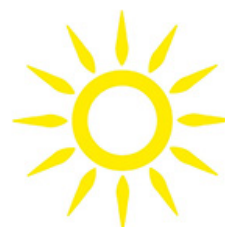


Hinckley & Bosworth Borough Council



**STRATEGIC HOUSING
AND ECONOMIC LAND AVAILABILITY
ASSESSMENT
2017/2018**

Role of this Evidence Base study

This study has informed preparation of our new Local Plan. It should be read alongside other relevant studies.

Evidence Base Overview

Document title	Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017/18
Lead author	HBBC Planning Policy
Purpose of the study	To support the delivery of sufficient land and potential development sites in suitable locations across the Borough, in line with Government objectives and policy.
Stage of production	Completion of 2017/18 SHELAA
Key outputs	A comprehensive assessment of sites across the borough put forward by relevant stakeholders.
Key recommendations	Gives the Council a thorough view of what sites are available, suitable, achievable, deliverable, and developable.
Relations to other studies	The SHELAA informs many other evidence base studies in Planning Policy including the Authority Monitoring Report, and will also inform the next stages of the Local Plan.
Next Steps	To be reviewed again in 2019 after a further call for sites.

CONTENTS

Section	Page Number
1 Introduction	4
2 Methodology	5
3 Stage 1 – Site / Broad Location Identification	8
4 Stage 2 – Site / Broad Location Assessment	11
5 Stage 3 – Windfall Assessment	14
6 Stage 4 – Assessment Review	15
Appendix 1 – Overview Maps	
Appendix 2 – Site Assessment Summary	

1.0 INTRODUCTION

1.1 Local Planning Authorities (LPAs) are required to produce and publish an evidence based document called the Strategic Housing and Economic Land Availability Assessment (hereafter 'SHELAA'). The SHELAA provides evidence on the potential supply of housing and economic land within the Hinckley & Bosworth Borough. This SHELAA represents the position on land availability within the borough as of 1st April 2018.

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.

National Planning Policy Background

1.2 In accordance with the National Planning Policy Framework (NPPF) LPAs are required to have a clear understanding of the land available in their area through the preparation of a SHELAA.

1.3 This assessment will be a key part in identifying “a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period”¹.

1.4 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).

Local policy position

1.5 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

1.6 The Local Plan is being reviewed and the Scope, Issues and Options document was consulted on earlier in 2018. It is anticipated that a draft plan (including

¹ Housing and economic land availability assessment, Planning Practice Guidance, ID: 3-001-20140306.

draft land allocations) will be published for public consultation in October 2019, with the plan adopted in late 2021.

- 1.7 To see more information on the Local Plan Review, or 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

