

Strategic Housing and Economic Land Availability Assessment (SHELAA) Report

2022

Hinckley & Bosworth
Borough Council



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1. Introduction

- 1.1. The National Planning Policy Framework (NPPF) (2023)¹ requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. Paragraph 69 of the NPPF states that ‘from this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
 - a) specific, deliverable sites for five years following the intended date of adoption; and
 - b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.
- 1.2. Paragraph 86 of the NPPF also requires planning policies to ‘set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration’ and ‘set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period’.

2. Purpose of the Study

- 2.1. The Strategic Housing and Economic Land Availability Assessment (SHELAA) responds to the housing and employment requirements set out within the NPPF and provides an assessment of the land within the Borough.
- 2.2. The purpose of this evidence base is therefore to support the delivery of sufficient land and potential development sites in suitable locations across the borough, in line with Government objectives and policy.
- 2.3. **The SHELAA is an evidence base document to inform plan making. It is not a decision-making document and it does not in itself determine whether or not a site should be granted planning permission or allocated for development. The purpose of the SHELAA is to form part of the evidence required for the Hinckley & Bosworth Borough Local Plan in line with Planning Practice Guidance².**

3. Planning Practice Guidance

- 3.1. The Planning Practice guidance (PPG) on Housing and Economic Land Availability Assessments provides detailed guidance on how a SHELAA should be undertaken and sets out a methodology for how sites should be identified and assessed.
- 3.2. The main role of the SHELAA is to:
 - identify sites and broad locations with potential for development;
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

¹ [National Planning Policy Framework](#)

² [DLUHC, Housing and Economic Land Availability, Paragraph: 001, Reference ID: 3-001-20190722](#)

- 3.3. The PPG along with the NPPF have informed the development of a Leicester and Leicestershire Housing Market Area Strategic Housing and Economic Land Availability Assessment Joint Methodology (2019)³. This methodology was used to develop Hinckley and Bosworth’s own SHELAA Methodology Paper (2020)⁴.

4. Hinckley and Bosworth Local Plan

- 4.1. The current adopted Hinckley & Bosworth Borough Local Plan comprises of four development plan documents:
- Core Strategy – adopted 15 December 2009
 - Hinckley Town Centre Area Action Plan – adopted 21 March 2011
 - Earl Shilton and Barwell Area Action Plan – adopted 23 September 2014
 - Site Allocations and Development Management Policies Development Plan Document (DPD) – adopted 12 July 2016
- 4.2. In addition, the Local Plan comprises seven made Neighbourhood Plans:
- Market Bosworth Neighbourhood Plan – made 4th September 2015
 - Burbage Neighbourhood Plan - made 10th May 2021
 - Desford Neighbourhood Plan – made 10th May 2021
 - Markfield Neighbourhood Plan – made 10th September 2021
 - Stoke Golding Neighbourhood Plan (Review) – made 7th March 2022
 - Sheepy Neighbourhood Plan (Review) – made 9th May 2024
 - Barlestone Neighbourhood Plan – made 27th June 2022
- 4.3. The Local Plan is being reviewed and a Regulation 19 consultation was undertaken February – March 2022. For more information, please visit www.hinckley-bosworth.gov.uk/localplanreview.
- 4.4. A Local Development Scheme (LDS) was published on 8 February 2024. The updated LDS revises the timetable for production of the emerging Local Plan and establishes key milestones for public consultations.
- 4.5. To view Hinckley & Bosworth’s evidence base, please visit https://www.hinckley-bosworth.gov.uk/info/1004/planning_policy_and_the_local_plan/1470/evidence_base_and_supporting_studies

5. Methodology

- 5.1. The Leicester and Leicestershire authorities have a Housing and Economic Land Availability Assessment methodology (referred to as the joint methodology) which provides guidance to the local planning authorities, in accordance with the Department for Levelling Up, Housing and Communities’ Planning Practice Guidance (PPG) and NPPF (2023), when undertaking housing and economic development land availability assessments to provide their land availability evidence.

