

Strategic Housing
and Economic
Land Availability
Assessment
(SHELAA) Report

2020

Hinckley & Bosworth
Borough Council

Table of Contents

1. Introduction	2
2. Purpose of the Study.....	2
3. Planning Practice Guidance	2
4. Hinckley and Bosworth Local Plan	3
5. Methodology.....	3
6. Stage 1: Identification of sites and Broad Locations.....	5
7. Stage 2: Site and broad location assessment	8
8. Stakeholder Panel	11
9. Stage 3: Windfall Assessment	11
10. Stage 4: Assessment Review	12
11. Conclusions & Findings	17
12. Monitoring and Review.....	17

Appendix 1 – Overview Maps

Appendix 2 – Housing Site Assessment Summary

Appendix 3 – Employment Site Assessment Summary

Appendix 4 – Leisure Site Assessment Summary

1. Introduction

- 1.1. The National Planning Policy Framework (NPPF) (2019)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 67 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 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, for years 11-15 of the plan.’
- 1.2. Paragraph 81 of the NPPF also requires planning policies to ‘set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth’ 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 national 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).
- 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

¹ [National Planning Policy Framework](#)

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

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 four made Neighbourhood Plans:
 - Market Bosworth Neighbourhood Plan – made 4th September 2015
 - Sheepy Neighbourhood Plan – made 19 March 2019
 - Burbage Neighbourhood Plan - made 10th May 2021
 - Desford Neighbourhood Plan – made 10th May 2021
- 4.3. The Local Plan is being reviewed with a regulation 18 consultation currently being undertaken. 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

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 Ministry of Housing, Communities & Local Government's Planning Practice Guidance (PPG) and revised NPPF (2019), when undertaking housing and economic development land availability assessments to provide their land availability evidence.
- 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.

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

⁴ [HBBC SHELAA Methodology Paper](#)

- 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 2020 as it incorporates the findings and assumptions of the joint methodology and dives further into the assumptions at a localised level.
- 5.5. 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.