SHELAA Review

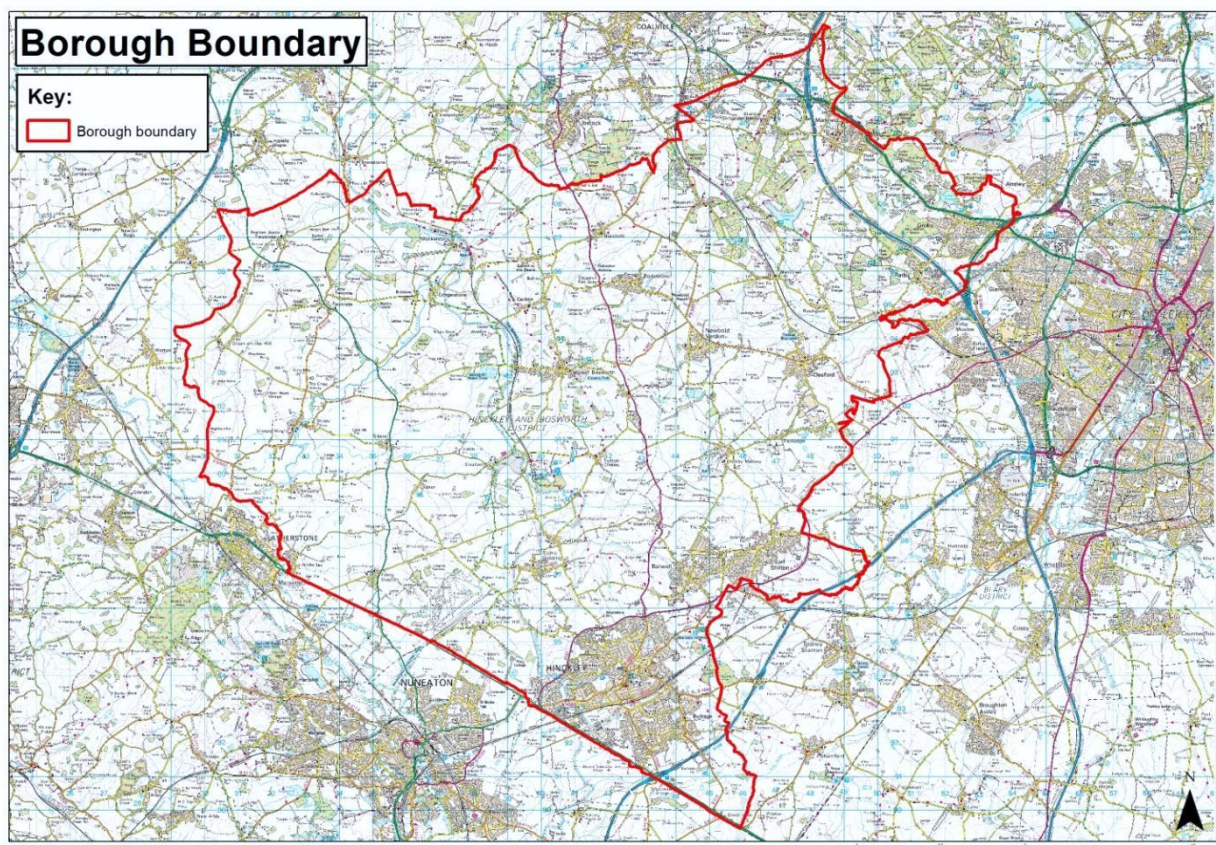
- 1.8 Local Planning Authorities within the Leicester and Leicestershire housing market area have agreed a joint approach to the preparation of housing and economic land availability assessments, in line with duty to co-operate requirements, through a joint methodology paper finalised August 2016. The approach set out in the methodology ensures each LPAs individual assessments are in a similar format. The joint methodology paper can be found on the SHELAA section of the HBBC website <https://www.hinckley-bosworth.gov.uk/shelaa>
- 1.9 In addition to the joint housing market area wide methodology paper (which is also the same area as the functional economic market area), the Council has also prepared a localised SHELAA methodology. This builds on the assumptions made in the joint methodology but makes them more locally specific to Hinckley and Bosworth Borough. The local methodology can be found on the SHELAA section of the HBBC website <https://www.hinckley-bosworth.gov.uk/shelaa>
- 1.10 When creating the localised methodology, the Council met with a Developer Panel to discuss existing assumptions made about how sites should be assessed for residential, employment and leisure uses. The Developer Panel was made up of officers from Hinckley and Bosworth Council as well as representatives from housing and commercial development sectors.

2.0 METHODOLOGY

- 2.1 The methodology utilised for the Hinckley & Bosworth SHELAA is the Joint Leicester and Leicestershire Housing Market Methodology Paper (August 2016); as stated this was produced collaboratively with all participating authorities and in consultation with stakeholders and is being used in conjunction with Hinckley and Bosworth Council's Methodology Paper (May 2016).
- 2.2 Planning Practice Guidance² 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.

Figure 1: Borough Boundary map

Source: Hinckley & Bosworth Borough Council



- 2.3 The assessment area for Hinckley & Bosworth will be the borough boundary, shown in Figure 1. Even though the joint methodology is the over arching guidance for Leicester & Leicestershire LPAs, each local authority will