³ [Leicester and Leicestershire Joint Methodology Paper](#)

⁴ [HBBC SHELAA Methodology Paper](#)

- 5.2. Hinckley and Bosworth’s Strategic Housing and Economic Land Availability Assessment (SHELAA) methodology paper is a supplement to the joint methodology and builds on the assumptions made in the joint methodology to make them more locally specific to Hinckley and Bosworth.
- 5.3. To create a robust localised methodology, the Council consulted developers, agents and land promoters on the assumptions contained within this paper in January 2020 through a Developer Panel. The Developer Panel was made up of officers from Hinckley and Bosworth Borough Council as well as representatives from the housing and commercial development sectors.
- 5.4. HBBC’s methodology paper can be found on the SHELAA section of the HBBC website <https://www.hinckley-bosworth.gov.uk/shelaa> and was used for the SHELAA 2022 as it incorporates the findings and assumptions of the joint methodology and dives further into the assumptions at a localised level.
- 5.5. In October 2021, the developer panel which was originally consulted on the HBBC SHELAA Methodology (2020) was re-consulted to ensure that the methodology was still relevant or needed to be updated in light of planning changes. A questionnaire was sent out which asked questions on the following topics:
 - Biodiversity net gain
 - The COVID-19 pandemic
 - BREXIT
 - Build out rates
- 5.6. In addition to the above, the panel was also asked if they thought there was anything else which would mean that the methodology needed to be updated. The consensus to the consultation was that the methodology did not need to be updated and still remained relevant. Therefore, the 2020 methodology is used for the 2022 SHELAA Assessments.
- 5.7. Planning Practice Guidance⁵ states that the SHELAA should cover the local planning authority area and should identify all sites and broad locations regardless of the amount of development needed to provide an audit of available land. The process of assessment will then provide an identification of sites suitable for development in the Local Plan.

⁵ [DLUHC, Housing and Economic Land Availability, Paragraph: 008 Reference ID: 3-008-20190722 and Paragraph: 006 Reference ID: 3-006-20190722](#)

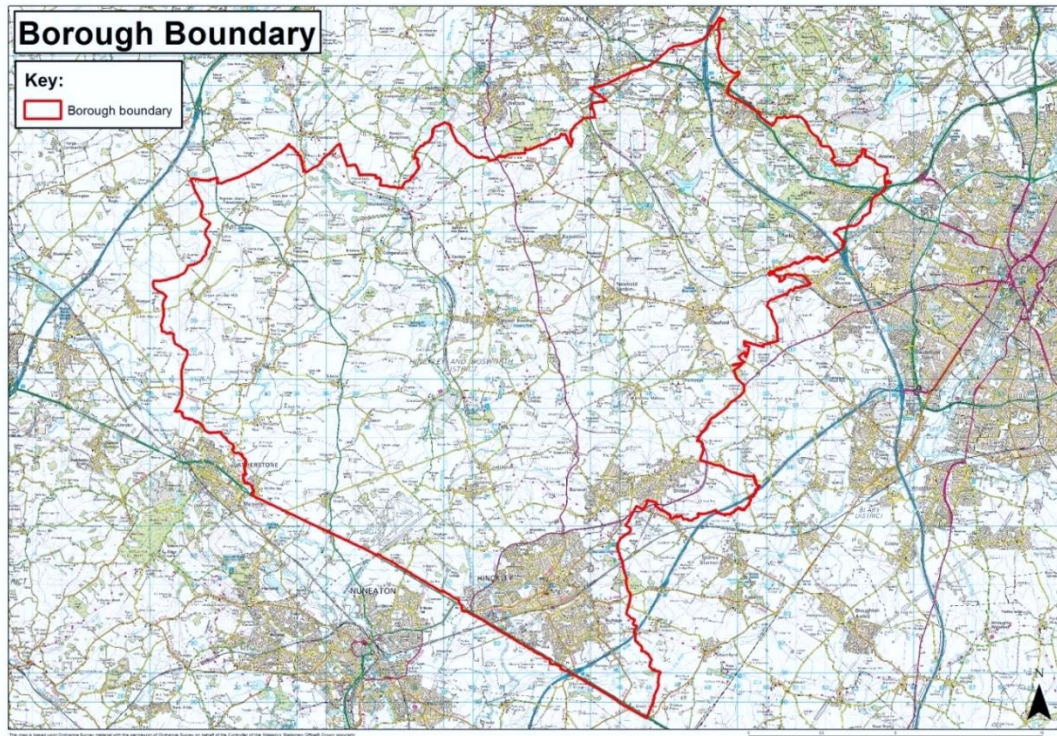


Figure 1: Borough Boundary Map (HBBC)

- 5.8. The assessment area for Hinckley and Bosworth is the Borough Boundary (figure 1). The joint methodology is the overarching guidance for Leicester and Leicestershire Local Planning authorities however each local authority undertakes their own SHELAA assessments.
- 5.9. The Department for Levelling Up, Housing and Communities (DLUHC) set out the stages of assessment (figure 2 overleaf). The guidance 'indicates what inputs and processes can lead to a robust assessment of land availability. Plan-making bodies are expected to have regard to the guidance in preparing and updating their assessments'⁶. Hinckley and Bosworth Borough Council has followed DLUHC's guidance.

