

Strategic Housing  
and Economic  
Land Availability  
Assessment  
(SHELAA) Report

2020 Addendum

Hinckley & Bosworth  
Borough Council

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## 1. Introduction

- 1.1. The National Planning Policy Framework (NPPF) (2021)<sup>1</sup> 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 68 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. This addendum has been undertaken in order to assess the additional sites that have been submitted to support the Local Plan Review.
- 1.3. This report should be read in conjunction with the main Strategic Housing and Economic Land Availability Assessment (SHELAA) Report 2020.<sup>2</sup>

## 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 Guidance<sup>3</sup>.**

## 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).

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<sup>1</sup> [National Planning Policy Framework](#)

<sup>2</sup> [SHELAA 2020 Report](#)

<sup>3</sup> [MHCLG, 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)<sup>4</sup>. This methodology was used to develop Hinckley and Bosworth's own SHELAA Methodology Paper (2020)<sup>5</sup>.

## 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 five made Neighbourhood Plans:
- Market Bosworth Neighbourhood Plan – made 4<sup>th</sup> September 2015
  - Sheepy Neighbourhood Plan – made 19 March 2019
  - Burbage Neighbourhood Plan - made 10<sup>th</sup> May 2021
  - Desford Neighbourhood Plan – made 10<sup>th</sup> May 2021
  - Markfield Neighbourhood Plan – made 10<sup>th</sup> September 2021
- 4.3. The Local Plan is being reviewed with a regulation 19 consultation which will be undertaken imminently. For more information please visit [www.hinckley-bosworth.gov.uk/localplanreview](http://www.hinckley-bosworth.gov.uk/localplanreview). 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](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.

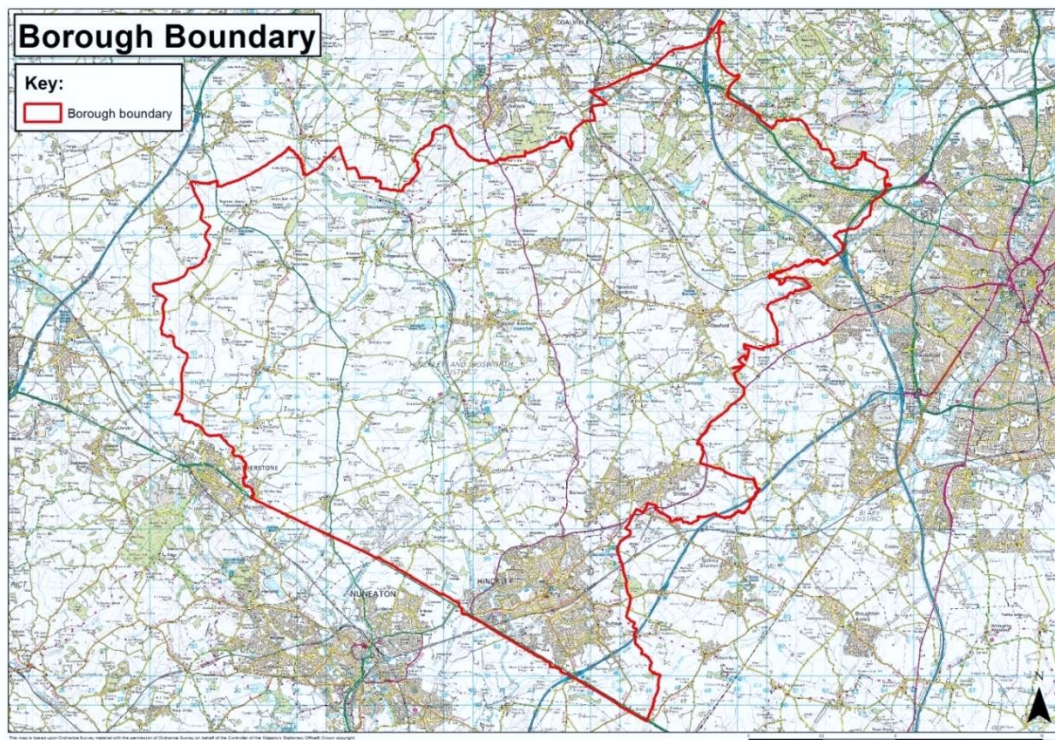
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<sup>4</sup> [Leicester and Leicestershire Joint Methodology Paper](#)

<sup>5</sup> [HBBC SHELAA Methodology Paper](#)



- 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 2020 and this addendum 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 Guidance<sup>6</sup> 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

<sup>6</sup> [MHCLG, Housing and Economic Land Availability, Paragraph: 008 Reference ID: 3-008-20190722 and Paragraph: 006 Reference ID: 3-006-20190722](#)

the guidance in preparing and updating their assessments<sup>7</sup>. Hinckley and Bosworth Borough Council has followed MHCLG's guidance.

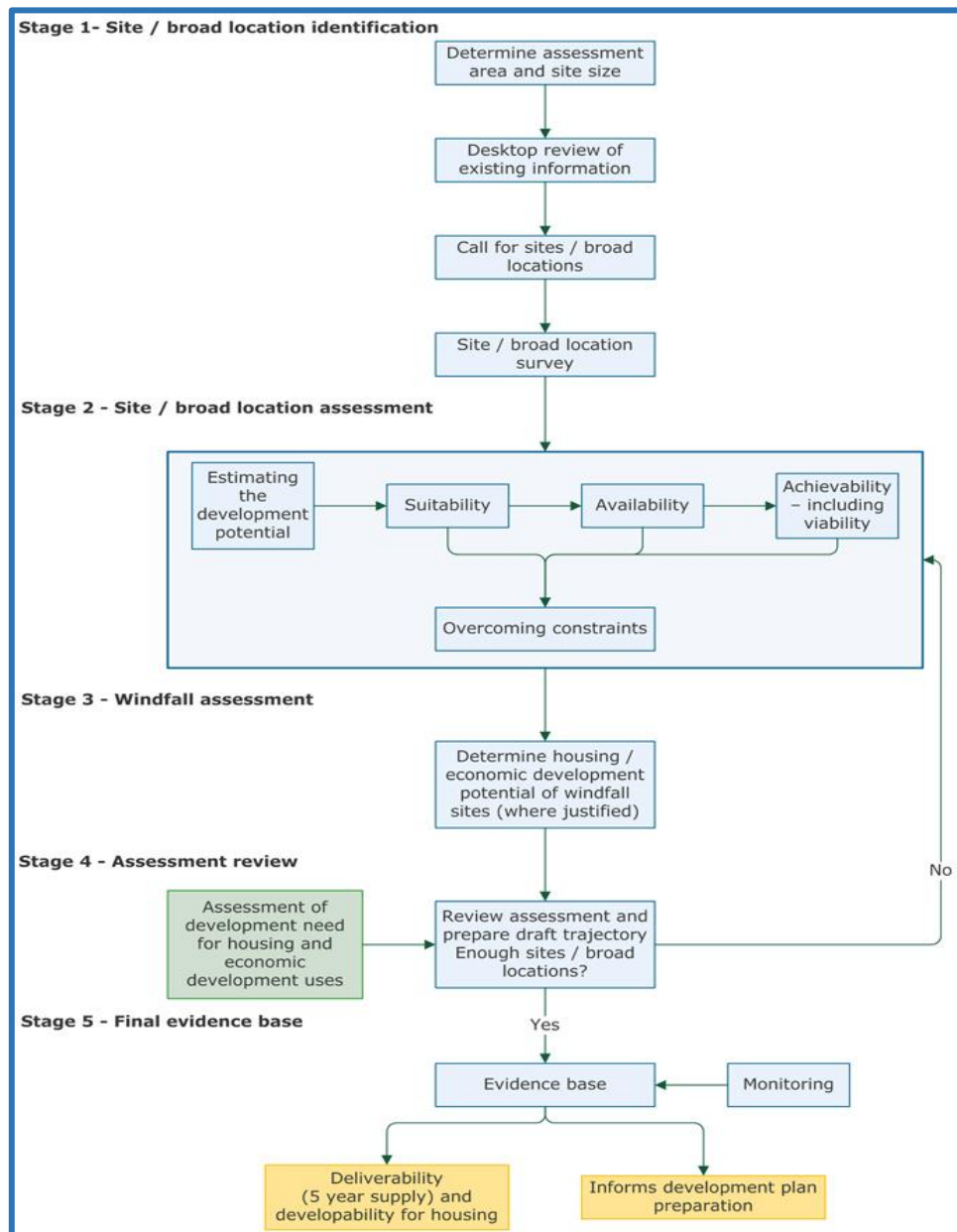


Figure 2: Housing Land Availability Assessment Methodology flow chart (MHCLG)<sup>8</sup>

5.8. Stages of the assessment process as outlined within figure 2 are detailed within Sections 6-10 of the 2020 SHELAA report. The methodology was unchanged for this addendum.