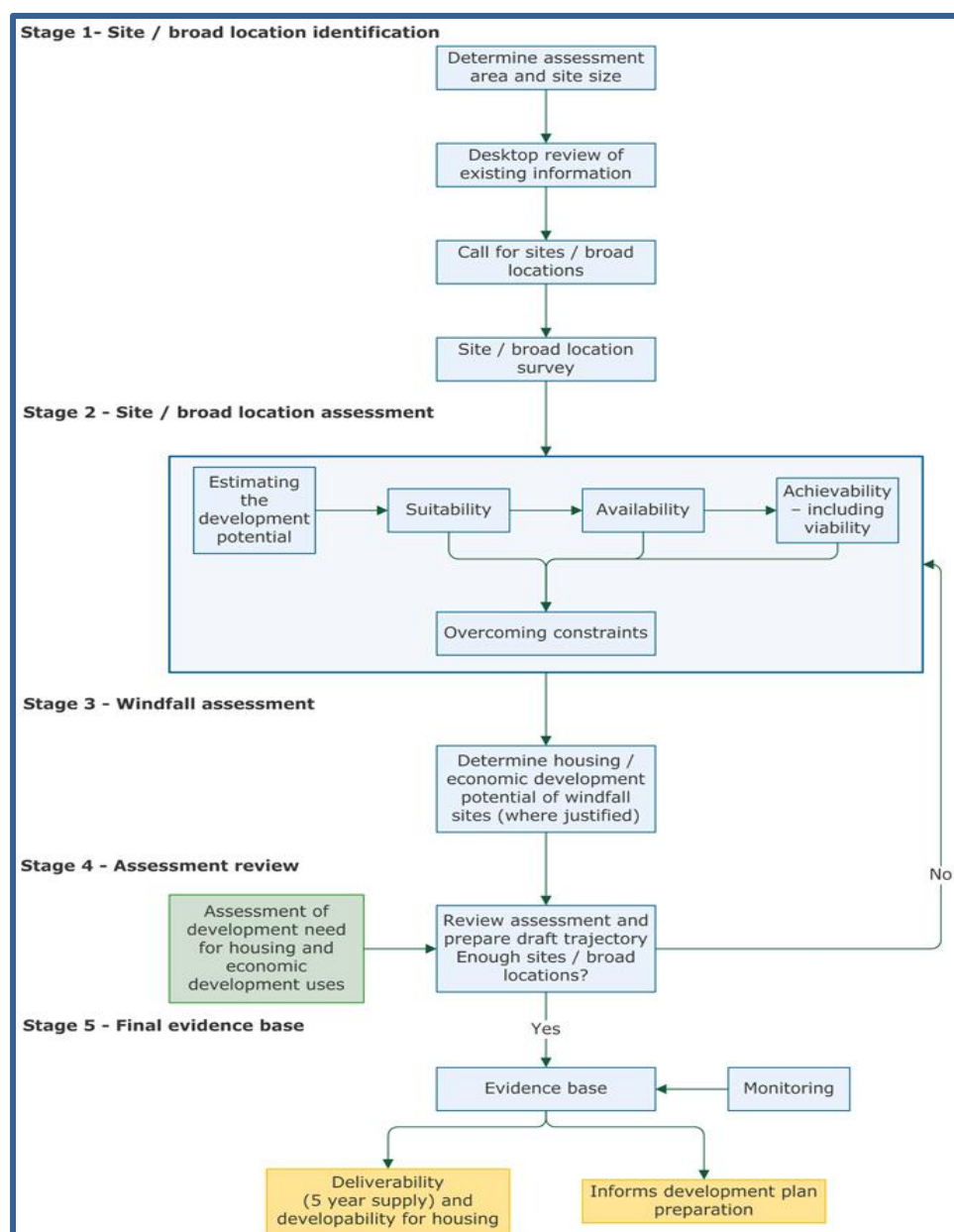
² MHCLG, Housing and economic land availability, paragraph 007, ID: 3-007-20140306

undertake individual SHELAA assessments, as each authority is at different stages in the Local Plan process.

2.4 Figure 2 sets out the stages of assessment as set out by the Ministry of Housing, Communities & Local Government (MHCLG). The guidance “indicates what inputs and processes should lead to a robust assessment of land availability. Plan makers should have regard to the guidance in preparing their assessments”³. Hinckley and Bosworth Borough Council has followed MHCLG’s guidance.

Figure 2: Housing Land Availability Assessment Methodology flow chart.

Source: Housing and economic land availability assessment, National Planning Practice Guidance (MHCLG, 2014).



³ MHCLG, Housing and economic land availability, paragraph 005, ID: 3-005-20140306

3.0 STAGE 1 – SITE / BROAD LOCATION IDENTIFICATION

- 3.1 Planning practice guidance states that the assessment should consider a variety of types of sites:
- 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;
 - Land in the local authority's ownership;
 - Surplus and likely to become surplus public sector land;
 - Vacant and derelict land and buildings, including available brownfield land;
 - 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

- 3.2 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 carried out two 'call for sites' exercises. This helped to identify new sites within the borough that may have potential for development over the proposed new plan period to 2036. The call for sites timeline has been outlined in Table 1 below.
- 3.3 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.
- 3.5 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.
- 3.6 A second call for sites ran alongside the consultation of the Scope Issues and Options consultation between January and March 2018.
- 3.8 Hinckley and Bosworth Council has received and considered **234 sites** within the SHELAA 2017/18.

