

Great Bowden Neighbourhood Plan

Site Options and Assessment

Great Bowden Neighbourhood Plan Site Options and
Assessment

June 2024

Quality information

Prepared by	Checked by	Verified by	Approved by
Tiernan Drasdo Graduate Planner	Una McGaughrin Technical Director	Una McGaughrin Technical Director	Una McGaughrin Technical Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	22.04.2024	Draft report	UM	Una McGaughrin	Technical Director
V2	14.05.2024	Final report following QB review	UM	Una McGaughrin	Technical Director
V3	31.05.2024	Final report following Locality review	UM	Una McGaughrin	Technical Director

Prepared for:

Great Bowden Parish Council

Prepared by:

AECOM Infrastructure & Environment UK Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom
aecom.com

© 2024 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

Abbreviations used in the report.....	4
Executive Summary.....	5
1. Introduction	7
Local context	7
The Neighbourhood Plan	7
2. Methodology	10
3. Policy Context.....	13
Planning Policy.....	13
National Planning Policy.....	13
Harborough Local Plan 2011-2031 (adopted 2019).....	15
Great Bowden Neighbourhood Plan (adopted 2018)	16
Evidence base documents	17
4. Site Assessment	19
5. Site Assessment Summary	22
6. Conclusions	29
Appendix A Individual Site Assessment	31
GB01	31
Appendix B SHELAA Sites Assessment	38

Figures

Figure 1-1 Map of Great Bowden Neighbourhood Area (Source: HDC)	9
Figure 4-1 Map of assessed sites	21
Figure 5-1 Map of site suitability.....	28

Tables

Table 2-1 Calculation of residential capacity	12
Table 4-1 Sites Assessed in Report.....	20
Table 5-1 Site Assessment Summary.....	23
Table B-1 SHELAA Sites Assessment.....	38

Abbreviations used in the report

Abbreviation Definition

GBPC	Great Bowden Parish Council
DLUHC	Department for Levelling-Up, Housing and Communities
dph	Dwellings per hectare
Ha	Hectare
HDC	Harborough District Council
SHELAA	Strategic Housing and Economic Land Availability Assessment
NP/NDP	Neighbourhood Plan / Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest

Executive Summary

The Great Bowden Neighbourhood Plan was made in June 2018 and now forms part of the Harborough District Council (HDC) development plan. Minor (non-material) amendments were made in October 2020.

HDC have since adopted a new Local Plan 2011 to 2031 (HLP) in April 2019. There have also been a number of updates to the National Planning Policy Framework (NPPF) since 2018. As a result of these changes, the Neighbourhood Plan Committee has undertaken to review the Neighbourhood Plan, ensuring that it conforms to the policies in both of these overarching documents and remains effective. Harborough District Council is in the early stages of preparing a new Local Plan which is scheduled for adoption in 2026.

Harborough District Council have not set a specific housing requirement for Great Bowden, which is defined in the Local Plan as a 'selected rural village'. There is evidence, however, of a local need for bungalows to provide homes for older people and those wishing to downsize.

This report is intended to inform choices on potential housing sites to be allocated in the Neighbourhood Plan review. The report assesses 13 sites within the neighbourhood area, one of which has been submitted through a neighbourhood plan Call for Sites exercise and 12 of which have been identified through the Harborough District Council (HDC) Strategic Housing and Economic Land Availability Assessment (SHELAA). This report provides an assessment of the site submitted to the call for sites, and also provides a review of the SHELAA sites as possible candidates for allocation in the neighbourhood plan to ensure that all options have been considered.

The following seven sites have been identified as potentially suitable for housing development, and therefore can form a shortlist of sites to consider for neighbourhood plan allocation, subject to resolving or mitigating identified constraints:

- GB01 Buckminster Close, north of Dingley Road
- GB02 Land west of Langton Road
- GB05 Land off Dingley Road and Nether Green
- GB06 Land off Welham Lane
- GB07 Land south of Dingley Road
- GB08 Land north of Leicester Lane
- GB09 Land north of Dingley Road

The remaining six sites are not currently suitable for housing development and not appropriate for allocation:

- GB03 Land off Bankfield Drive
- GB04 Land off Dingley Road
- GB10 Land south of Main Street

- GB11 Land to the rear of the former Top Yard Farm, off Burnmill Road
- GB12 Land south of A6, north of the canal
- GB13 Land at Gallow Lodge

Should the NP Committee decide to propose an allocation or allocations for residential development, the next steps would be to select the sites from the shortlist based on the findings of this site assessment, the aims and objectives of the Neighbourhood Plan; community consultation and consultation with landowners; discussions with Harborough District Council; any other relevant evidence that becomes available; and other considerations such as the appropriate density of the proposed site(s) to reflect local character. They should also ensure that any proposed site allocations are likely to be economically viable.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Great Bowden Neighbourhood Plan. The work undertaken was agreed with Great Bowden Parish Council (GBPC) and the Department for Levelling Up, Housing and Communities (DLUHC) in December 2023 as part of the national neighbourhood planning technical support programme led by Locality.
- 1.2 The purpose of the site assessment is to determine whether the identified sites are suitable for development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development proposals comply with the strategic policies of the adopted Development Plan. The report is also intended to help the Neighbourhood Plan Committee (NPC) to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 1.3 It is important that the site process is carried out in a transparent, fair, robust, and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

Local context

- 1.4 The village of Great Bowden is located on the outskirts of Market Harborough, as a distinct settlement separated from the urban area but linked by Station Road/Great Bowden Road. Leicester is 22 km northwest and Northampton is 28 km to the south.
- 1.5 Great Bowden is categorised in the Local Plan¹ as a 'Selected Rural Village'. These are villages that are served by a minimum of two of the following six key services: a primary school, shop, post office, pub, GP Surgery, or library. Great Bowden contains all but the latter two, though these can both be accessed in Market Harborough. Other notable services accessible in the village are a cricket club, a tennis club and a church. The parish is bisected by both the A6 and the East Midlands Railway line running from south to northeast. The nearest station for this line is located in Market Harborough approximately 1 km to the south, with regular services running between Nottingham and London.
- 1.6 There are 55 Listed Buildings within the parish, including one Grade I Listed Building (Church of St Peter and St Paul) and one Grade II* Listed Building (The Old Rectory).
- 1.7 Great Bowden has a population of 1,537 according to the 2021 Census.