⁶ [DLUHC, Housing and Economic Land Availability, Paragraph: 004 Reference ID: 3-004-20190722](#)

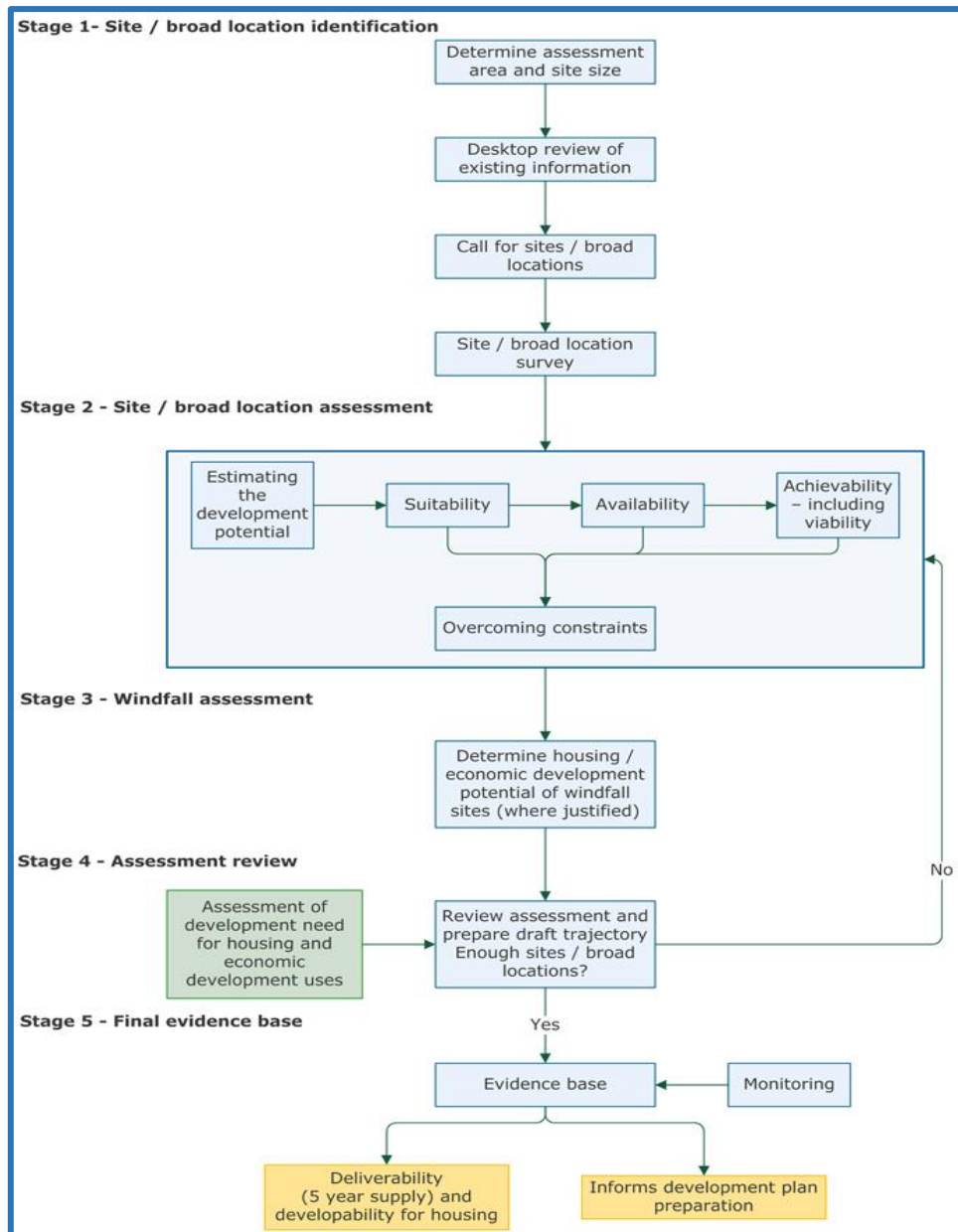


Figure 2: Housing Land Availability Assessment Methodology flow chart (DLUHC)⁷

6. Stage 1: Identification of sites and Broad Locations

6.1. Planning Practice Guidance states that a range of different site sizes will need to be assessed⁸ and that all available types of sites and sources of data that may be relevant in the assessment process should be considered.⁹ These include:

- Call for Sites through the Local Plan Review;
- Existing housing and economic development allocations, and site briefs;
- Planning permissions that are unimplemented or under construction;
- Planning applications that have been refused or withdrawn;
- Land in the local authority's ownership;

⁷ DLUHC, [Housing and Economic Land Availability, Paragraph: 005 Reference ID: 3-005-20190722](#)

⁸ DLUHC, [Housing and Economic Land Availability, Paragraph: 009 Reference ID: 3-009-20190722](#)

⁹ DLUHC, [Housing and Economic Land Availability, Paragraph: 011 Reference ID: 3-011-20190722](#)

- Surplus and likely to become surplus public sector land;
- Sites with permission in principle, and identified brownfield land;
- Vacant and derelict land and buildings;
- Additional opportunities in established uses;
- Business requirements and aspirations;
- Sites in rural locations;
- Large scale redevelopment and redesign of existing areas;
- Sites in and adjoining villages or rural settlement and rural exception sites; and
- Potential urban extensions and new free-standing settlement.

'Call for Sites' exercise

- 6.2. Hinckley & Bosworth Borough Council is reviewing its Local Plan, and with it, the associated evidence bases for land availability for future development. To assist this process the Council have carried out 'call for sites' exercises. This has helped to identify new sites within the Borough that may have potential for development over the proposed new Plan period to 2041. The call for sites timeline has been outlined in Table 1 overleaf.
- 6.3. The first call for sites ran between April and December 2016. Following on from this a scrutinising process of the SHLAA 2014 database commenced between January and March 2017, where duplicates were removed along with those sites that did not meet the minimum size thresholds or were already completed/in use sites.
- 6.4. Representatives that failed to respond to the Call for Sites between April 2016 and December 2016 and did not formally confirm to the Council that they required their site to be included in this year's SHELAA, were removed from the database also.
- 6.5. A second call for sites ran alongside the consultation of the Scope Issues and Options consultation between January and March 2018.
- 6.6. A more recent call for sites ran alongside the New Directions for Growth consultation between January and March 2019. Although, this Call for Sites was technically left open, with multiple cut off deadlines for different SHELAA publications within this period until it was formally closed after 31st May 2024.
- 6.7. Only sites submitted before 1st June 2022 have been assessed within this review, due to the published cut off deadline for the SHELAA 2022.
- 6.8. Hinckley and Bosworth Borough Council considered 297 sites within the SHELAA 2020 and a further 19 sites within the SHELAA 2020 Addendum. Of these 316 sites some had been submitted in 2016 and no updated information had been received since.
- 6.9. Due to the updated methodology (2020) and the status of the local plan review, it was deemed that additional/updated information on the sites that had been identified within the borough through the SHELAA evidence base was required. Therefore, it was requested that site representatives complete an updated version of the site suggestion form in order to remain within the SHELAA. Therefore, between 22nd September 2021 and 16th February

2022 a site review consultation was undertaken. The result of this consultation was that 97 sites were removed from the SHELAA (list can be found within Appendix 1).

- 6.10. With 29 new sites submitted within the call for sites and 97 sites removed, this left 248 sites remaining.
- 6.11. Six further sites were removed, either on request of promoters or due to no relevant proposed use, including AS268, AS981, AS190, LPR40 and LPR119, and LPR156, taking the total to 242.
- 6.12. Within the SHELAA 2022 process, three sites were also split down into two (AS615 and AS969) or three options (LPR151), and 14 sites were merged into six combined sites, leaving HBBC to consider 238 sites in total within the SHELAA 2022.

Table 1: Call for Sites timeline

Date	Milestone	Reason
Spring 2016 – December 2016	An advertisement in the 'Borough Bulletin', website updates, letters to all site representatives.	To advertise and encourage land owners/developers/agents to submit their interest.
December 2016	Call for Sites end.	No more submissions accepted for inclusion in the 2017/18 SHELAA. Sites submitted after this will be assessed in the next review.
January 2018	Second Call for Sites announced: January – March 2018 alongside the Scope, Issues and Options Local Plan consultation.	Local Plan Review (2016-2036) begins, at the Scope, Issues and Options Stage. Letters/emails sent out as part of the publication of the Scope Issues and Options consultation.
January – March 2018	Consultation events.	To inform the public of the work on the Local Plan Review and Call for sites, call for sites forms available.
4 March 2018	End of Scope, Issues and Options consultation.	Sites submitted after this date were not accepted for the SHELAA 2017/2018.
March – December 2018	Work on SHELAA 2017/18.	Work on SHELAA commences, including site visits, site assessments, consultees comments and data work.
December 2018	Work on SHELAA 2017/18 is concluded.	SHELAA 2017/18 report is published.