5.9. No sites within this addendum were excluded due to red constraints on the site. The call for sites timeline has been updated below to inform this report.

<sup>7</sup> MHCLG, Housing and Economic Land Availability, Paragraph: 004 Reference ID: 3-004-20190722

<sup>8</sup> MHCLG, Housing and Economic Land Availability, Paragraph: 005 Reference ID: 3-005-20190722

### 'Call for Sites' exercise

- 5.10. 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.
- 5.11. 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.
- 5.12. 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.
- 5.13. A second call for sites ran alongside the consultation of the Scope Issues and Options consultation between January and March 2018.
- 5.14. The most recent call for sites ran alongside the New Directions for Growth consultation between January and March 2019. The Call for Sites which informed the 2020 SHELAA ran from 1<sup>st</sup> January 2019 to 30<sup>th</sup> September 2020. The most recent call for sites was open between 1<sup>st</sup> October 2020 and 30<sup>th</sup> September 2021.
- 5.15. Hinckley and Bosworth Borough Council considered **297 sites** within the SHELAA 2020 and a further **19 sites** through this addendum which were submitted in the latest call for sites.

Table 1: Call for Sites timeline

Date	Milestone	Reason
<b>Spring 2016 – December 2016</b>	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.
<b>December 2016</b>	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.
<b>January 2018</b>	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.
<b>January – March 2018</b>	Consultation events.	To inform the public of the work on the Local Plan Review and Call for sites, call for sites forms available.
<b>4 March 2018</b>	End of Scope, Issues and Options consultation.	Sites submitted after this date were not accepted for the SHELAA 2018.
<b>March – December 2018</b>	Work on SHELAA 2017/18.	Work on SHELAA commences, including site visits, site assessments, consultees comments and data work.
<b>December 2018</b>	Work on SHELAA 2017/18 is concluded.	SHELAA 2017/18 report is published.
<b>January – March 2019</b>	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.
<b>January 2019 – 30 September 2020</b>	New Call for Sites launched as part of the New Directions for Growth Local Plan consultation.	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.
<b>October 2020 – September 2021</b>	Call for Sites remained open as part of the regulation 18 consultation which was undertaken in summer 2021.	Sites submitted in this period have been assessed within this addendum and will be reassessed in the SHELAA 2021.

Date	Milestone	Reason
October 2021 - ongoing	Call for sites remains open.	Sites submitted within this period will be assessed in the SHELAA 2022.

## 6. Assessment Review

- 6.1. 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.
- 6.2. 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.
- 6.3. 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
Barlestone					3.66	110		
Copt Oak					1.70	51		
Desford					7.79	235	11.21	335
Fenny Drayton			2.31	69	15.40	470	48.42	1445
Groby					8.22	247		
Hinckley			16.49	382	14.36	470	10.50	389
Kirkby Mallory					6.02	235	11.71	451
Market Bosworth			4.69	149				
Markfield			2.15	53				
Stanton Under Bardon					1.88	56		
<b>Total</b>	<b>0</b>	<b>0</b>	<b>25.64</b>	<b>653</b>	<b>59.03</b>	<b>1874</b>	<b>81.84</b>	<b>2620</b>
<b>Total dwellings</b>		<b>5,147</b>						
<b>Total hectares<sup>9</sup></b>		<b>166.51</b>						

<sup>9</sup> This should be read in conjunction with the housing development table within the SHELAA 2020 report

#### 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 (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.
- 6.5. Only two sites have been assessed for employment within this addendum and only one is considered developable. This is summarised in Table 3.

Table 3: Economic Development Potential

Settlement	E (office) (m <sup>2</sup> )	B2 (m <sup>2</sup> )	B8 (m <sup>2</sup> )
	Developable	Developable	Developable
Copt Oak	5,590	0	6,800
<b>Total m<sup>2</sup></b>	<b>5,590</b>	<b>0</b>	<b>6,800</b>
<b>Total Hectares<sup>10</sup></b>	<b>1.70</b>	<b>0</b>	<b>1.70</b>

#### Leisure Development Potential

- 6.6. 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), has been assessed.
- 6.7. For this addendum only one site was assessed and it was considered to be non-developable for leisure purposes.

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<sup>10</sup> This should be read in conjunction with the economic development table within the SHELAA 2020 report



## 7. Conclusions & Findings

- 7.1. In terms of housing sites the SHELAA addendum assessment found that the qualifying sites fell into three development phases as follows:
- 0 hectares (0 dwellings) available in 0-5 years (2020-2025)
  - 25.64 hectares (653 dwellings) available in 6-10 years (2026-2031)
  - 59.03 hectares (1,874 dwellings) available in 11-15 years (2031-2036)
  - 81.84 hectares (2,620 dwellings) available in 15+ years (2036+)
- 7.2. This indicates a potential of 2,527 dwellings (84.67 hectares) available during the 15 year period and an additional 2,260 dwellings (81.84 hectares) available beyond that. Combined with the sites assessed within the main SHELAA 2020 report this indicates a potential of 26,565 dwellings (1,908 hectares) available during the 15 year period and an additional 16,363 dwellings (527 hectares) available beyond that.
- 7.3. 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)<sup>11</sup>. 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.<sup>12</sup>
- 7.4. In terms of employment sites the SHELAA addendum assessment has shown that there is a potential 1.70 hectares available for both Class E and B8 uses during the 20 year period bringing the total available land to 496.7 hectares available for office use (Class E), 645 hectares available for B2 use (unchanged from SHELAA 2020 report) and 857.7 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.
- 7.5. No additional floorspace was deemed developable for Leisure uses within this addendum and therefore the available floorspace is unchanged from the 2020 SHELAA Report (96,946 square metres). A breakdown of the sites assessed for leisure is provided within Appendix 4.

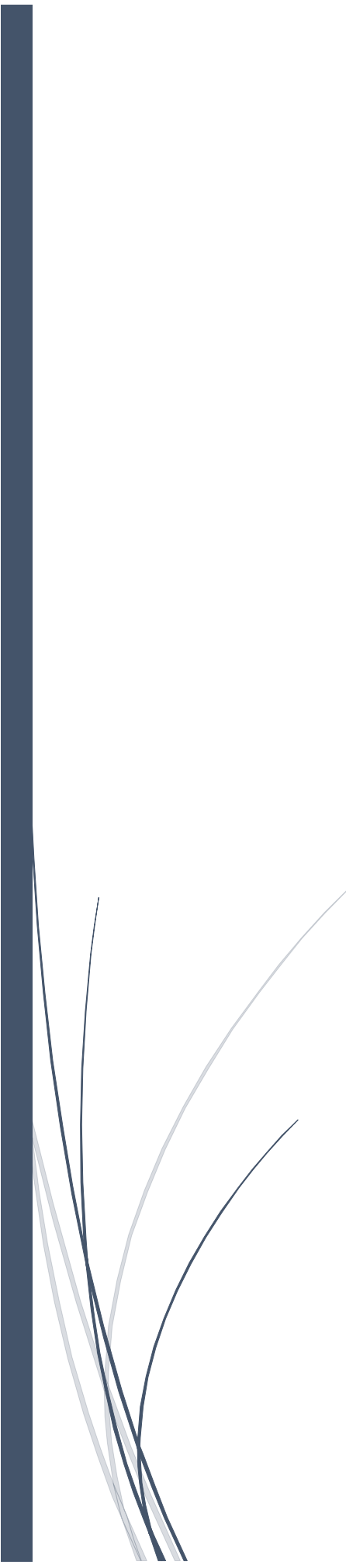
## 8. Monitoring and Review

- 8.1. 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.