The Neighbourhood Plan

- 1.8 The parish of Great Bowden, located within the district of Harborough, was designated as a neighbourhood area by Harborough District Council on 5 December 2015 – see **Figure 1-1**. Following an Independent Examination and neighbourhood planning referendum, the Great Bowden Neighbourhood Plan 2016-2031 was 'made' by the Council on 26 June 2018, and it became part of

¹ Available at: https://www.harborough.gov.uk/info/20004/planning_strategy/220/harborough_local_plan_2011-2031

the development plan for the district. Minor (non-material) amendments were made in October 2020.

- 1.9 Since then, Harborough District Council adopted the Harborough Local Plan 2011 to 2031 in April 2019, which concords with the National Planning Policy Framework (NPPF), a new version of which was subsequently published in February 2019 and has been followed by multiple other revisions up until the newest version released in December 2023.
- 1.10 Despite not having a specific housing requirement from Harborough District Council, the NP Committee has undertaken a housing needs assessment which has identified a need for a small number of bungalows to provide homes for older people and those wishing to downsize. 13 sites are being considered for these homes, 12 of which were assessed in the 2021 Harborough Strategic Housing and Economic Land Availability Assessment and one further site which was identified through a local Call for Sites.

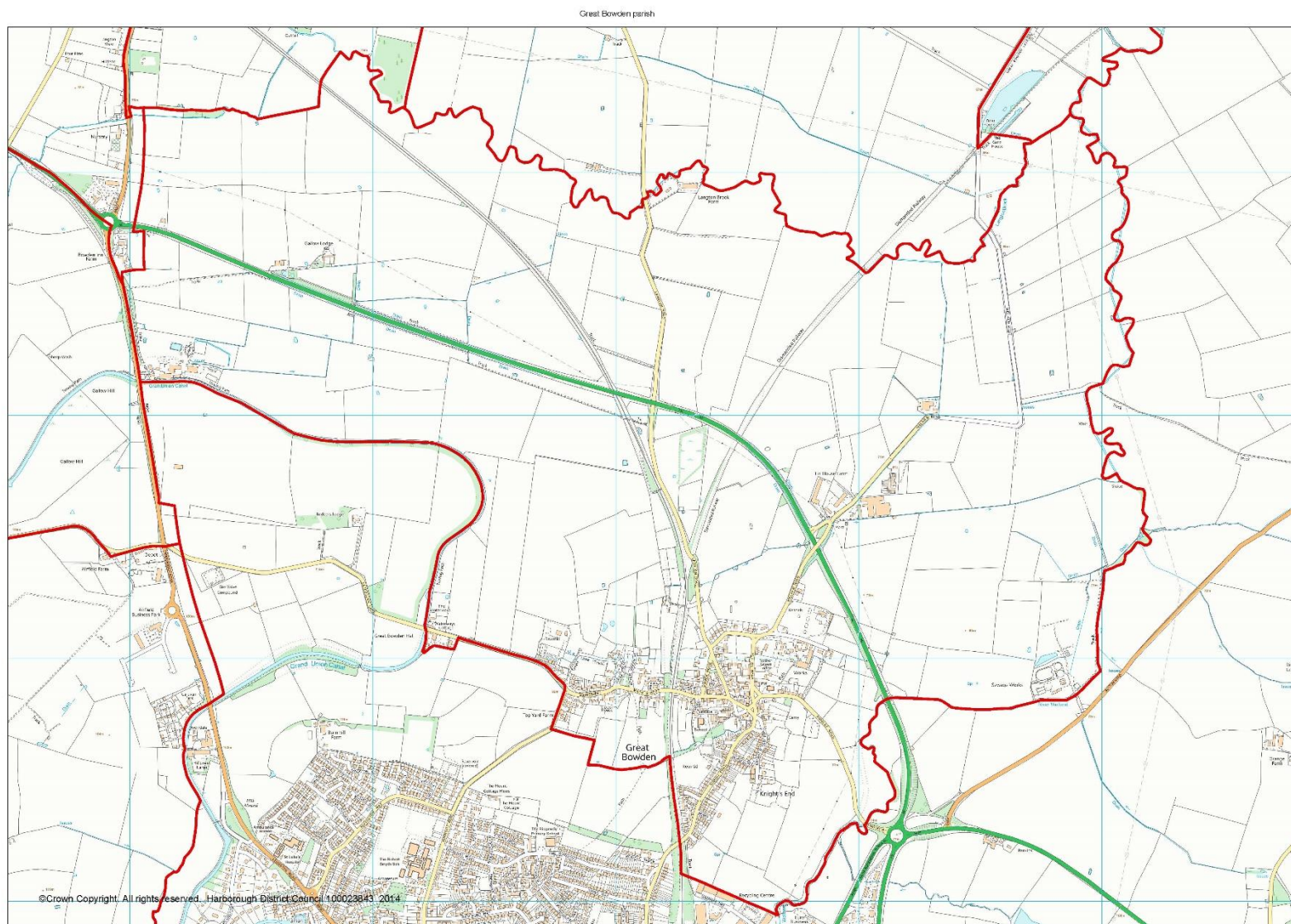


Figure 1-1 Map of Great Bowden Neighbourhood Area (Source: HDC)

2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)² and Neighbourhood Planning (updated February 2018)³. The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit⁴.
- 2.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment. This includes sites identified in the designated Great Bowden neighbourhood area from the following sources:
- Great Bowden Call for Sites; and
 - HDC's Strategic Housing and Economic Land Availability Assessment (SHELAA) 2021⁵.