Date	Milestone	Reason
January – March 2019	New Directions for Growth Local Plan consultation.	To inform the public of the work on the Local Plan Review and Call for sites, call for sites forms available.
January 2019 – 30 September 2020	New Call for Sites launched as part of the New Directions for Growth Local Plan consultation. Call for sites remains open.	Website updated with new site submission form, and is continually open until the end of September 2020, when submissions closed for inclusion within the SHELAA 2020.
September 2020 – September 2021	Call for sites period, remains open. Regulation 18 consultation undertaken June-August 2021.	Sites submitted in this period were assessed within the SHELAA 2020 Addendum.
September 2021 – 31 May 2022	Call for sites period, remains open. Regulation 19 consultation undertaken February – March 2022.	Sites submitted in this period have been assessed in the SHELAA 2022.
June 2022 - 31 May 2023	Call for sites period, remains open.	Sites submitted in this period will be assessed in the following SHELAA.
June 2023 – 31 May 2024	Call for sites cut off deadline published on website, remaining open for one final year. Call for sites has now closed for new submissions after 31 May 2024.	Sites submitted in this period will also be assessed in the following SHELAA, as published on the Council's website, publications and direct notifications.

Sites included in this review

- 6.13. The Hinckley & Bosworth Borough SHELAA will be in line with the joint methodology on site identification and therefore the assessment will consider all sites and broad locations within the borough boundary of Hinckley and Bosworth, capable of delivering five or more dwellings (or 500m² of floor space), and/or above 0.25 ha.
- 6.14. A full list of sites excluded from assessment, alongside justification for their exclusion, has been provided in Appendix 7.

Site to be excluded from this review (including 'Red Constraints')

- 6.15. Cases of a site's exclusion from the SHELAA process will only normally arise where no feasible development potential can be demonstrated due to overwhelming/severe constraints on the site. These are known in the SHELAA as 'Red Constraints'. These include:
1. The Functional Floodplain (Flood Zone 3b) (as set out in the relevant Strategic Flood Risk Assessment);
 2. Scheduled Monuments (nationally important sites as listed by Historic England);
 3. Internationally and Nationally Designated Sites of Biodiversity and Geological Interest (SSSI, SPA, SAC or Ramsar); and
 4. Major Hazardous Facilities (as defined by the Health and Safety Executive)
- 6.16. Information on each Red Constraint can be found in the Hinckley & Bosworth SHELAA Methodology paper.
- 6.17. Any sites excluded from assessment due to the presence of Red Constraints have been included in Appendix 7.

7. Stage 2: Site and broad location assessment

- 7.1. Stage 2 of the methodology involves assessing the development potential of a site, its suitability, availability, achievability (including viability) and how any constraints can be overcome.
- 7.2. The following information and characteristics are recorded when undertaking the desktop review or site survey:
- Site size, boundaries and location;
 - Current land use and surrounding area/character;
 - Land, soil and water quality constraints;
 - Environmental constraints;
 - Topographical constraints;
 - Accessibility constraints; and
 - Planning policy considerations;
- 7.3. Due to the 'policy off' nature of the SHELAA, planning policy considerations will not deem a site unsuitable for the purposes of the SHELAA, however they are a consideration in determining the timescale of development and will also influence whether a site is suitable for allocation in the new Local Plan.
- 7.4. The Council has access to many different sources of information, and this helps towards considering the development potential of a site; deliverability and developability, including site constraints. Before reaching a determination on a site's deliverability and developability, a site must be assessed for its suitability, availability and achievability.

Assessing development potential, suitability, availability and achievability

Development Potential

- 7.5. The development potential of a site refers to its capacity, net developable area and density. The standard parameters used in the assessment are set out within Section 5 of HBBC's

SHELAA Methodology¹⁰. Where there is a planning application this development potential has been used instead of the methodology calculations within the HBBC SHELAA Methodology.