Table 1: Call for Sites timeline

Date	Milestone	Reason
Spring 2016	An advertisement in the 'Borough Bulletin'	A quarterly publication delivered to all residents living in the borough informing of council updates and news. To encourage land owners/developers/agents to submit their interest
March/April 2016	Website update	To advertise and encourage land owners/developers/agents to submit their interest
April 2016	Initial letter to all representatives who have submitted a site to Hinckley & Bosworth's planning department in previous years	To inform of the Call for Sites, with a 'site submission form', to encourage land owners/developers/agents to submit their interest
Early August 2016	A second round of letters regarding the Call for Sites	To ensure all representatives received a letter and site submission form
Mid August 2016	Emails sent to representatives from previous SHLAA assessments	To ensure all representatives had an opportunity to submit their interest in a particular site
December 2016	Call for Sites end	No more submissions accepted for the current SHELAA process. Sites submitted after this will be assessed in the next review.
January 2018	Second Call for Sites announced and published: January – March 2018 alongside the Scope, Issues and Options 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.
4 March 2018	End of Scope, Issues and Options consultation	Sites submitted after this date were not accepted for the SHELAA 2018.

Sites included in this review

3.9 The Hinckley & Bosworth SHELAA will be in line with the joint HMA methodology on site identification and therefore the assessment will consider all sites and broad locations within the borough boundary of Hinckley & Bosworth, capable of delivering five or more dwellings, and/or above 0.25 ha.

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

3.10 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)

3.11 No sites were excluded from consideration in this SHELAA due to the presence of red constraints on site. Information on each Red Constraint can be found in the Hinckley & Bosworth SHELAA Methodology paper.

4.0 STAGE 2 – SITE / BROAD LOCATION ASSESSMENT

- 4.1 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;
- 4.2 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.
- 4.3 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 suitability, availability and achievability

Suitability

- 4.4 Planning practice guidance⁴ identifies how local planning authorities should assess a site’s suitability.
- 4.5 Assessing the suitability of sites or broad locations for development should be guided by:
- the development plan, emerging plan policy and national policy; and
 - market and industry requirements in that housing market or functional economic market area.

⁴ MHCLG, Housing and economic land availability assessment, paragraph 019, ID: 3-019-20140306

- 4.6 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.
- 4.7 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;
 - environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

Assessing availability

- 4.8 Along with a site's suitability, a site's availability must also be considered. Planning practice guidance⁵ states that a site is considered available for development, 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 problems such as unresolved multiple ownerships, ransom strip tenancies or operational requirements of landowners.
- 4.9 Where potential problems have been 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.

⁵ MHCLG, Housing and economic land availability assessment, paragraph 020, ID: 3-020-20140306

Assessing achievability

- 4.10 In addition to the assessment of a site's suitability and availability, the achievability of a site is then considered. Planning practice guidance⁶ states that "a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the site over a certain period".
- 4.11 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.

Deliverable, Developable and Non-developable

- 4.12 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.
- 4.13 Paragraph 67 of the NPPF states that "Planning policies should identify a supply of:
- a) specific, deliverable sites for years one to five of the plan period, and
 - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible 11-15 of the plan."
- 4.14 "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 site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable unless permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long terms phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or are identified on a brownfield register should only be considered deliverable where there is clear evidence

⁶ MHCLG, Housing and economic land availability assessment, paragraph 021, ID: 3-021-20140306

that housing completions will begin on site within 5 years.”⁷ A deliverable site is suitable, available and achievable and has a timeframe of development of 0-5 years.

4.15 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 or 11-15 years.

4.16 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 over the Plan period.

Overcoming Constraints

4.17 If evidence is provided which demonstrates that an identified constraint can be overcome this will be taken in to account in the review of the SHELAA and may result in a site that was non-developable to be deemed developable.

Fact Check

4.18 Following the Council’s assessment of all of the sites, a fact check exercise was undertaken with those who submitted their sites to the Council. This was to ensure that all of the site constraints were accurate, increasing the robustness of the SHELAA.

5.0 STAGE 3 – WINDFALL ASSESSMENT

5.1 Local Planning Authorities can include windfall sites⁸ 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.

⁷ It is noted that MHCLG is consulting on the definition of ‘deliverable’ and a full review of sites will be conducted in the 2018/19 SHELAA in light of any changes to the ‘deliverable’ definition to ensure all sites have been assessed correctly.

⁸ NPPF 2018 definition of windfall sites “Sites not specifically identified in the development plan.”

6.0 STAGE 4 - ASSESSMENT REVIEW

6.1 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.

6.2 Due to the volume of sites assessed, it is not possible to include all site assessment pro forma within this report; however the assessment of whether a site has been deemed deliverable or developable/non-developable for housing, economic and leisure uses has been detailed in Appendix 2. 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.

6.3 All sites considered deliverable and developable for housing, economic and leisure uses have been summarised by settlements 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 1.