Task 2: Site Assessment

- 2.4 A site assessment pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance, the How to Assess and Allocate Sites for Development toolkit (Locality, 2021)⁶ and the professional knowledge and experience of the consultant team. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.5 The pro-forma was used to assess one site submitted through the neighbourhood plan call for sites which enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and

² Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

³ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁴ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁵ Available at: https://www.harborough.gov.uk/downloads/file/7557/shelaa_main_report_final_09_22

⁶ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability.
- 2.6 Site surveys were carried out in person on 22 February 2024 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.
- 2.7 The remaining 12 sites considered in the assessment have already been assessed through the 2021 HDC SHELAA so rather than duplicating the work already done by the LPA, this report has reviewed and built upon the SHELAA. This review seeks to establish whether the LPA site assessment is appropriate to be applied to the neighbourhood plan site assessment and selection process. This includes looking in detail at whether there is any additional or more recent information that may change the conclusions, whether the site has been ruled out due to size (e.g. too small for a local plan allocation but could be appropriate for a neighbourhood plan), and most importantly, whether the LPA assessment is robust, defensible, and supported by evidence. As with the one other site not included in the SHEELA, this process includes an assessment of each site in full, and includes a site visit to verify the conclusions.

Task 3: Consolidation of Results

- 2.8 The desktop assessment and site survey information are drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available, and likely to be achievable for the proposed use:
- **Green** is for sites which are free of constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan.
 - **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan.
 - **Red** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

- 2.9 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate. If a figure has not already been put forward for the site, a figure has been provided to indicate the amount of development that would be appropriate for the site.
- 2.10 For sites being considered for housing where a capacity figure does not already exist, the indicative capacity has been calculated by applying a gross to net ratio for non-residential use (e.g. supporting infrastructure), then applying a standard density of 30 dwellings per hectare (dph), in line with approach set out

in the methodology for the HDC SHELAA 2021⁷. This calculation is set out in **Table 2-1**.

Table 2-1 Calculation of residential capacity

Site area (hectares)	Developable area	Development density (dwellings per hectare)
Up to 0.4 ha	100%	30 dph
0.4 ha to 2 ha	82.5%	30 dph
2 ha to 35 ha	62.5%	30 dph

⁷ Available at:
https://www.harborough.gov.uk/info/20004/planning_strategy/474/strategic_housing_and_economic_land_availability_assessment_shelaa_2021

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. Consideration should also be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies, and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2023)⁸ and is supported by the Planning Practice Guidance (PPG)⁹. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is HDC. The key documents making up the adopted statutory development plan for Great Bowden is the Harborough Local Plan 2011-2031¹⁰ and the Great Bowden Neighbourhood Plan 2016-2031¹¹.
- 3.5 In July 2021, HDC took the decision to begin the preparation of a new Local Plan. The Regulation 18 Consultation for the new Local Plan took place between January and February 2024, with adoption of the Plan expected in mid-to-late 2026.
- 3.6 The relevant policies and findings from the above plans are presented below.

National Planning Policy

- 3.7 The policies of particular relevance to development in Great Bowden are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.8 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.9 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.10 **Paragraph 12** states that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the development plan, permission should not usually be granted.

⁸ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹ Available at: www.gov.uk/government/collections/planning-practice-guidance

¹⁰ Available at: https://www.harborough.gov.uk/info/20004/planning_strategy/220/harborough_local_plan_2011-2031

¹¹ Available at: https://www.harborough.gov.uk/downloads/file/6530/great_bowden_neighbourhood_plan_final_2020-05-28

- 3.11 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 1.1 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
- The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
 - The neighbourhood plan contains policies and allocations to meet its identified housing requirement.
- 3.12 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 3.13 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.14 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.15 **Paragraph 71** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 70a) suitable for housing in their area.
- 3.16 **Paragraph 82** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- 3.17 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.18 **Paragraph 123** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.19 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.

- 3.20 **Paragraph 181** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.21 **Paragraph 205** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 3.22 **Paragraph 207** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Harborough Local Plan 2011-2031 (adopted 2019)

- 3.23 **Policy SS1 The spatial strategy** seeks to direct development to appropriate locations, in accordance with the settlement hierarchy. The settlement hierarchy identifies Great Bowden as a Selected Rural Village. These are defined as settlements suitable for rural development on a smaller scale than Rural Centres, reflecting their limited services and facilities, with about 307 dwellings on non-allocated sites or sites to be allocated in neighbourhood plans for Rural Centres and Selected Rural Villages over the period. Development should be primarily in the form of small-scale infill developments or limited extensions to help address economic, social or community objectives. This could include schemes to enable more social housing, small-scale market housing and development aimed at meeting the needs of local people.
- 3.24 **Policy GD2 Settlement development** supports development in sites allocated in neighbourhood plans. In addition to allocated sites, development will be permitted where: a) it respects the form and character of the existing settlement and, as far as possible, it retains existing natural boundaries within and around the site, particularly trees, hedges and watercourses; or b) it includes the redevelopment or conversion of redundant or disused buildings, or previously developed land of low environmental value, and enhances its immediate setting.
- 3.25 **Policy GD3 Development in the countryside** seeks to protect the countryside and direct development to settlements and land adjoining settlements.
- 3.26 **Policy GD5 Landscape character** states that development should be located and designed in such a way that it is sensitive to its landscape setting and landscape character area.
- 3.27 **Policy GD6 Areas of separation** states that development in the area between Great Bowden and Market Harborough will only be permitted where it would not compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements.
- 3.28 **Policy H3 Rural exception sites** outlines the specific circumstances where housing on small sites in rural areas that would not normally be permitted for housing will be approved.