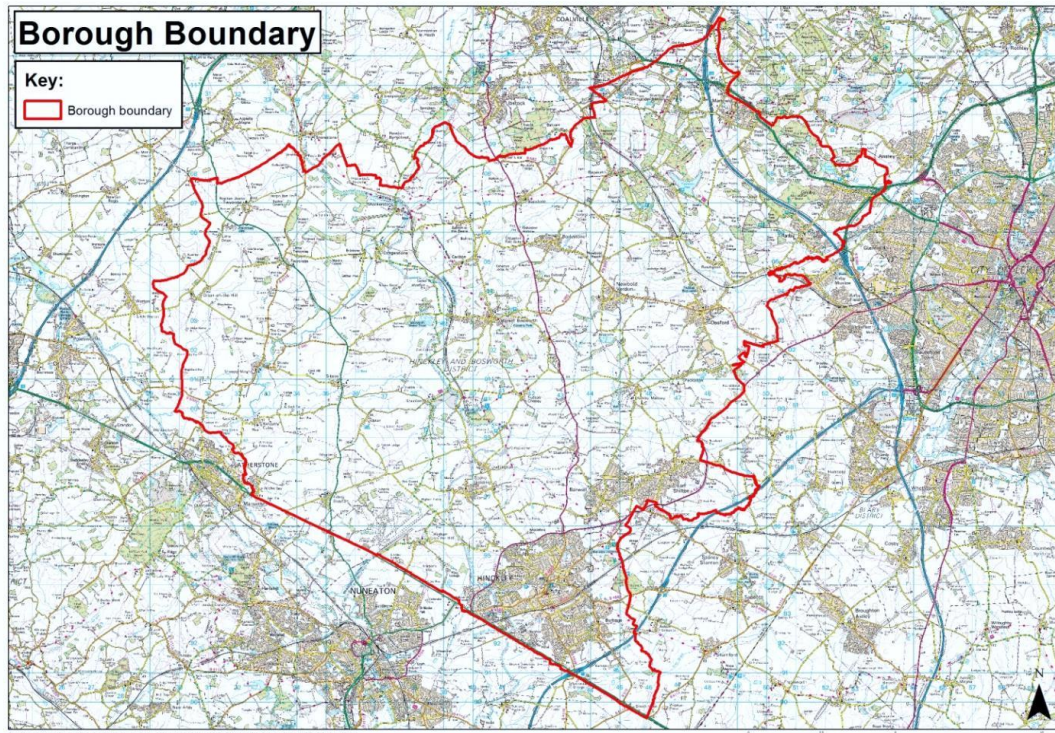


Figure 1: Borough Boundary Map (HBBC)

- 5.6. 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.
- 5.7. The Ministry of Housing, Communities & Local Government (MHCLG) 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 MHCLG’s guidance.