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<sup>11</sup> 444 dwellings is calculated using the standard methodology at 1<sup>st</sup> April 2021

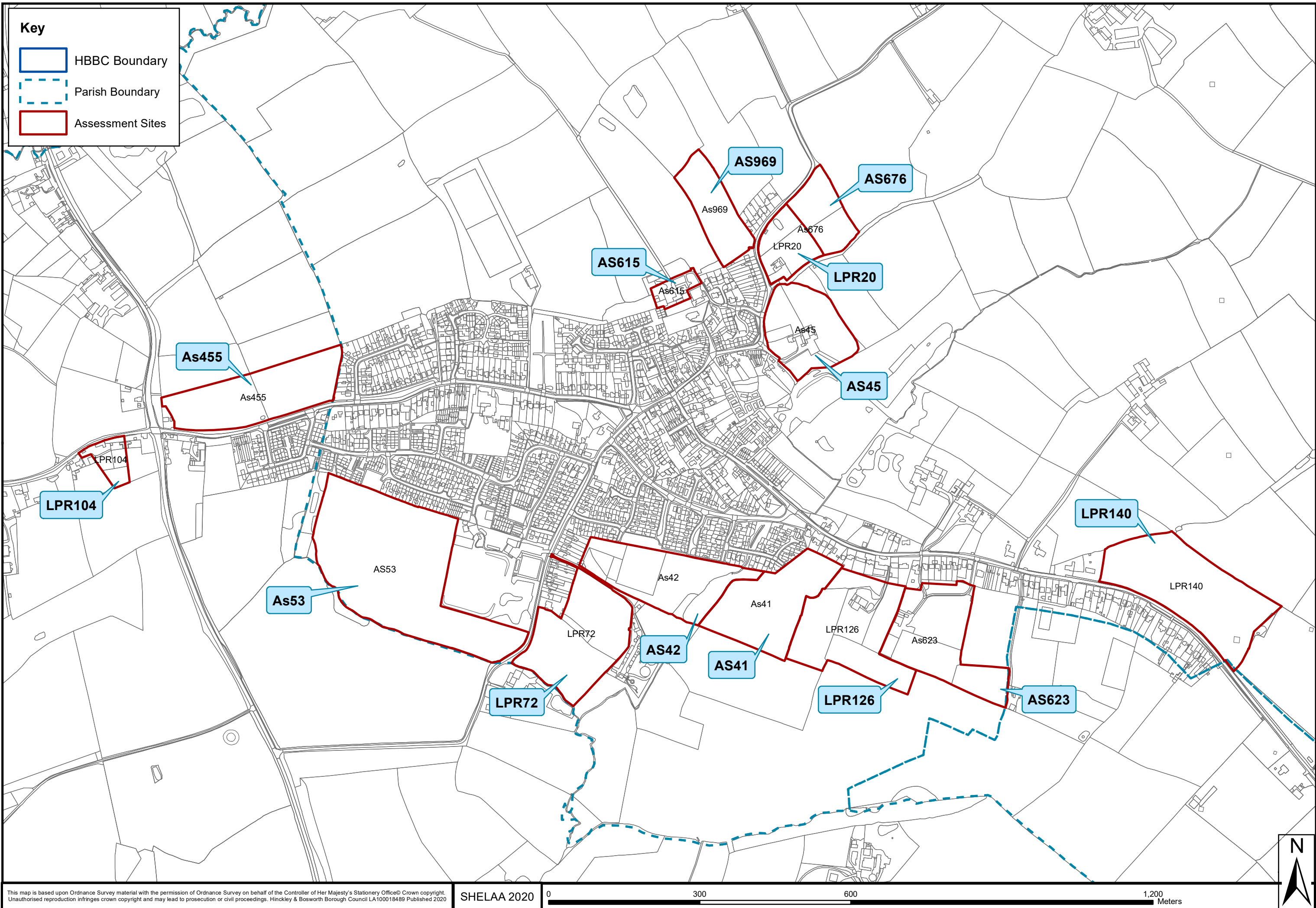
<sup>12</sup> Please note that if a site has a capacity of greater than 235 dwellings then although the site is classed within a certain timeframe the within appendix 2 the delivery will have been split into later timeframes and therefore the dwelling numbers within paragraphs 7.1-7.3 do not directly correlate to that specified as a certain timeframe within appendix 2.



Strategic Housing  
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Addendum –  
Appendix 1

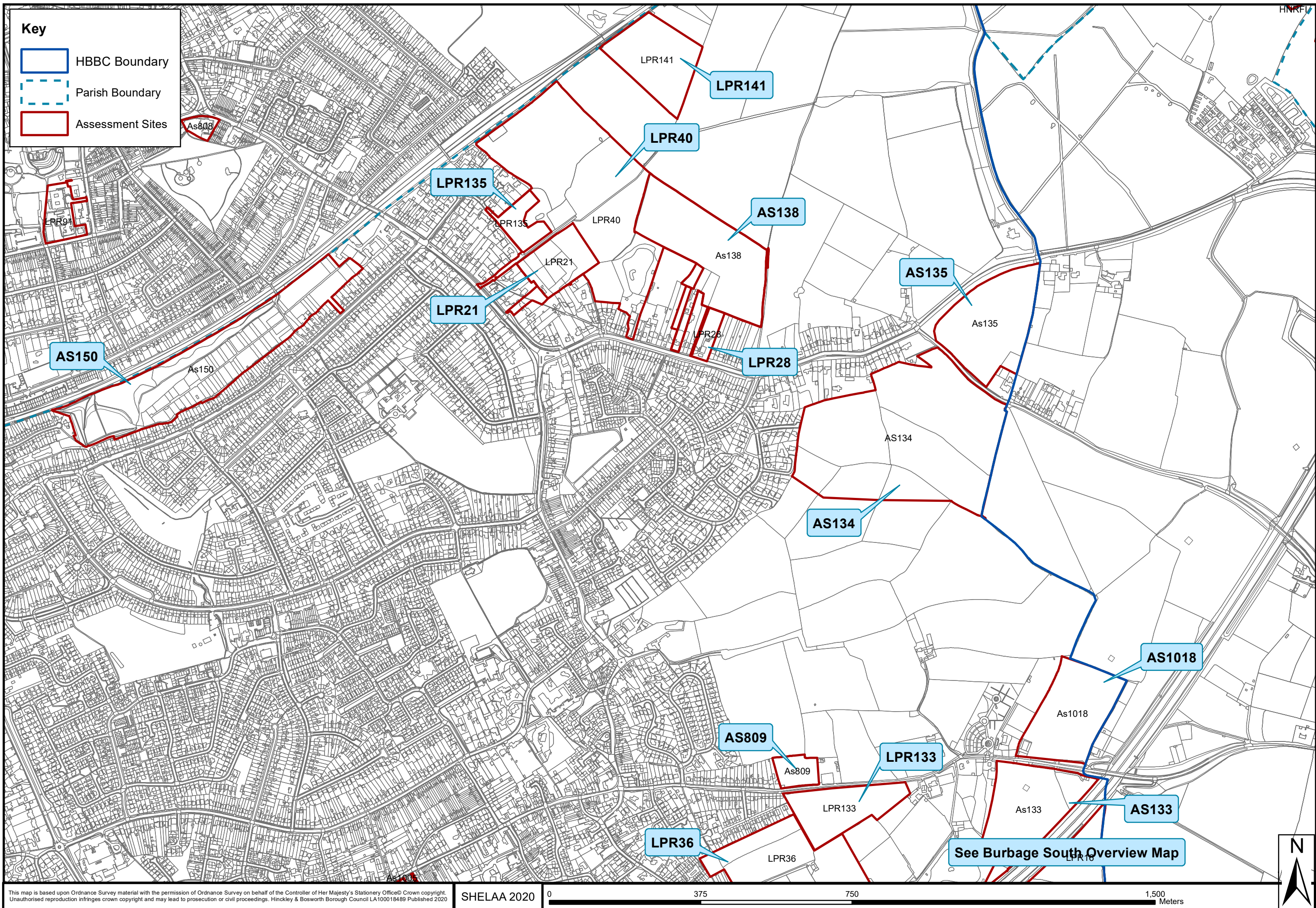
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# SHELAA 2020 Addendum Overview Map - Settlement: Barlestone