- 3.29 **Policy HC1 Built Heritage** states that development affecting heritage assets and their settings will be appraised in accordance with national policy and be permitted where it protects, conserves or enhances the significance, character, appearance and setting of the asset, including where possible better revealing the significance of the asset and enabling its interpretation. Development within or affecting a Conservation Area will be permitted where it preserves or enhances the character or appearance of the Conservation Area, including local design and materials. Development affecting the significance of a non-designated heritage asset and/or its setting will have regard to the scale of any harm or loss and the significance of the non-designated heritage asset.
- 3.30 **Policy GI1 Green infrastructure networks** states that green infrastructure assets will be safeguarded and where possible enhanced by ensuring that development does not compromise their integrity or value, development contributes wherever appropriate to improvements in their quality, use and multi-functionality and opportunities to add to or improve their contribution to the green infrastructure network are maximised through partnership working.
- 3.31 **Policy GI2 Open space, sport and recreation** states that the district's open space, sport and recreation facilities and any future additional facilities provided as part of new development will be safeguarded and enhanced through improvements to their quality and use.
- 3.32 **Policy GI4 Local Green Space** emphasises the importance placed on Local Green Spaces that are allocated on the Policies Map and states that they will retain their openness except in very special circumstance. Further Local Green Space may be identified in neighbourhood plans providing it meets the relevant criteria.
- 3.33 **Policy GI5 Biodiversity and geodiversity** outlines how nationally and locally designated biodiversity and geodiversity sites, as shown on the Policies Map, will be safeguarded.
- 3.34 **Policy CC3 Managing flood risk** states that new development should take place in the areas of lowest risk of flooding, including the potential future risk of climate change. Development should take place within Flood Zone 1, wherever possible. All development proposals in Flood Zones 2 or 3 will require a site-specific flood risk assessment.

Great Bowden Neighbourhood Plan (adopted 2018)

- 3.35 The parish of Great Bowden was designated as a neighbourhood area by Harborough District Council on 5 December 2015. Following an Independent Examination and neighbourhood planning referendum, the Great Bowden Neighbourhood Plan 2016-2031 was 'made' by the Council on 26 June 2018, and it became part of the development plan for the district. Minor (non-material) amendments were made in October 2020.
- 3.36 **Policy H1 Housing Provision** sets out that new housing development will be limited to commitments, windfall development within the Settlement Boundary, Rural Exceptions Sites and housing in the countryside that satisfies NPPF paragraph 79. Due to the high level of development/commitments immediately preceding the period that the Neighbourhood Plan was developed, it does not specifically allocate any sites or housing target for Great Bowden; though

additional sites for housing development will be brought forward in the updated Neighbourhood Plan, in light of a review of the Harborough Local Plan.

- 3.37 **Policy H2 Settlement Boundary** outlines how development proposals within the settlement boundary as outlined on the Policies Map will be supported where they respect the shape and form of Great Bowden and comply with the policies of The Plan. Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.
- 3.38 **Policy H3 Windfall Sites** describes the different conditions where development proposals for infill and redevelopment sites will be supported.
- 3.39 **Policy ENV2 Protection of Local Green Space** designates five sites as Local Green Space, as shown on the Policies Map. Development that would be harmful to the openness of a Local Green Space will only be permitted in very special circumstances.
- 3.40 **Policy ENV3 Other Important Open Space** designates 12 other sites as Important Open Space, as shown on the Policies Map. The areas shall be safeguarded as open spaces and enhanced to improve their quality and usage as open spaces.
- 3.41 **Policy ENV4 Protection of Other Sites of Historical Environmental Significance** designates seven sites as those which contain evidence of local historic assets or archaeological potential, as shown on the Policies Map. Development proposals that affect them should be appraised in accordance with national guidance and local strategic policy.
- 3.42 **Policy ENV5 Ridge and Furrow** states that the areas of ridge and furrow earthworks, mapped on the Policies Map, are non-designated heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided.
- 3.43 **Policy ENV Non-Designated Heritage Assets** designates 19 structures and buildings as shown on the Policies Map as non-designated heritage assets. Their features and settings will be protected wherever possible and any harm arising from a development proposal, or a change of land use requiring planning approval, will need to be balanced against their significance as heritage assets.
- 3.44 **Policy ENV7 Protection of Important Views** designates three views, as shown on the Policies Map, where development should not have a significant adverse impact.
- 3.45 **Policy ENV8 Protection of Other Sites and Features of Natural Environmental Significance** designates 28 sites, as shown on the Policies Map, as being of at least local significance for wildlife.

Evidence base documents

- 3.46 The site assessment is informed by a range of evidence base documents which support the adopted Local Plan and the adopted Great Bowden Neighbourhood Plan including the following:

- Harborough District Council SHELAA (2021)¹²; and
- Market Harborough Landscape Character Assessment and Landscape Capacity Study (2009)¹³.

¹² Available at: https://www.harborough.gov.uk/info/20004/planning_strategy/474/strategic_housing_and_economic_land_availability_assessment_shelaa_2021

¹³ Available at: https://www.harborough.gov.uk/downloads/file/269/market_harborough_landscape_character_assessmentpdf

4. Site Assessment

- 4.1 There are 13 known potential development sites within the Great Bowden Neighbourhood Area. These have been identified following a review of HDC's SHELAA and one site submitted to the Neighbourhood Plan Call for Sites.
- 4.2 The SHELAA identifies 12 sites, nine proposed for housing, two proposed for mixed-use development including housing, and one proposed for non-residential mixed-use. There is one site that was duplicated in the SHELAA and therefore this site has only been assessed once (SHELAA sites 21/8052 and 21/8258, here referred to as GB03).
- 4.3 One site (GB01) was submitted to GBPC's Call for Sites exercise.
- 4.4 **Table 4-1** and **Figure 4-1**.provides a list and map of all sites assessed.