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

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

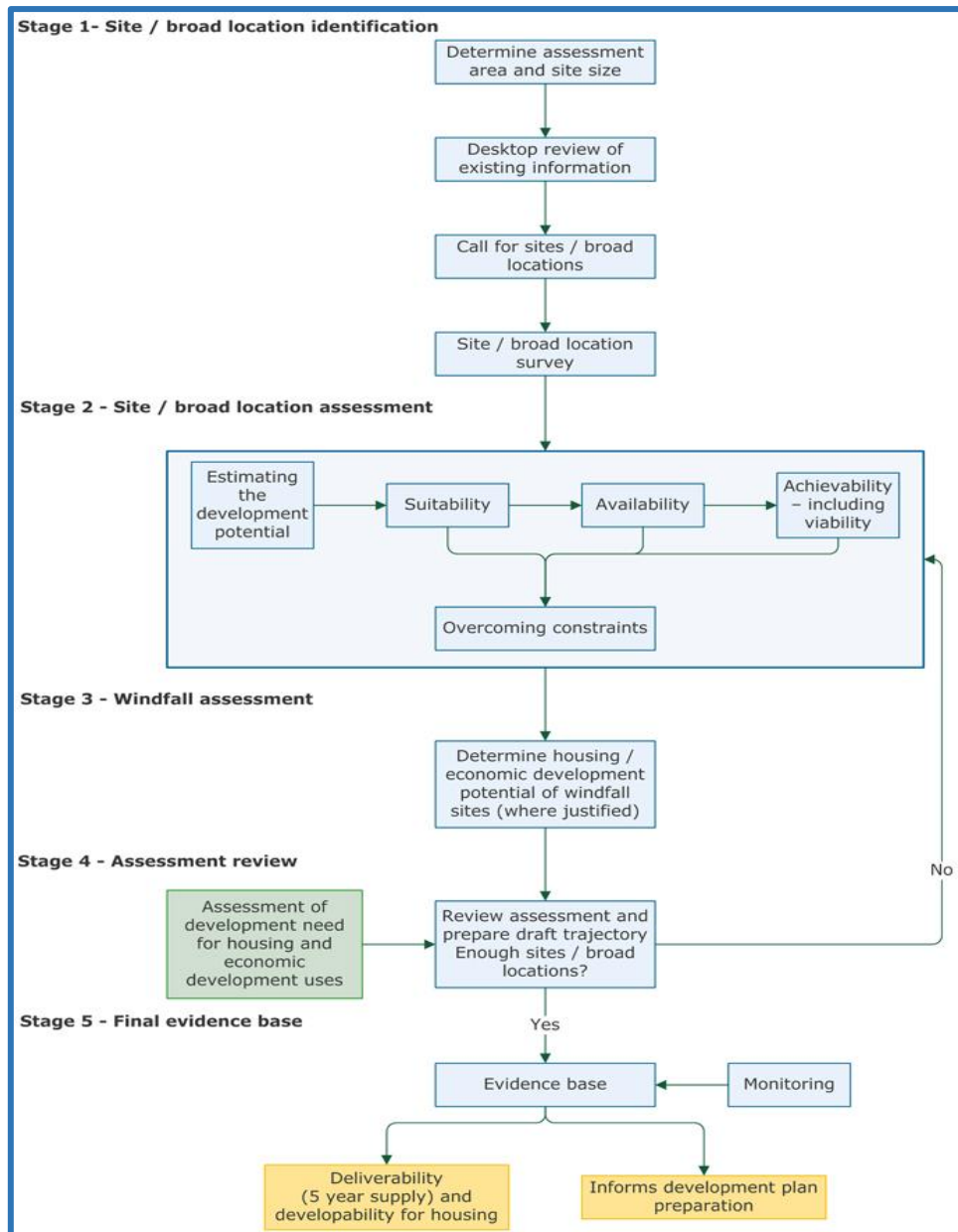


Figure 2: Housing Land Availability Assessment Methodology flow chart (MHCLG)⁷

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

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

⁹ MHCLG, [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 three '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 2039. 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. The most recent call for sites ran alongside the New Directions for Growth consultation between January and March 2019. Although the current Call for Sites is technically still open only sites submitted before 1st October 2020 have been assessed within this review.
- 6.7. Hinckley and Bosworth Borough Council has considered **297 sites** within the SHELAA 2020.

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 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.
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 onwards	Call for sites remains open.	Sites submitted in this period will be assessed in the SHELAA 2021.

Site included in this review

- 6.8. 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.

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

- 6.9. 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)
- 6.10. One site (LPR56) was 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.

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;
 - 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

¹⁰ [HBBC SHELAA Methodology Paper](#)

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

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 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 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."

- 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 site within five years. In particular:

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

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

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”¹⁴ 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. A developer panel meeting was also held on 22 March 2021 where build rates and market conditions were discussed.

9. Stage 3: Windfall Assessment

9.1. Local Planning Authorities can include windfall sites¹⁵ 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 allowance¹⁶ within its five-year housing land supply position for small sites which is based on small site completions.

¹⁴ [National Planning Policy Framework – Annex 2: Glossary](#)

¹⁵ NPPF 2019 definition of windfall sites “Sites not specifically identified in the development plan.”

¹⁶ [Windfall Study: 1 April 2020](#)

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 2-4. 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. Please note sites have only been assessed for the type of development specified on the Call for Sites submission.
- 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 1. 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.
- 10.4. All site assessment summaries for housing can be found in appendix 2, employment can be found in appendix 3 and leisure assessment summaries can be found in appendix 4.

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	2.83	71	8.28	238	7.1	85		
Barlestone	2.95	114	14.32	331	15.45	405		
Barton in the Beans			0.76	19	1.07	30		
Barwell	4.31	25	159.73	998	0.8	512	N/A	1708
Botcheston			7.16	103	7.64	195		
Burbage	2.01	41	52.05	813	279.88	1530	N/A	1270
Carlton			7.14	194				
Congerstone			2.51	63	2.31	59		
Dadlington	2.65	74						
Desford	17.31	415	41.85	966	84.34	276	74.73	1556
Earl Shilton	26.28	325	142.25	888	27.79	1072	N/A	945
Fenny Drayton					5.53	141	131.71	1976
Groby			123.57	1439	9.86	941	N/A	46
Higham on the Hill	2.78	71	4.59	128				
Hinckley	1.7	48	129.13	1,533	76.25	1873	N/A	1313
Kirkby Mallory					4.84	128		
Market Bosworth	3.56	90	16.03	269	10.8	235	N/A	8
Markfield	34.25	355	28.86	906	4.51	245		
Nailstone	2.03	46	3.95	107			44.02	660
Newbold Verdon	28.43	501	61.8	883	N/A	65		
Norton Juxta Twycross	1.2	8	148.95	258	N/A	235	192.17	4300
Orton on the Hill					0.44	10		
Peckleton			3.61	93				
Ratby	42.96	169	29.97	414	0.67	356	N/A	302