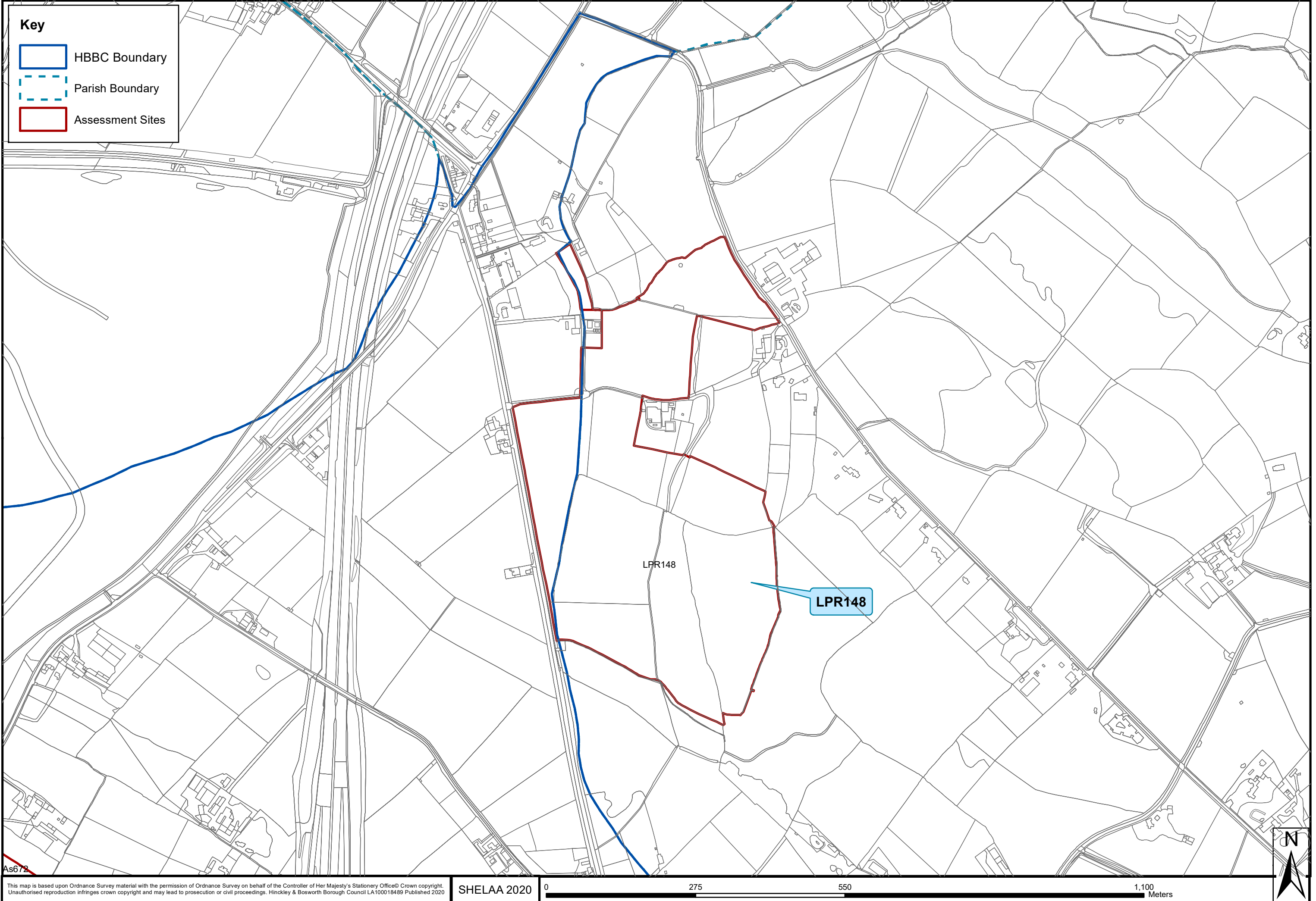


# SHELAA 2020 Addendum Overview Map - Settlement: Burbage East

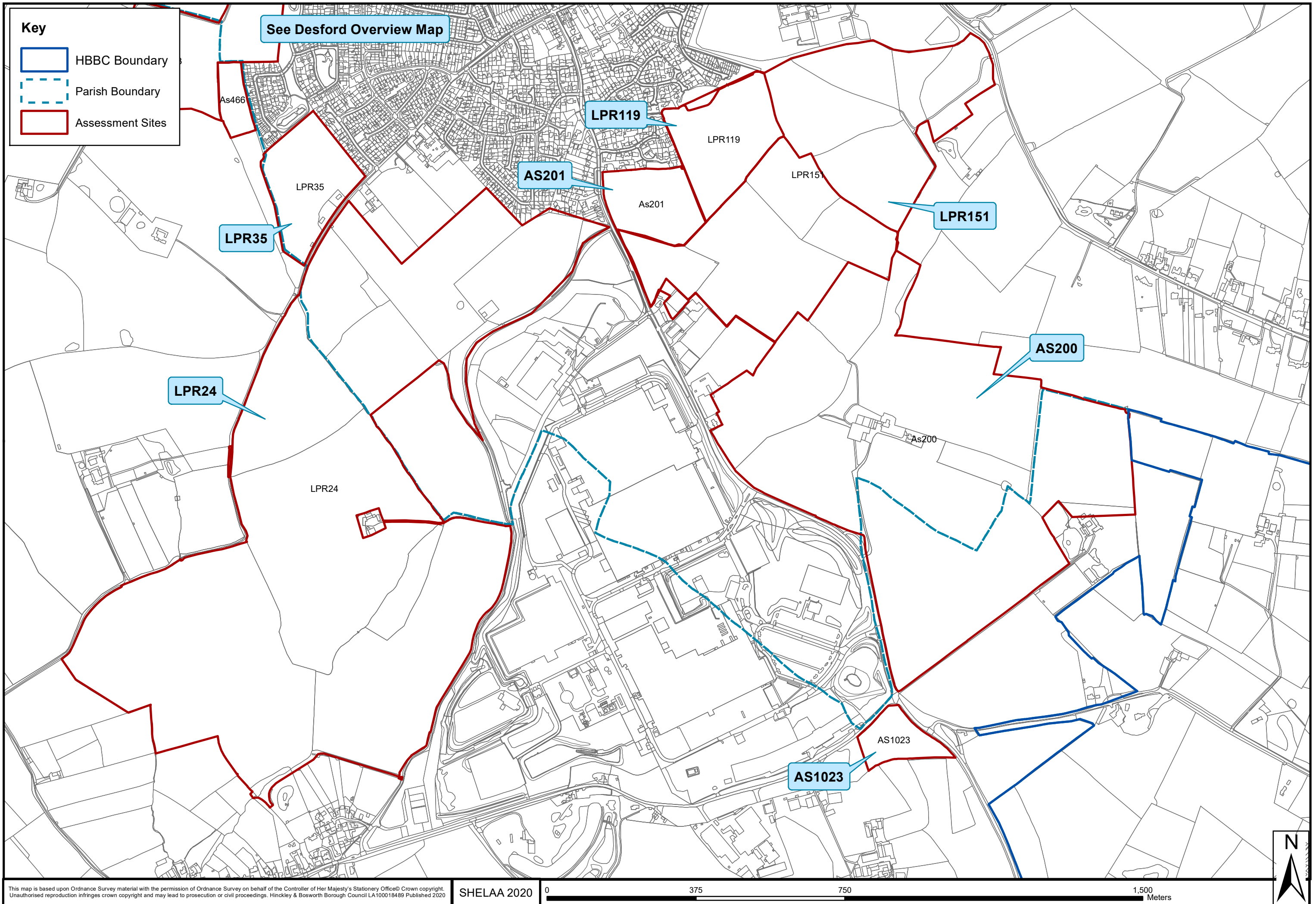




# SHELAA 2020 Addendum Overview Map - Settlement: Copt Oak, Markfield