Suitability

- 7.6. Planning practice guidance¹¹ identifies how local planning authorities should assess a site's suitability. A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. As stated within HBBC's SHELAA Methodology, if constraints can be mitigated it can mean that a non-developable site within the methodology could be deemed to be developable.
- 7.7. When considering constraints to determine the suitability of sites or broad locations information is collected as part of the initial site survey as well as other relevant information, such as:
- the development plan, emerging plan policy and national policy; and
 - appropriateness and likely market attractiveness for the type of development proposed.
- 7.8. Sites in existing development plans or with planning permission will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This will include a re-appraisal of the suitability of previously allocated land and the potential to designate allocated land for different or a wider range of uses. This should be informed by a range of factors including the suitability of the land for different uses and by market signals, which will be useful in identifying the most appropriate use.
- 7.9. In addition to the above considerations, the following factors should be considered when assessing a site's suitability for development now or in the future:
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - potential impacts including the effect upon landscape features, nature and heritage conservation;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas; and
 - environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

Availability

- 7.10. The PPG considers a site to be available for 'when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.'¹²
- 7.11. Information is requested on the Call for Sites proforma as to the developer status and is cross referenced against the Council's planning records. Where potential problems have been

¹⁰ [HBBC SHELAA Methodology Paper](#)

¹¹ [DLUHC, Housing and Economic Land Availability Assessment, Paragraph: 018 Reference ID: 3-018-20190722](#)

¹² [DLUHC, housing and Economic Land Availability Assessment, Paragraph: 019 Reference ID: 3-019-20190722](#)

identified, an assessment of how and when those barriers can be overcome need to be made. Consideration should also be given to the delivery record of the developers and landowners putting forward the sites, and whether the planning background of a site shows a history of unimplemented permissions.

Achievability

7.12. The PPG considers a site to be achievable for development where ‘there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.’¹³

7.13. In order to reflect the above mentioned factors which could affect sites achievability, the following is examined and included within each assessment:

- Market interest;
- Timeframe for development; and
- Estimated build rate per annum.

Estimating timescales and rate of development

7.14. Information provided in the Call for Sites proformas alongside information about potential constraints is used to estimate delivery timescales and build out rate for each site. Section 6 of HBBC’s SHELAA methodology sets out how each site would be considered against the four different timeframes (0-5 years, 6-10 years, 11-15 years and 15+ years) and what the average build out rates for different site sizes are.

Deliverable, Developable and Non-developable

7.15. As outlined within Section 7 of HBBC’s SHELAA Methodology the determination of a site’s suitability, availability and achievability, combined with timeframe for development, directly informs the overall site assessment as either:

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

7.16. Paragraph 69 of the NPPF states that “Planning policies should identify a supply of:
a) specific, deliverable sites for five years following the intended date of adoption¹⁴, and
b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.”

7.17. The NPPF defines deliverable as: “to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in

¹³ [DLUHC, housing and Economic Land Availability Assessment, Paragraph: 020 Reference ID: 3-020-20190722](#)

¹⁴ With an appropriate buffer, as set out in paragraph 77 of the NPPF

principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”¹⁵
A deliverable site is suitable, available and achievable and has a timeframe of development of 0-5 years.

- 7.18. The NPPF also states that “to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”. A developable site is suitable, available and achievable and has timeframe for development of 6-10 years, 11-15 years or 15+ years.
- 7.19. The NPPF is very much geared towards housing when using the terms ‘deliverable’ and ‘developable’, however if a site is considered to be suitable, available and achievable for economic development, the Council will assume it’s developable.

8. Stakeholder Panel

- 8.1. A Developer Panel consultation for the Revised HBBC SHELAA Methodology (published September 2020) was held in between 28th February and 23rd March 2020 to ensure that key stakeholders were involved in the assessment process. Developer panel meetings have also been held on 22 March 2021 and 5 April 2022 where build rates and market conditions were discussed.
- 8.2. A further developer panel consultation was undertaken regarding the methodology in October 2021 as detailed in paragraphs 5.5 and 5.6 of this report.

9. Stage 3: Windfall Assessment

- 9.1. Local Planning Authorities can include windfall sites¹⁶ within their assessment of housing and economic land availability assessments. However, Hinckley and Bosworth Borough Council has not included windfall sites within this SHELAA. The inclusion of a windfall allowance in future updates of the SHELAA will be kept under review.
- 9.2. The Council does include a windfall allowance¹⁷ within its five-year housing land supply position for small sites which is based on small site completions.

¹⁵ [National Planning Policy Framework – Annex 2: Glossary](#)

¹⁶ NPPF 2023 definition of windfall sites “Sites not specifically identified in the development plan.”