Table 4-1 Sites Assessed in Report

Site Reference	Site Address/Location	SHELAA Reference	Site Assessment Approach
GB01	Buckminster Close, north of Dingley Road	n/a	AECOM Pro-forma
GB02	Land west of Langton Road	21/8029	SHELAA Review
GB03	Land off Bankfield Drive	21/8052 and 21/8258	SHELAA Review
GB04	Land off Dingley Road	21/8053	SHELAA Review
GB05	Land off Dingley Road and Nether Green	21/8054	SHELAA Review
GB06	Land off Welham Lane	21/8114	SHELAA Review
GB07	Land south of Dingley Road	21/8126	SHELAA Review
GB08	Land north of Leicester Lane	21/8141	SHELAA Review
GB09	Land north of Dingley Road	21/8151	SHELAA Review
GB10	Land south of Main Street	21/8172	SHELAA Review
GB11	Land to the rear of the former Top Yard Farm, off Burnmill Road	21/8173	SHELAA Review
GB12	Land south of A6, north of the canal	21/8209	SHELAA Review
GB13	Land at Gallow Lodge	21/8163	SHELAA Review



5. Site Assessment Summary

- 5.1 **Table 5-1** provides a summary of the findings of the assessment of potential development sites within the Great Bowden neighbourhood area. The table shows a 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 5.2 The site assessment ratings are also shown on **Figure 5-1**.
- 5.3 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use, in line with the methodology in Chapter 2 of this report.

Table 5-1 Site Assessment Summary

Site Reference	Address	Gross Site Area (Hectares)	Capacity (Indicative number of homes)	Land use	Suitability rating	Justification
GB01	Buckminster Close, north of Dingley Road	0.79	8	Housing		This site is within the built-up area and settlement boundary of Great Bowden. It is well connected and within close proximity to services in the village. There is an existing point of access but the suitability of this access to support additional housing should be confirmed with the Highways Authority. The site is within the Conservation Area and also in close proximity to a number of listed and locally designated heritage assets. The site is also a locally designated site of historical environmental significance in the made NDP (Buckminster Close, Nether Green (medieval to early modern) which is protected under Policy ENV4. The site is potentially suitable for sensitive development if the heritage constraints can be resolved or mitigated, and is therefore potentially suitable for allocation in the Neighbourhood Plan to meet a locally identified need.
GB02	Land west of Langton Road	0.88	22	Housing		In addition to the information provided in the SHELAA, the site is in an area of high landscape sensitivity and falls within an area of principal important views in the NDP. Proposed development may therefore have significant landscape impacts and could conflict with Policy GD5 of the Harborough Local Plan and Policy ENV7 in the made NDP. However, the site may be suitable for allocation in the Neighbourhood Plan to meet a locally identified housing need if the identified constraints can be resolved or mitigated.

Site Reference	Address	Gross Site Area (Hectares)	Capacity (Indicative number of homes)	Land use	Suitability rating	Justification
GB03	Land off Bankfield Drive	2.00	50	Housing		The site is currently unsuitable for allocation in the Neighbourhood Plan due to its location in the designated Area of Separation. In addition, the site is in an area of high landscape sensitivity and likely to be of medium visual sensitivity. The majority of site is also covered by ridge and furrow earthworks, which are highly valued by the local community, and any loss is considered significantly detrimental to both local and national heritage.
GB04	Land off Dingley Road	9.38	36,582 sqm	Mixed-use development (Employment, retail, education or health facility)		This is a large site proposed for a mixed-use scheme and is disconnected from the existing settlement with multiple constraints, and not currently considered achievable. The site is also in a designated Area of Separation so is not suitable for allocation in the Neighbourhood Plan.
GB05	Land off Dingley Road and Nether Green	5.69	107	Housing		In addition to the SHELAA conclusions, the site is of moderate/high landscape sensitivity and likely to be of medium visual sensitivity. Any development should be appropriately mitigated and be empathetic to the surrounding landscape. It should also be noted that the majority of site is covered by ridge and furrow earthworks, which are highly valued by the local community, and any loss is considered significantly detrimental to both local and national heritage. A small part of the site adjacent to the existing settlement may be suitable for allocation in the Neighbourhood Plan to meet a locally identified housing need if the identified constraints can be resolved or mitigated.

Site Reference	Address	Gross Site Area (Hectares)	Capacity (Indicative number of homes)	Land use	Suitability rating	Justification
GB06	Land off Welham Lane	2.19	41	Housing		In addition to the SHELAA conclusions, the site is of moderate/high landscape sensitivity and likely to be of medium visual sensitivity. Any development should be appropriately mitigated and be empathetic to the surrounding landscape. It should also be noted that the majority of site is covered by ridge and furrow earthworks, which are highly valued by the local community, and any loss is considered significantly detrimental to both local and national heritage. A small part of the site adjacent to the existing settlement may be suitable for allocation in the Neighbourhood Plan to meet a locally identified housing need if the identified constraints can be resolved or mitigated.
GB07	Land south of Dingley Road	4.45	83	Housing		The northwestern part of the site adjacent to the village hall is potentially suitable for development, with an assessed capacity of 12 homes. The remainder of the site is unsuitable for development as it is in a designated Areas of Separation in the Local Plan. The high landscape sensitivity and medium visual sensitivity of this part of the site should be taken into account as well as other constraints identified in the SHELAA including potential heritage impacts, as it is within the Conservation Area and near a number of listed and locally designated heritage assets. Part of the site is therefore potentially suitable for allocation in the Neighbourhood Plan to meet a locally identified housing need if the identified constraints can be resolved or mitigated.
GB08	Land north of Leicester Lane	2.71	51	Housing		In addition to the SHELAA conclusions, the site is of high landscape sensitivity and likely to be of medium visual sensitivity.

