land north of Sapcote Road, Burbage	This site is discounted	The 2022 SHELAA has identified the site to be developable. There is no live planning application or extant permission on site.	100	The market status of the site is unknown	No	Yes. 25% of the site is at risk of surface water flooding. On this basis, flood risk is greater than the application site	Yes - the site is in a green wedge under policy C56, which encourages appropriate recreational facilities to be provided with proximity to urban residents.	No. Despite being considered developable, the site has a greater surface water flood risk compared to the application site. Furthermore, C56 policy states the site is in a green wedge. Therefore, the site is discounted.
SHELAA 2022	AS591	Land Adjacent to Farm cottage, Spring	Site is not discounted The site is considered developable in the SHELAA. The site has a lower flood risk than the application site.							
SHELAA 2022	LPR11	1 Nock Verges, off Thurlaston Lane, Earl Shilton	Site is discounted.	The 2022 SHELAA has identified the site to be non-developable due to "Highways access, active and recently implemented land uses within site" reasons. However, the site has been restricted in favour for Gladman developments (a land promoter).	92	The site is under private ownership, with the restriction for Gladman (a land promoter) to purchase the site as of 20/6/2023.	No	Yes. 10% of the site is in Flood Zone 2 and 10% of the site is in Flood Zone 3. 5% of the site is at risk of Surface Water Flooding. On this basis, flood risk is greater than the application site.	No	No. The site is not considered 'developable' under the SHELAA. The site also has a greater level of sea/river flood risk than our site. On this basis, the site can be discounted.
SHELAA 2022	LPR12	The Old Service Station, Leicester	Site is discounted	The 2022 SHELAA has identified the site to be developable. There is currently a pending outline planning application (ref. 22/00727/OUT) for employment use (with recommendation for approval at committee)	41	The outline application on the site on employment use (ref. 22/00727/OUT) currently has recommendation for approval at committee.	No	Yes. 2.5% of the site is in Flood Zone 2 and 5% of the site is in Flood Zone 3. 20% of the site is at risk of Surface Water Flooding. On this basis, flood risk is greater than the application site.	No	No. The site has been recommended for approval for employment use. The site also has an overall greater level of flood risk than our site. On this basis, the site is discounted.
SHELAA 2022	LPR128	Land North Of Hill Top Farm Hill Top Earl Shilton Leicestershire	Site is not discounted. The site is owned by a land promoter (Gladmans) The site has a flood risk lower than the application site.							
SHELAA 2022	LPR133	Land at Lychgate Lane, Burbage	This site is discounted.	An outline application on site (ref. 22/00192/OUT) has been approved. Pre-commencement conditions are being discharged and we have received confirmation from Avanti Homes that they intend to build out the scheme.	85	The site is currently owned by a housebuilder (Avant homes) who have confirmed to us in writing their intention to build out the scheme. Outline permission for housing development has been approved on site, and pre-commencement conditions are being discharged.	Yes	No. There is no identifiable flood risk at the site.	No	No. The site is currently owned by a housing developer who have confirmed their intention to build out the scheme. The site can therefore be discounted.
SHELAA 2022	LPR137	Paddocks to rear of 3 Cleanview Crescent, Earl Shilton, LE97EQ	Site is not discounted. The site is owned by a land promoter (Manor Oak homes) The site has a lower risk of flooding than the application site.							
SHELAA 2022	LPR141	Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage	The site is discounted	The 2022 SHELAA has identified the site as being non-developable. There is no live planning application or extant permission on site.	116	The market status of the site is unknown.	N/A	No. 5% of the site is at risk of surface water flooding. This is lower than the application site.	Yes - the site is in a green wedge under policy C56, which encourages appropriate recreational facilities to be provided with proximity to urban residents.	No. The SHELAA 2022 has identified the site to be not developable. Furthermore, C56 policy states the site is in a green wedge. Therefore, the site is discounted.
SHELAA 2022	LPR160	Land Off The Outwoods, Burbage	The site is discounted	The 2022 SHELAA has identified the site as being non-developable. There is no live planning application or extant permission on site.	310	The market status of the site is unknown	N/A	No. 10% of the site is at risk of surface water flooding. This is lower than the application site.	Yes - the site is in a green wedge under policy C56, which encourages appropriate recreational facilities to be provided with proximity to urban residents.	No. The SHELAA 2022 has identified the site to be not developable. Furthermore, C56 policy states the site is in a green wedge. Therefore, the site is discounted.
SHELAA 2022	LPR162	Land at Threeways Farm, Sapcote Road, Burbage	This site is discounted	The 2022 SHELAA has identified the site to be developable. There is no live planning application or extant permission on site.	150	The market status of the site is unknown	No	Yes. 25% of the site is at risk of surface water flooding. On this basis, flood risk is greater than the application site	Yes - the site is in a green wedge under policy C56, which encourages appropriate recreational facilities to be provided with proximity to urban residents.	No. Despite being considered developable, the site has a greater surface water flood risk compared to the application site. Furthermore, C56 policy states the site is in a green wedge. Therefore, the site is discounted.
SHELAA 2022	LPR21	Land East of Woodgate Road, Burbage	This site is not discounted. The site is sequentially preferable, as the SHELAA 2022 has recognised the site to be developable, and the site also has a lower risk of flooding than the application site.							
SHELAA 2022	LPR36	Land east of Lutterworth Road, Burbage	This site is partially discounted (112 out of 135 units remain).	This is a 2022 SHELAA site identified as developable. There is a live planning application for 23 dwellings that is being approved at planning committee on 21/2/25.	135	The site is currently being owned by a housebuilder (Davidsons), application for the development of 23 homes in part of the site has been approved at planning committee on 21/2/25.	No	No. 5% of the site is at risk of surface water flooding. This is lower than the application site.	No	No. While the 2022 SHELAA has identified the site to be developable, the site is currently owned by a housing developer with a pending planning permission for 23 homes. This suggests that housing development on the site will likely be brought forward. These 23 homes can therefore be discounted. An application has not been submitted for the site's remaining housing capacity (remaining 112 homes out of the total of 135). However, it is uncertain whether the remaining land on the site will be brought forward or sold. These 112 homes are therefore retained, therefore not discounted them
SHELAA 2022	LPR54	Land East of Swedish Cottage, Leicester Road, Earl Shilton	Site is not discounted. The site is identified as developable. There is no information on land ownership							
SHELAA 2022	LPR57	Havelock Farm, Church Street, Earl Shilton	Site is discounted	The 2022 SHELAA has identified the site to be developable. The site has been restricted in favour for Gladman developments (a land promoter) on 17/4/23.	21	The site has been restricted in favour for Gladman developments (a land promoter) on 17/4/23.	No	Yes. 10% of the site is in Flood Zone 3 and 20% of the site is in Flood Zone 2. 15% of the site is at risk of surface water flooding. On this basis, flood risk is greater than the application site.	No	No, as the site has a substantially greater flood risk compared to our site (20% of the site is located within F22 and 10% in F23). The site can therefore be discounted.

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million (from 2.5 million in 1980 to 4 million in 1998) and the number of people in the public sector who are employed in health care has increased by 1.2 million (from 1.3 million in 1980 to 2.5 million in 1998) (Department of Health 1999).

There is a growing emphasis on the importance of the public sector in the provision of health care services in the UK. The Department of Health (1999) has stated that the public sector is the main provider of health care services in the UK and that it is essential that the public sector is able to provide a high quality of care. The Department of Health (1999) has also stated that the public sector is the main provider of health care services in the UK and that it is essential that the public sector is able to provide a high quality of care.

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