Housing Development Potential

Settlement	Deliverable 0-5 years		Developable 6-10 years		Developable 11-15 years	
	Hectares	Dwellings	Hectares	Dwellings	Hectares	Dwellings
Bagworth	0.60	16	20.67	450		
Barlestone	2.39	45	41.00	783		
Barton in the Beans			1.07	26		
Barwell	134.45	2,537	0.33	13	1.31	43
Botcheston						
Burbage			147.13	3,277	25.18	656
Carlton	0.48	12	3.90	99	0.75	19
Congerstone			0.46	11		
Desford			115.88	1,865		
Earl Shilton	112.70	2,024	65.96	1,452	3.94	70

Fenny Drayton						
Groby			9.47	195		
Higham on the Hill			2.61	67		
Hinckley	0.89	52	121.10	2,339	32	814
Kirkby Mallory			4.09	83		
Market Bosworth			23.10	434		
Markfield			17.96	338		
Nailstone			0.93	22		
Newbold Verdon			8.92	168	24.16	453
Norton Juxta Twycross	1.23	17	0.39	12		
Peckleton	0.54	13	3.06	57	1.5	37
Ratby			70.12	1,026		
Ratcliffe Culey						
Shackerstone						
Sheepy Magna			15.30	276		
Sibson			0.24	7	2.03	38
Stanton Under Bardon						
Stapleton			1.68	42		
Stoke Golding			38.02	737		
Thornton			0.85	21		
Twycross	0.85	20	18.02	353		
Wellsborough						
Witherley			10.00	199		
Total	254.13	4,736	742.26	14,352	90.87	2,130
Total dwellings		21,218				
Total hectares		1,087.26				

Economic Development Potential

6.4 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 (B1), general industry (B2) and storage or distribution (B8) can be accommodated on the site. These figures are an either/or representation, for example adding B1, B2 and B8 figures together for a site or area is not what is considered to be the developable area. Each use class has been assessed separate to another to give an indication of potential capacity for each use.

Settlement	B1 (m ²)	B2 (m ²)	B8 (m ²)
	Developable	Developable	Developable
Bagworth			
Barlestone	18,390	25,746	30,650
Barton in the Beans			
Barwell	3,390	29,546	30,450
Botcheston			
Burbage	340,770	424,578	370,700
Carlton			
Congerstone			
Desford	25,200	352,800	420,000
Earl Shilton	107,800	188,892	216,300
Fenny Drayton	16,590	23,226	27,650
Groby	177,990	564,918	292,700
Higham on the Hill	1,080	1,512	1,800
Hinckley	394,920	555,114	658,200
Kirkby Mallory	12,270	17,178	20,450
Market Bosworth			
Markfield	152,910	214,074	232,350
Nailstone			
Newbold Verdon	15,030	21,042	25,050
Norton Juxta Twycross			
Peckleton			
Ratby	56,100	78,540	93,500
Ratcliffe Culey			
Shackerstone			
Sheepy Magna	17,400	23,856	29,000
Sibson			
Stanton Under Bardon			
Stapleton			
Stoke Golding	14,070	19,698	23,450
Thornton			
Twycross			
Wellsborough			
Witherley			
Total m²	1,353,910	2,540,720	2,472,250
Total Hectares	135	254	247

Leisure Development Potential

6.5 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. 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.

Settlement	Leisure (m ²)
Barwell	0
Burbage	422,110
Earl Shilton	436,345
Hinckley	257,335
Total m²	1,115,790
Total Hectares	112

Next Steps

- 6.6 If it is concluded that insufficient sites/broad locations have been identified against objectively assessed needs, the Council may need to revisit the assessment, for example changing assumptions on development potential.
- 6.7 Based on the current objectively assessed needs of 468 dwellings per year⁹, there may be enough land to meet future housing needs, although an additional call for sites will be conducted in early 2019 to ensure enough land is submitted to the Council for consideration in the Local Plan.
- 6.8 The SHELAA will continue to be reviewed on a regular basis as site statuses change. For example:
- Sites under-construction may now have been developed, or individual stages may have been developed;
 - Sites with planning permission may be under-construction;
 - Planning applications may have been submitted or approved on sites and broad locations identified by the assessment;
 - Progress may have been made in removing constraints on development and whether a site is now considered to be deliverable or developable; and
 - Unforeseen constraints may have emerged which now means a site is no longer deliverable or developable.

⁹ Using MHCLG's Standard Method for Calculating Local Housing Need.

- 6.9 If there is a site that was previously assessed in a Hinckley and Bosworth SHLAA report from past years but it has not been assessed in this 2017/18 review, please re-submit the site as an 'expression of interest' in the next available call for sites and the site will be reassessed in the next SHELAA Review.

As highlighted at the start of this report, the SHELAA is an evidence based document and does not allocate land for development. The purpose of the SHELAA is to provide evidence to inform the preparation of the Local Plan