¹⁷ [Windfall Study: 1 April 2022](#)

10. Stage 4: Assessment Review

- 10.1. Once the sites and broad locations have been assessed, the development potential of all sites is collected to produce an indicative trajectory setting out how much housing and economic development can be provided in the future.
- 10.2. Due to the volume of sites assessed, it is not possible to include all site assessment proforma within this report; however, the assessment of whether a site has been deemed deliverable, developable or non-developable for housing, economic and leisure uses has been detailed in Appendices 3-5. If you wish to see the detailed assessment for a particular site, or for all the sites within a certain settlement, please contact the Planning Policy Team, who will be able to discuss this with you.
- 10.3. All sites considered deliverable and developable for housing, economic and leisure uses have been summarised (overleaf) by settlement to indicate the amount of land and potential dwelling capacity available and the locations of these sites are shown on the overview maps contained in Appendix 2.
- 10.4. It should be noted that for housing the site size (ha) has been counted within the first timeframe a site falls within if the site would be built out over multiple timeframes, whereas the dwelling number has been split dependant on the build out rate and the number of developers that will be developing the site. Please note, sites have only been assessed for the type of development specified on the latest Call for Sites submission. Further, any sites which have been submitted and assessed for the same use, for example a smaller site option within a larger site option, have been deducted from the housing development potential to avoid duplication and double counting.
- 10.5. All site assessment summaries for housing can be found in appendix 3, employment can be found in appendix 4 and leisure assessment summaries can be found in appendix 5. The housing trajectory can be found in Appendix 8.

Table 2: Housing Development Potential

Settlement	Deliverable 0-5 years		Developable 6-10 years		Developable 11-15 years		Developable 15+ years	
	Hectares	Dwellings	Hectares	Dwellings	Hectares	Dwellings	Hectares	Dwellings
Bagworth	0.4	7	5.12	142	6.24	85		
Barlestone			12.86	367	23.86	701		
Barton in the Beans			0.71	21	0.99	20		
Barwell			70.63	338	10.67	975		1720
Botcheston			1.19	36	1.31	40		
Burbage	25.83	267	151.22	1278	11.01	1580	6.25	2970
Carlton			2.35	70	10.46	157		157
Congerstone			1.91	41	1.96	59		
Copt Oak					2.07	62		
Dadlington			1.8	54				
Desford	10.5	70	22.67	575	1.16	390		
Earl Shilton	9.25	60	39.17	515	26.62	1051	1.02	1022
Fenny Drayton	65.86	2	2.31	72	84.07	1777		2716
Groby			12.54	360	15.09	252	11.81	551
Higham on the Hill			7.74	242				
Hinckley	3.51	122	71.135	1376	11.82	1683		
Kirkby Mallory			1.02	23	25.35	479		282
Market Bosworth			5.89	137	17.685	563	1.81	54
Markfield	17.56	155	16.1	724	10.1	283		
Nailstone	1.73	5	3.14	98	1	30	6.76	237
Newbold Verdon			31.68	732		200		
Norton Juxta Twycross							75.98	2279
Peckleton			0.5	15	0.27	6		

Settlement	Deliverable 0-5 years		Developable 6-10 years		Developable 11-15 years		Developable 15+ years	
	Hectares	Dwellings	Hectares	Dwellings	Hectares	Dwellings	Hectares	Dwellings
Ratby	12.9	87	7.78	621		188		
Ratcliffe Culey					1.97	59		
Shackerstone			2.9	87			1.69	51
Sheepy Magna			4.74	142	7.03	211		
Sibson			0.24	5				
Stanton Under Bardon			3.7	110	6.35	103		
Stapleton	0.8	9			0.92	25		
Stoke Golding	2.34	70	5.95	193			3.38	101
Thornton	2.62	49	4.07	122	14.94	235		213
Twycross					6.68	200		
Witherley	0.37	5	5.29	128				
Wykin Village					2.24	60		
Total	153.67	908	496.255	8,624	301.865	11,474	108.7	12,353
Total dwellings		33,359						
Total Developable Area in HBBC (Ha)		1060.59						

Economic Development Potential

10.4. Those sites submitted to the Council where the landowner or agent has indicated that they would consider economic development have been assessed for how much office (E), general industry (B2) and storage or distribution (B8) can be accommodated on the site. Each site is assessed based on the submission therefore may only be assessed for one or two economic use classes rather than all three. These figures are an either/or representation in some cases, for example adding E, B2 and B8 figures together for a site or area is not always what is considered to be the developable area. Each use class has been assessed separately to another to give an indication of potential capacity for each use.