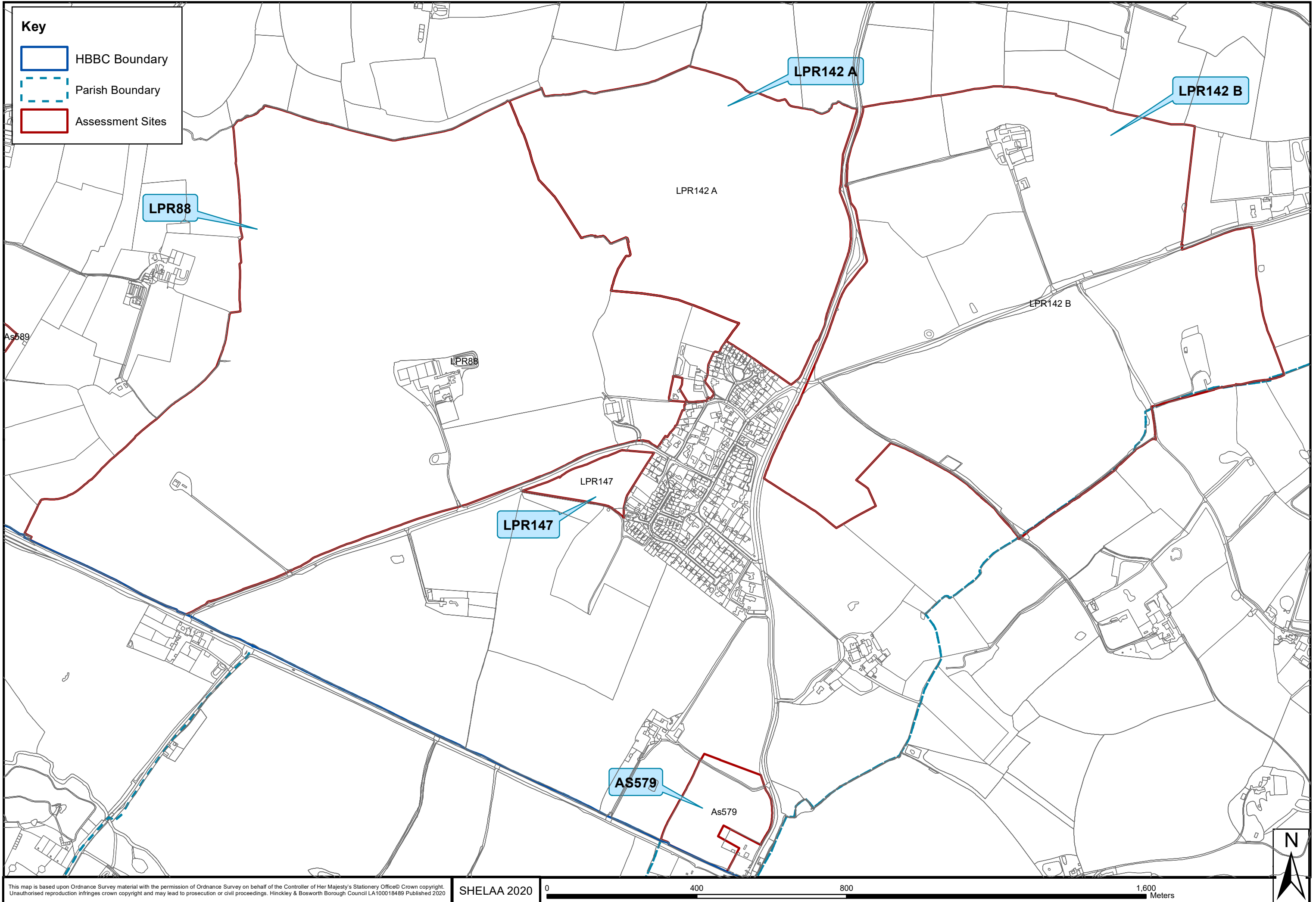


# SHELAA 2020 Addendum Overview Map - Settlement: Desford South





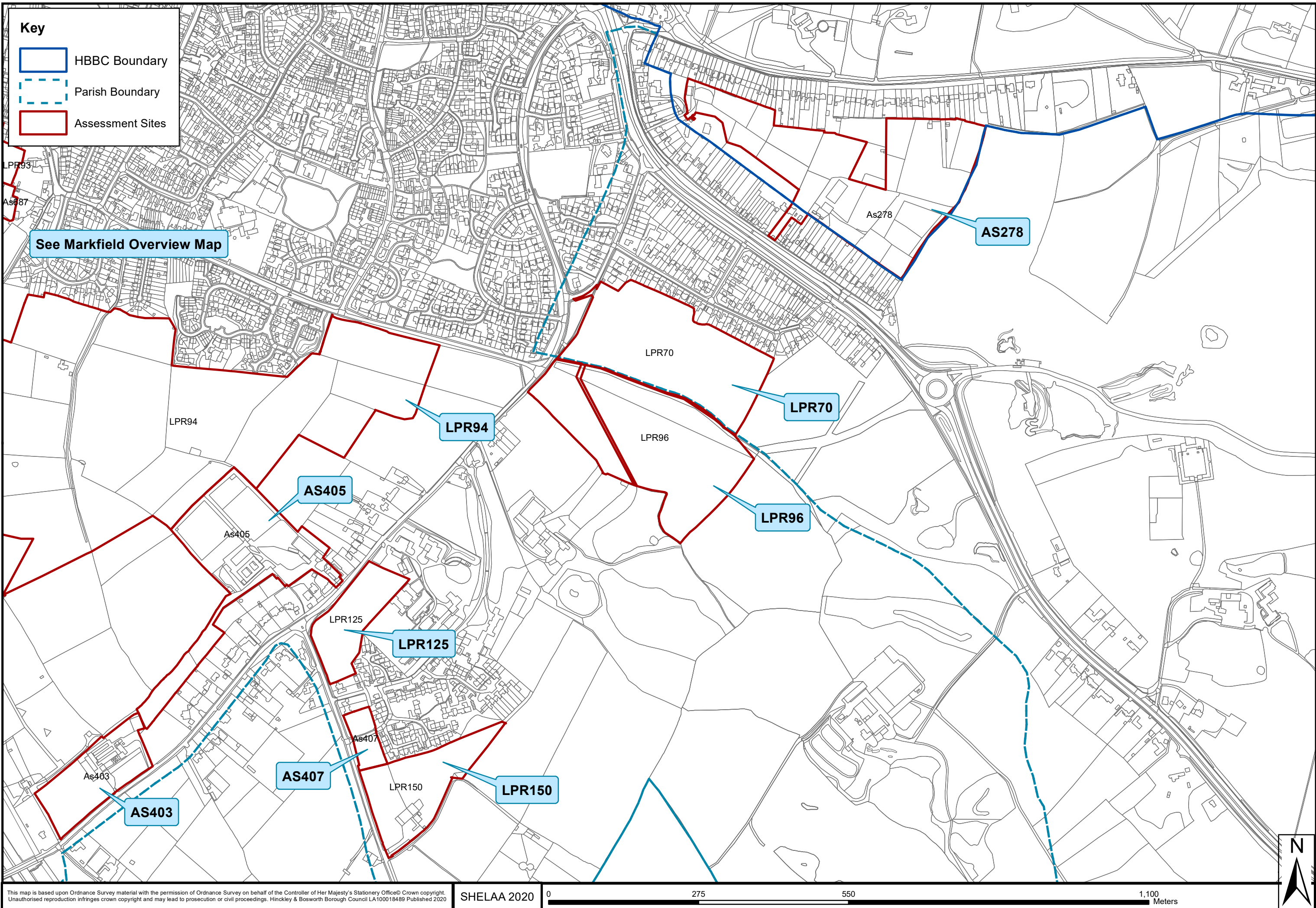
# SHELAA 2020 Addendum Overview Map - Settlement: Fenny Drayton