Site Reference	Address	Gross Site Area (Hectares)	Capacity (Indicative number of homes)	Land use	Suitability rating	Justification
						The western part of site is covered by ridge and furrow earthworks, which are highly valued by the local community, and any loss is considered significantly detrimental to both local and national heritage. The site is potentially suitable for allocation in the Neighbourhood Plan to meet a locally identified housing need if the identified constraints can be resolved or mitigated.
GB09	Land north of Dingley Road	0.62	15	Housing		In addition to the SHELAA conclusions, the site is an area of high landscape sensitivity and likely to be of medium visual sensitivity. The site is potentially suitable to meet a locally identified housing need if the identified constraints could be resolved or mitigated.
GB10	Land south of Main Street	0.84	21	Housing		The site is currently unsuitable for allocation in the Neighbourhood Plan due to its location in the designated Area of Separation. In addition to the above and the information in the SHELAA, the site is in an area of high landscape sensitivity and likely to be of high visual sensitivity. The majority of site is also covered by ridge and furrow earthworks, which are highly valued by the local community, and any loss is considered significantly detrimental to both local and national heritage. There is also no existing vehicular access, and this would likely be difficult to create without moving the existing PRow which runs through the main access point from off of Main Street.

Site Reference	Address	Gross Site Area (Hectares)	Capacity (Indicative number of homes)	Land use	Suitability rating	Justification
GB11	Land to the rear of the former Top Yard Farm, off Burnmill Road	1.65	41	Housing		The site is currently unsuitable for allocation in the Neighbourhood Plan due to its location in the designated Area of Separation. In addition to the above and the information in the SHELAA, the site is in an area of high landscape sensitivity and likely to be of high visual sensitivity.
GB12	Land south of A6, north of the canal	47.3	552	Housing, retail, leisure and tourism		This is a large site proposed for a mixed-use scheme and is disconnected from the existing settlement with multiple constraints, and not currently considered achievable. The site is also in a designated Area of Separation so is not suitable for allocation in the Neighbourhood Plan.
GB13	Land at Gallow Lodge	83.42	1116	SDA (mixed use: housing and employment)		This is a large site proposed for a mixed-use scheme and is disconnected from the existing settlement with multiple constraints, and not currently considered achievable. The site is also in a designated Area of Separation so is not suitable for allocation in the Neighbourhood Plan.

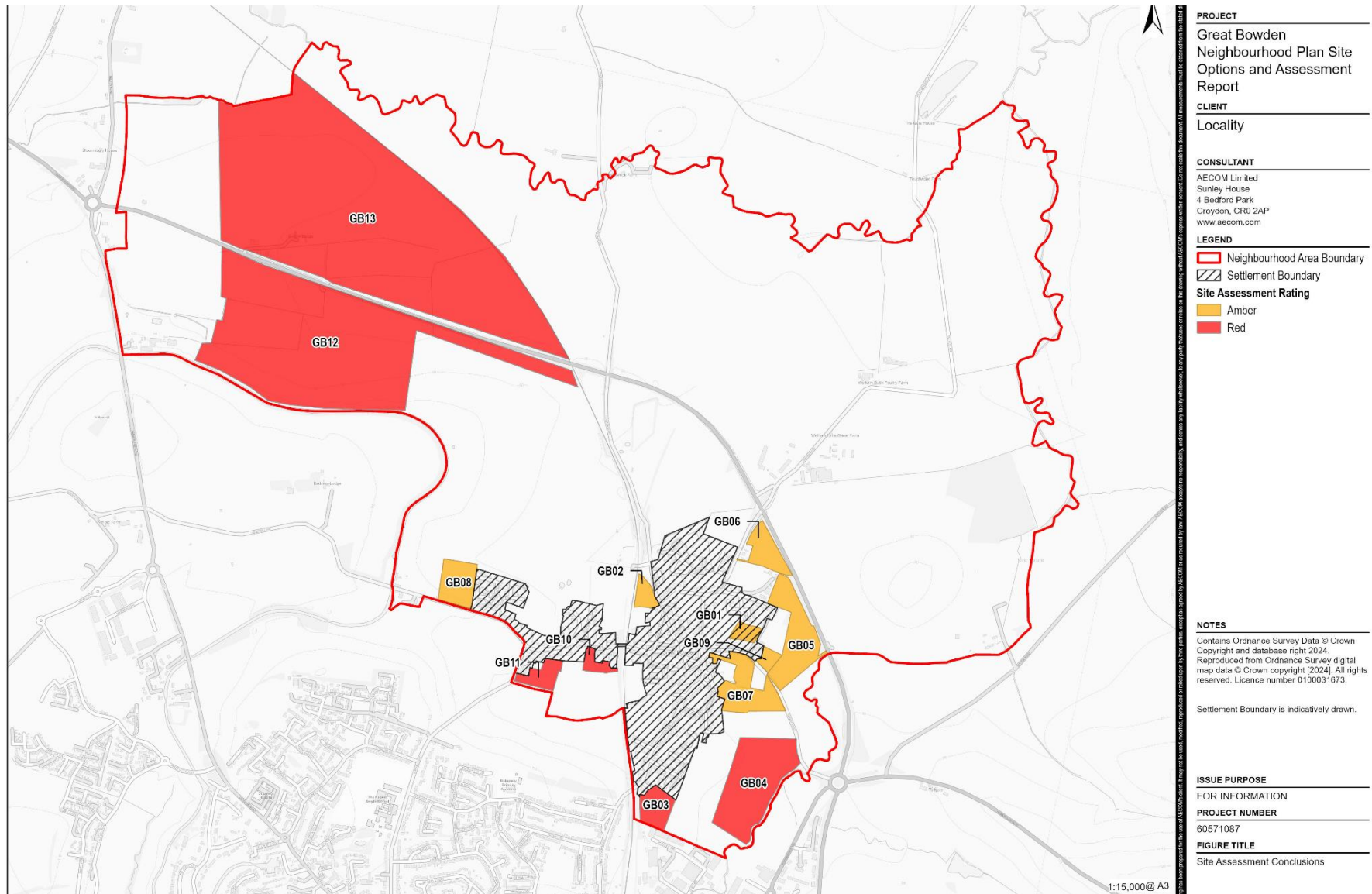


Figure 5-1 Map of site suitability

6. Conclusions

Site Assessment Conclusions

The following seven sites have been identified as potentially suitable for housing development, and therefore can form a shortlist of sites to consider for neighbourhood plan allocation, subject to resolving or mitigating identified constraints:

- GB01 Buckminster Close, north of Dingley Road
- GB02 Land west of Langton Road
- GB05 Land off Dingley Road and Nether Green
- GB06 Land off Welham Lane
- GB07 Land south of Dingley Road
- GB08 Land north of Leicester Lane
- GB09 Land north of Dingley Road

The remaining six sites are not currently suitable for housing development and not appropriate for allocation:

- GB03 Land off Bankfield Drive
- GB04 Land off Dingley Road
- GB10 Land south of Main Street
- GB11 Land to the rear of the former Top Yard Farm, off Burnmill Road
- GB12 Land south of A6, north of the canal
- GB13 Land at Gallow Lodge

Next Steps

6.1 Should the NP Committee decide to propose allocations for residential development, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:

- the findings of this site assessment;
- an assessment of viability;
- the aims and objectives of the Neighbourhood Plan;
- community consultation and consultation with landowners;
- discussions with HDC;
- any other relevant evidence that becomes available; and
- other considerations such as the appropriate density of the proposed site(s) to reflect local character.

Other considerations

Viability

- 6.2 If a site or sites are selected for allocation, it is recommended that GBPC discuss site viability with HDC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 6.3 If 10 or more homes are proposed on a site as market housing, the site would be required to include a proportion of affordable housing¹⁴. It is therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁵), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 6.4 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

¹⁴ see NPPF para 63-65

¹⁵ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Individual Site Assessment

GB01

1. Site Details	
Site Reference / Name	GB01
Site Address / Location	Buckminster Close, north of Dingley Road
Gross Site Area (Hectares)	0.79
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Garden/field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	8
Site identification method / source	Call for Sites
Planning history	No relevant planning history. A new dwelling on the site immediately to the west is under construction (22/01106/FUL Erection of a dwelling (revised scheme of 20/00820/FUL), approved 05 Apr 2023.
Neighbouring uses	Residential




2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No - Site located within an SSSI Impact Risk Zone but proposed development / maximum capacity does not trigger the requirement to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	Yes - Within Drinking Water Safeguard Zone (WSGZ1005)
Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i>	Yes - within Nitrate Vulnerable Zone (ID: 832)
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i>	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i>	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?	Unknown - Grade 3 but not clear whether 3a or 3b

2. Assessment of Suitability	
Yes / No / Unknown	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	No
Yes / No / Unknown	
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No
Yes / No / Unknown	
Physical Constraints	
Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - via gate at the end of Buckminster Close
Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - via A70 footpath
Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	No dedicated cycle infrastructure immediately surrounding site
Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i>	Yes - A70 footpath along western boundary
Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i>	No
Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	1600-3900m	<400m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: This site is not assessed in the HDC commissioned 'Market Harborough Landscape Character Assessment and Landscape Capacity Study' 2009 study. Nonetheless, the adjacent LCA, Foxton to Great Bowden Slopes LCA, is determined to be of high sensitivity. Moreover, it sits within a locally designated site of historical environmental significance in the NDP (Buckminster Close, Nether Green (medieval to early modern) which is protected under Policy ENV4, representing the site's valued features. The site is likely to be of medium sensitivity.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: This site is within the settlement boundary and is well screened by recently homes and vegetation. The site is likely to be of low sensitivity.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible: Nearby Grade I Listed Church of St Peter and St Paul and multiple other Listed Buildings
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible - Site sits within a locally designated site of historical environmental significance in the NDP (Buckminster Close, Nether Green (medieval to early modern) which is protected as a local historic asset under Policy ENV4
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	Within Conservation Area (Policy HC1)
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area (infill)
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another?	No

2. Assessment of Suitability

Yes / No / Unknown

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

Available now

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

No

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	8
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Potentially 4 homes in 0-5 years, with 4 more homes later down the line
Other key information	Questions over the appropriateness of backland development should be considered in the design codes process, which may influence the suitability of this site.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? Yes / No	Amber: The site is potentially suitable, available, and achievable
Summary of justification for rating	This site is within the built-up area and settlement boundary of Great Bowden. It is well connected and within close proximity to services in the village. There is an existing point of access but the suitability of this access to support additional housing should be confirmed with the Highways Authority. The site is within the Conservation Area and also in close proximity to a number of listed and locally designated heritage assets. The site is also a locally designated site of historical environmental significance in the made NDP (Buckminster Close, Nether Green (medieval to early modern) which is protected under Policy ENV4. The site is potentially suitable for sensitive development if the heritage constraints can be resolved or mitigated, and is therefore potentially suitable for allocation in the Neighbourhood Plan to meet a locally identified need..

Appendix B SHELAA Sites Assessment

Table B-1 SHELAA Sites Assessment

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
GB02	Land west of Langton Road	0.88	22	Housing		The site is adjacent to the built-up area of Great Bowden, a sustainable settlement. The Great Bowden Neighbourhood Plan designates part of the site as a wildlife corridor. The site is adjacent to the Great Bowden Conservation Area and close to the grade 2 listed building, 29 Manor Road. Any harm arising from the development and affecting the setting of the conservation area or listed building would require appropriate mitigation. The adjacent railway line is a potentially contaminating land use and would need to be investigated. Therefore, the site is considered potentially suitable for development. The site is in single ownership. No discussion with potential developers is indicated. No ownership or legal issues have been identified to prevent development being delivered. Therefore, the site is considered available. Mitigation relating to potential adverse impacts on the setting of the Conservation Area and nearby listed buildings could	In addition to the information provided in the SHELAA, the site is in an area of high landscape sensitivity and falls within an area of principal important views in the NDP. Proposed development may therefore have significant landscape impacts and could conflict with Policy GD5 of the Harborough Local Plan and Policy ENV7 in the made NDP. However, the site may be suitable for allocation in the Neighbourhood Plan to meet a locally identified housing need if the identified constraints can be resolved or mitigated.