Table 3: Economic Development Potential

Settlement	E (office) (m ²)	B2 (m ²)	B8 (m ²)
	Developable	Developable	Developable
Bagworth	2,814	3,377	3,217
Bardon			6,400
Barlestone			
Barton in the Beans			
Barwell	4,652	12,400	12,400
Botcheston			
Burbage	100,003	104,668	102,541
Carlton			
Congerstone			
Copt Oak	9,100		10,400
Desford			
Earl Shilton	33,035	37,069	37,753
Fenny Drayton		576,412	541,960
Groby	62,462	219,397	310,187
Higham on the Hill			
Hinckley	18,380	49,772	119,404
Kirkby Mallory	31,395	37,674	35,880
Market Bosworth	3,500	4,200	4,000
Markfield	166,801	166,598	284,479
Nailstone			

Settlement	E (office) (m ²)	B2 (m ²)	B8 (m ²)
	Developable	Developable	Developable
Newbold Verdon			
Norton Juxta Twycross	142,415		162,760
Peckleton			
Ratby			
Ratcliffe Culey			
Shackerstone			
Sheepy Magna			
Sibson			
Stanton Under Bardon		93,358	93,160
Stapleton			
Stoke Golding			
Thornton			
Twycross			
Wellsborough			
Witherley			
Total Floor Space in HBBC (m²)	574,557	13,049,25	17,245,41
Total Site Size in HBBC (Ha)	518	830.39	917.62
Employment Use Developable Area in HBBC (Ha)	195.9	354.39	438.04

Leisure Development Potential

- 10.5. As stated within the Council's SHELAA methodology, leisure development has been mainly urban focused due to the financial implications and infrastructure networks required for such developments.
- 10.6. Therefore, land submitted by a landowner or agent who has indicated that they would consider leisure development within the urban area (Hinckley, Burbage, Earl Shilton and Barwell), which has been considered developable has been outlined below.

Table 4: Leisure Development Potential

Settlement	Leisure (m²)
Barwell	0
Burbage	28,547
Earl Shilton	8,122
Hinckley	22,990
Total m² (developable)	59,659
Total hectares (developable) within HBBC	30.87

11. Conclusions & Findings

- 11.1. In terms of housing sites, the SHELAA assessment found that the qualifying sites fell into four development phases as follows:
- 153.67 hectares (908 dwellings) available in 0-5 years (2022-2027)
 - 496.355 hectares (8,624 dwellings) available in 6-10 years (2027-2032)
 - 301.865 hectares (11,474 dwellings) available in 11-15 years (2032-2037)
 - 108.7 hectares (12,353 dwellings) available in 15+ years (2037+)
- 11.2. This indicates a potential of 21,006 dwellings (951.89 hectares) during the 15-year period and an additional 12,353 dwellings (108.7 hectares) available beyond that. The majority of the large sites are included within 11-15 years or 15+ years and therefore do not make a major contribution to the 15-year period (10,291 dwellings within 15+ year period on strategic sites above 500 dwelling capacity).
- 11.3. The overall number of homes with development potential provides a basis for calculating potential supply over the longer 15-year period. It should be noted that the total amount of land potentially available over the 15 years far exceeds the current housing requirement of 7,080 homes for the period 2022 to 2037 (472 homes per annum x 15 years)¹⁸. Decisions about the role of these sites in providing a future supply of land will be taken through the Local Plan review process. A breakdown of all the sites assessed for housing is included within Appendix 3 and the housing trajectory is included within Appendix 8¹⁹.
- 11.4. In terms of employment sites, the SHELAA assessment has shown that there is a potential 195.9 hectares available during the 20-year period for office use (Class E), 354.39 hectares available for B2 use and 438.04 hectares available for B8 use. Although a trajectory has not been provided for employment by settlement in the same way it has for housing, a breakdown of the sites assessed for employment is provided within Appendix 4.
- 11.5. In terms of leisure, the SHELAA assessment shows that there is 59,659 square metres of floorspace potentially available within the urban area. There is not a specified requirement for leisure, however a breakdown of the sites assessed for leisure is provided within Appendix 5.

12. Monitoring and Review

- 12.1. The Strategic Housing and Economic Land Availability Assessment is a continuous process that will be updated on a regular basis. The Council intends, where possible, to prepare a SHELAA following the end of each calendar year on an annual basis.

¹⁸ 472 dwellings are calculated using the standard methodology, as of 1st April 2022

¹⁹ Note: If a site has a capacity greater than the sum of five times its annual build out rate, then although the site is classed within a certain timeframe within appendix 3, the delivery may have been split across multiple timeframes and therefore the dwelling numbers within paragraphs 11.1-11.3 do not directly correlate to that specified as a certain timeframe within appendix 3.