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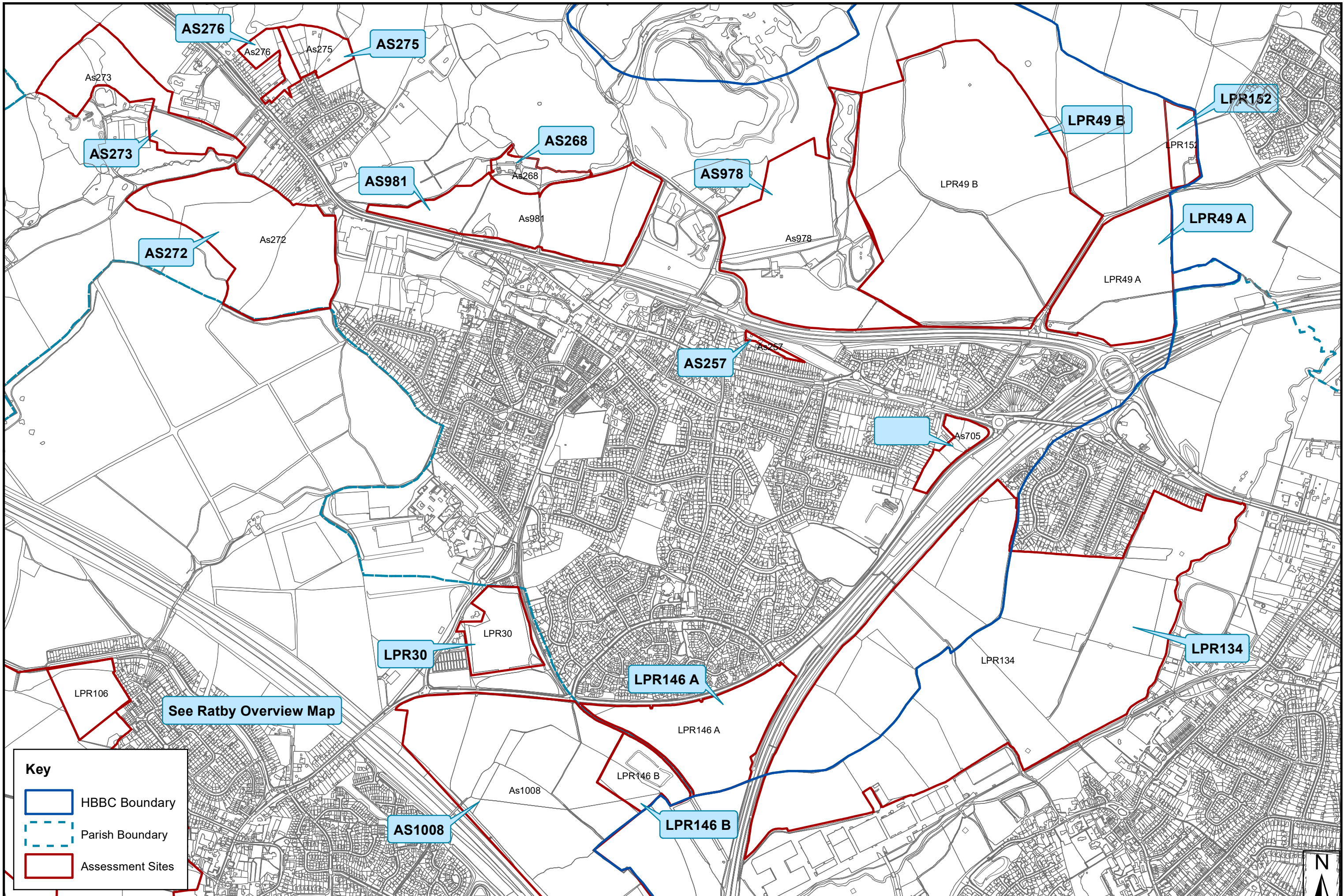