Ratcliffe Culey			2.31	59				
Shackerstone			3.36	87	1.82	51		
Sheepy Magna			12.18	255				
Sibson			0.24	7	2.03	52		
Stanton Under Bardon			12.86	307	0.99	28		
Stapleton			0.53	15	2.52	67		
Stoke Golding	10.55	120	12.77	473	8.06	1.53	1.94	19
Thornton	7.13	154	2.38	66	0.85	23		
Twycross	0.85	20	2.2	56	15.05	251		
Wellsborough					5.89	150		
Witherley	1.34	37	13.42	314				
Wykin					2.64	55		
Total	195.12	2684	1048.76	12282	579.13	9072	444.57	14103
Total dwellings		38,141						
Total hectares		2,267.58						

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, for example adding E, 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.

Table 3: Economic Development Potential

Settlement	E (office) (m ²)	B2 (m ²)	B8 (m ²)
	Developable	Developable	Developable
Bagworth	8,835		10,097
Barlestone			
Barton in the Beans			
Barwell	4,652	12,400	12,400
Botcheston			
Burbage	166,303	200,529	184,314
Carlton			
Congerstone			
Desford	556,754	668,104	299,627
Earl Shilton	64,859	114,269	110,970
Fenny Drayton	19,358		214,123
Groby	453,719	556,842	599,443
Higham on the Hill	9,739		
Hinckley	263,354	292,025	286,690
Kirkby Mallory	14,329		16,375
Market Bosworth	6,000	6,000	6,000
Markfield	146,815	128,319	227,492
Nailstone	81,635	8,091	216,674
Newbold Verdon	15,323		17,512
Norton Juxta Twycross			

Peckleton	7,054		8,062
Ratby	8,247	9,897	9,425
Ratcliffe Culey			
Shackerstone			
Sheepy Magna	23,057	27,668	26,351
Sibson			
Stanton Under Bardon	11,667	128,200	127,533
Stapleton			
Stoke Golding	2,450		2,800
Thornton			
Twycross			
Wellsborough			
Witherley			
Total m²	1,864,150	2,152,344	2,375,888
Total Hectares	495	645	855

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. 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 (m ²)
Barwell	5,842
Burbage	20,900
Earl Shilton	70,204
Hinckley	0
Total m²	96,946
Total Hectares	27.56

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:
- 195 hectares (2,684 dwellings) available in 0-5 years (2021-2026)
 - 1,049 hectares (12,282 dwellings) available in 6-10 years (2026-2031)
 - 579 hectares (9,072 dwellings) available in 11-15 years (2031-2036)
 - 445 hectares (14,103 dwellings) available in 15+ years (2036+)
- 11.2. This indicates a potential of 24,038 dwellings (1,823 hectares) available during the 15 year period and an additional 14,103 dwellings (445 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 (10,321 dwellings within 15+ period on strategic sites).
- 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 6,660 homes for the period 2021 to 2036 (444 homes per annum x 15 years)¹⁷. 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 2.
- 11.4. In terms of employment sites the SHELAA assessment has shown that there is a potential 495 hectares available during the 20 year period for office use (Class E), 645 hectares available for B2 use and 856 hectares available for B8 use. Although a trajectory has not been provided for employment by settlement in the same way it has for housing the land available shows that HBBC has the land required to meet the needs for the next plan period (2020-2039) in accordance with the Employment Land and Premises Study (2020). A breakdown of the sites assessed for employment is provided within Appendix 3.
- 11.5. In terms of leisure the SHELAA assessment shows that there is 96,946 square metres of floorspace potentially available within the urban area. There is not specified requirement for leisure. A breakdown of the sites assessed for leisure is provided within Appendix 4.

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 to prepare a SHELAA following the end of each calendar year on an annual basis.

¹⁷ 444 dwellings is calculated using the standard methodology at 1st April 2021