# SHELAA 2020 Addendum Overview Map - Settlement: Field Head & South East, Markfield





SHELAA 2020 Addendum Overview Map - Settlement: Groby



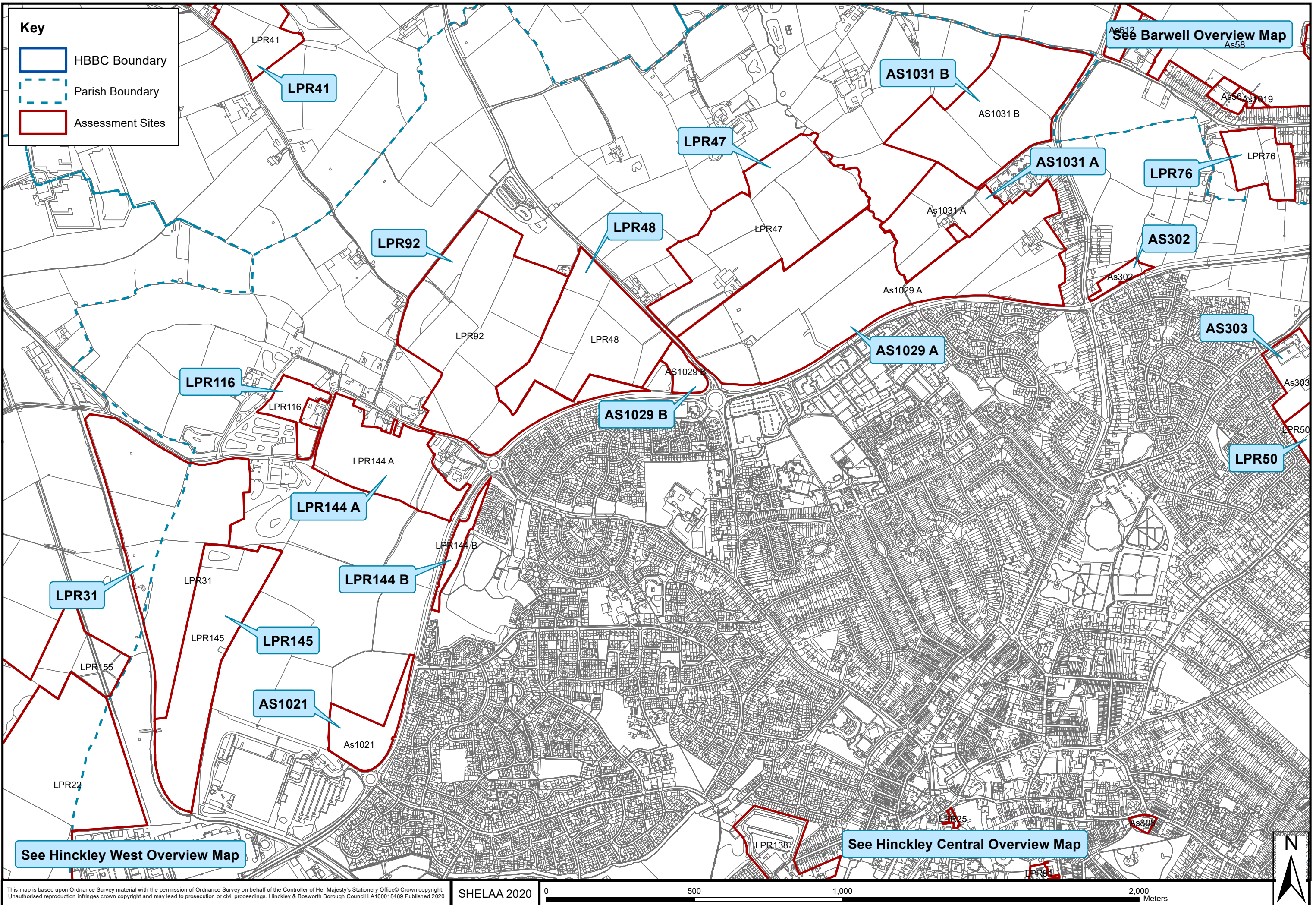
**Key**

- HBBC Boundary
- Parish Boundary
- Assessment Sites



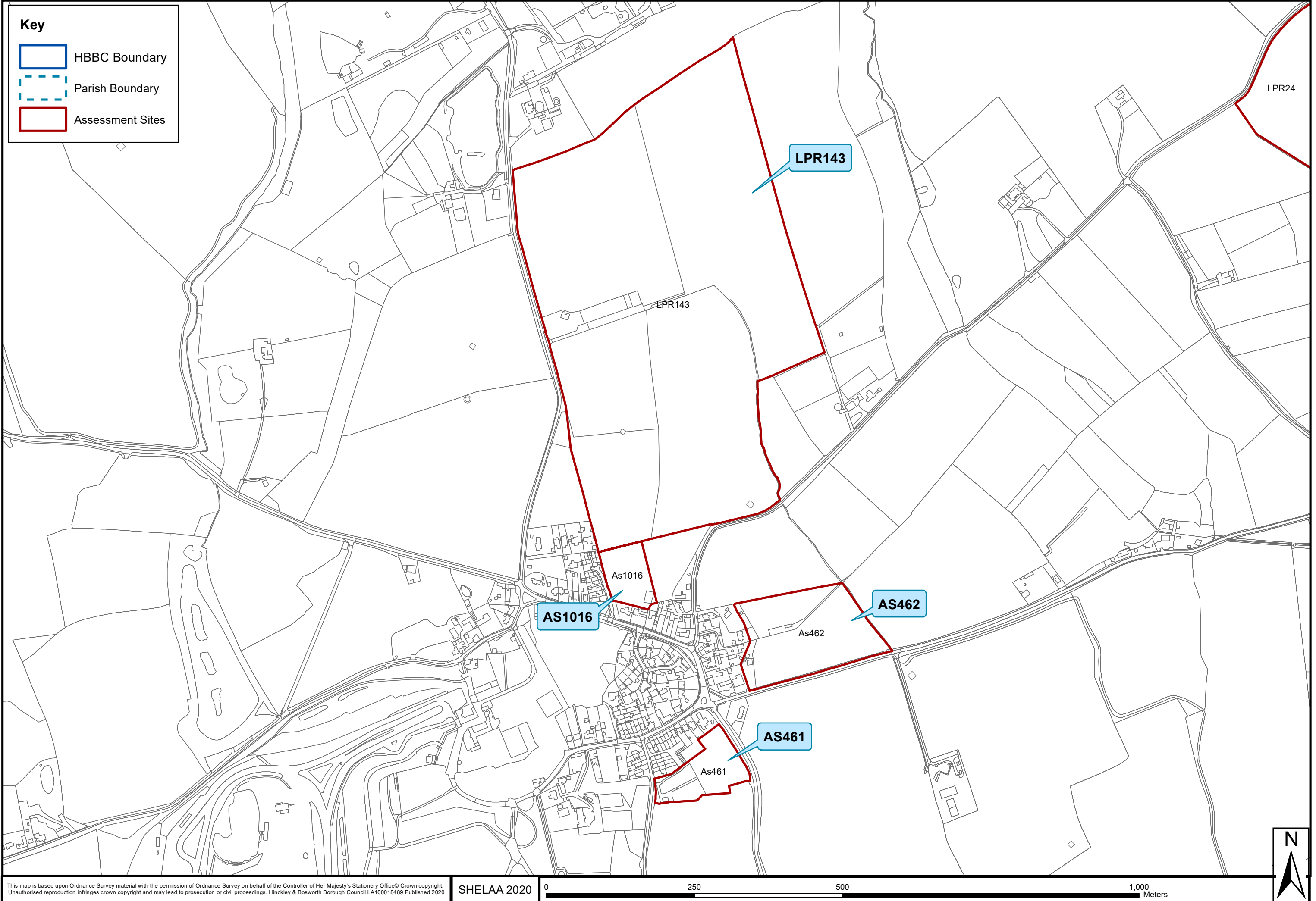


# SHELAA 2020 Addendum Overview Map - Settlement: Hinckley North

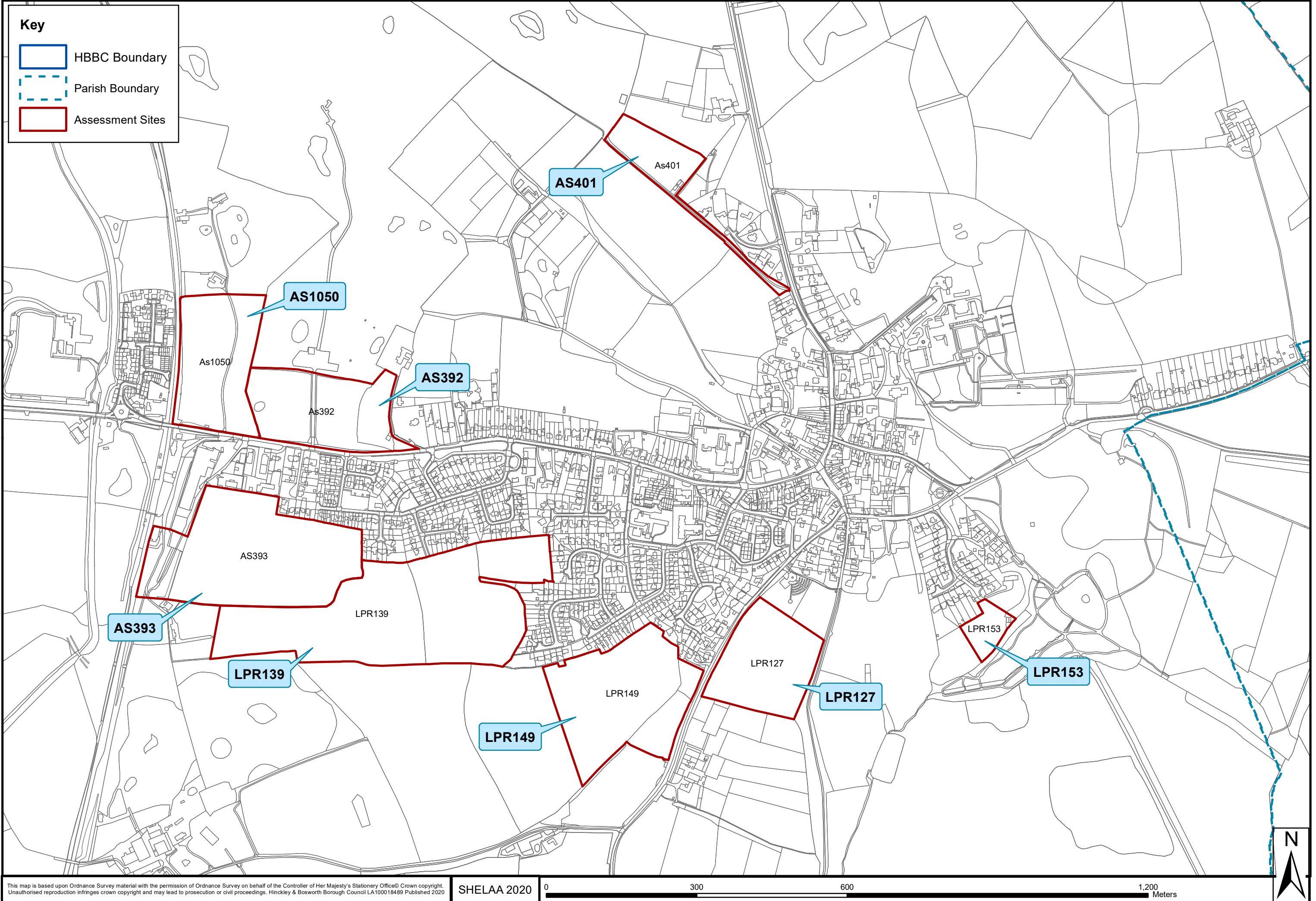




# SHELAA 2020 Addendum Overview Map - Settlement: Kirkby Mallory

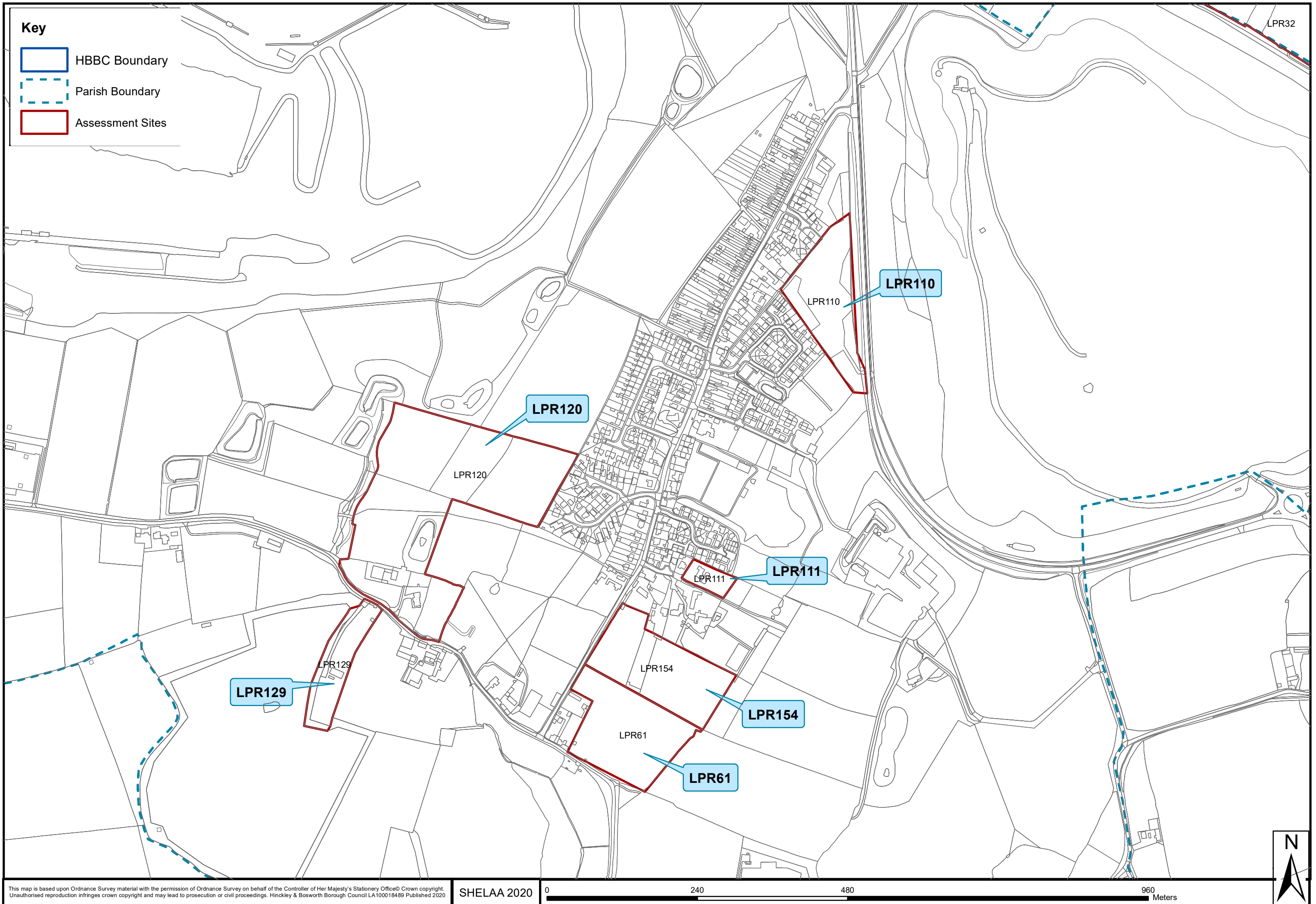


# SHELAA 2020 Addendum Overview Map - Settlement: Market Bosworth





# SHELAA 2020 Addendum Overview Map - Settlement: Stanton Under Bardon



**Appendix 2: Housing Site Assessment Summary**

Site Reference	Address / Location	Developable Area (Ha)	Number of Dwellings	Suitability	Availability	Achievability	Overall Assessment	Timeframe
LPR144 A	Land to the North of Normandy Fields, Normandy Way, Hinckley (A)	6.75	90-95	Yes	Yes	Yes	Developable	6-10 years
LPR144 B	Land to the North of Normandy Fields, Normandy Way, Hinckley (B)	1.29	52	Yes	Yes	Yes	Developable	6-10 years
LPR145	Land to the West of Normandy Fields, Normandy Way, Hinckley	19.22	495-530	Yes	Yes	Yes	Developable	6-10 years
LPR147	Land South of Drayton Lane, Fenny Drayton	2.31	69	Yes	Yes	Yes	Developable	6-10 years
LPR149	Land West of Shenton Lane, Market Bosworth	4.96	149	Yes	Yes	Yes	Developable	6-10 years
LPR150	Oak Farm, Ratby Lane, Markfield	2.15	53	Yes	Yes	Yes	Developable	6-10 years
LPR153	Land South of Cedar Drive, Market Bosworth	0.62	13-16	Yes	Yes	Yes	Developable	6-10 years
LPR140	Land at Newbold Road, Barlestone	3.66	110	Yes	Yes	Yes	Developable	11-15 years
LPR141	Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage	2.89	116	No	No	No	Non-developable	11-15 years
LPR142 A	Hill Farm, Fenn Lanes, Fenny Drayton (A) - Land to the North and East of Fenny Drayton	18.50	555	Yes	Yes	Yes	Developable	11-15 years
LPR142 B	Hill Farm, Fenn Lanes, Fenny Drayton (B) - Land to the North and East of Fenny Drayton	45.32	1360	Yes	Yes	Yes	Developable	11-15 years
LPR143	Land East of Newbold Road, rkby Fields Farm, Kirkby Mallory	17.73	686	Yes	Yes	Yes	Developable	11-15 years
LPR146 A	Land south of Sacheverell Way, Groby (A)	6.50	195	Yes	Yes	Yes	Developable	11-15 years
LPR148	Copt Oak Farm, Land adjacent Whitwick Road, Copt Oak (partly in Charnwood Borough)	1.70	51	Yes	Yes	Yes	Developable	11-15 years
LPR151	Land South of Bosworth Academy, Desford	19.00	570	Yes	Yes	Yes	Developable	11-15 years
LPR152	Land north of groby Road, Anstey	1.72	52	Yes	Yes	Yes	Developable	11-15 years
LPR154	Land adjacent to 295 Main Street, Stanton Under Bardon	1.88	56	Yes	Yes	Yes	Developable	11-15 years
LPR155	Land at Hijaz College, North of Watling Street, A5, Hinckley	14.09	564	Yes	Yes	Yes	Developable	11-15 years
LPR146 B	Land south of Sacheverell Way, Groby (B)	3.04	91	No	No	Yes	Non-developable	15+ years

**Appendix 3: Employment Site Assessment Summary**

Site Reference	Address / Location	Site Area (Ha)	Class E (offices)						Class B2						Class B8					
			E (m2)	Suitability	Availablity	Achievable	Overall Assessment	Timeframe	B2 (m2)	Suitability	Availablity	Achievable	Overall Assessment	Timeframe	B8 (m2)	Suitability	Availablity	Achievable	Overall Assessment	Timeframe
LPR141	Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage	2.89	11,900 m2	No	No	No	Non-developable	11-15 years	Not assessed						13,600 m2	No	No	No	Non-developable	11-15 years
LPR148	Copt Oak Farm, Land adjacent Whitwick Road, Copt Oak (partly in Charnwood Borough)	1.70	5,950 m2	Yes	Yes	Yes	Developable	11-15 years	Not assessed						6,800 m2	Yes	Yes	Yes	Developable	11-15 years

**Appendix 4: Leisure Site Assessment Summary**

Site Reference	Address / Location	Leisure (m2)	Suitability	Availability	Achievability	Timeframe	Overall Assessment
LPR141	Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage	16,150	No	No	Yes	11-15 years	Non-developable