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						impact on the capacity of the site. Similarly, the adjacent potentially contaminating land use (railway line) requires investigation and could also impact on site capacity. Therefore, the site is considered potentially achievable.	
GB03	Land off Bankfield Drive	2.00	50	Housing		The site is located adjacent to both Market Harborough and Great Bowden and is a sustainable location for development. Development of this site would result in the physical and visual coalescence of Market Harborough and Great Bowden. The western and southern boundary of the site are adjacent to the railway line and an employment area respectively (both potentially contaminating land uses) and assessment of the impact of noise, smell and light on would be occupiers would be required. The Great Bowden Neighbourhood Plan identifies ridge and furrow on the site. The site is considered potentially suitable. Discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available. The site currently lies in a designated Area of Separation and a change to the boundary would be needed for the site to be considered achievable. Mitigation for adjacent potentially contaminating land uses could impact on the site's capacity.	The site is currently unsuitable for allocation in the Neighbourhood Plan due to its location in the designated Area of Separation. In addition, the site is in an area of high landscape sensitivity and likely to be of medium visual sensitivity. The majority of site is also covered by ridge and furrow earthworks, which are highly valued by the local community, and any loss is considered significantly detrimental to both local and national heritage.

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						Therefore, the site is considered potentially achievable.	
GB04	Land off Dingley Road	9.38	36,582 sqm	Mixed-use development (Employment , retail, education or health facility)		The site is close to the sustainable settlement of Market Harborough. However, it is not adjacent to the existing built-up area. While there is highway frontage onto Dingley Road, the submission acknowledges that access via Dingley Road would not be an appropriate for the scale of development proposed and therefore third-party land would be required to achieve an alternative access point. A small part of the site is in Flood Zone 2. The site lies fully within a Mineral Consultation Area. Much of the site is a historic landfill site and further investigation into any potential contamination of the land would be required. The site is considered potentially suitable. No legal or ownership issues have been identified to prevent development being delivered. However, suitable access is dependent on land in third-party ownership. Therefore, the site is considered only potentially available. Acquisition of third-party land would be required to create an access that includes a bridge over the River Welland. Historic landfill and flood risk across the site would require further investigation. The site currently lies in a designated Area of	This is a large site proposed for a mixed-use scheme and is disconnected from the existing settlement with multiple constraints, and not currently considered achievable. The site is also in a designated Area of Separation so is not suitable for allocation in the Neighbourhood Plan.

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						Separation and a change to the boundary would be needed. While mixed use is indicated in the submission, there is a lack of detail as to the proposed uses for the site. Given these factors, the site is considered not currently achievable.	
GB05	Land off Dingley Road and Nether Green	5.69	107	Housing		The site is adjacent to the built-up area of Great Bowden, a sustainable settlement, and within easy reach of higher order services located in nearby Market Harborough. While the site has potential access points, the capacity and appropriateness of these would need to be demonstrated. The south-eastern part of the site is within flood zones 2 and 3a and would need further investigation. The Great Bowden Neighbourhood Plan designates a wildlife corridor at the southern edge of the site and designates the site as being mostly ridge and furrow. Potential impacts on natural or heritage assets, including the setting of the adjacent Great Bowden Conservation Area and grade 2 listed building (The Grange), would need to be considered. Fernie Hunt kennels are adjacent to the northern part of the site and an assessment of noise would be required to determine any potential impact on would-be occupiers. The site is therefore considered potentially suitable. The site has two landowners and discussion with potential developers is not indicated. No	In addition to the SHELAA conclusions, the site is of moderate/high landscape sensitivity and likely to be of medium visual sensitivity. Any development should be appropriately mitigated and be empathetic to the surrounding landscape. It should also be noted that the majority of site is covered by ridge and furrow earthworks, which are highly valued by the local community, and any loss is considered significantly detrimental to both local and national heritage. A small part of the site adjacent to the existing settlement may be suitable for allocation in the Neighbourhood Plan to meet a locally identified housing need if the identified constraints can be resolved or mitigated.

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						legal or ownership issues have been identified to prevent development being delivered. The site is considered available. Potential mitigation relating to site access(es) and any impacts on the highway network could affect site viability. As the site is adjacent to the Fernie Hunt Kennels, a noise assessment would be required to determine its potential impacts on would-be occupiers. Flood risk across the site would also further investigation. These factors could affect the developable area and site capacity. The site is considered potentially achievable.	
GB06	Land off Welham Lane	2.19	41	Housing		The site is adjacent to the built-up area of Great Bowden, a sustainable rural settlement. The capacity of Welham Lane as an access would need to be demonstrated. The Great Bowden Neighbourhood Plan designates the site as being mostly ridge and furrow and the site is adjacent to the Great Bowden Conservation Area. Potential impacts on the setting of the Conservation Area would need to be considered. The site is next door to Fernie Hunt kennels and therefore would need a noise assessment to determine whether development would be acceptable and any required mitigation for the amenity of new residents. The site is considered potentially suitable for development.	In addition to the SHELAA conclusions, the site is of moderate/high landscape sensitivity and likely to be of medium visual sensitivity. Any development should be appropriately mitigated and be empathetic to the surrounding landscape. It should also be noted that the majority of site is covered by ridge and furrow earthworks, which are highly valued by the local community, and any loss is considered significantly detrimental to both local and national heritage. A small part of the site adjacent to

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						There are three landowners and there is agreement on the promotion of the land for development. Discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent the site being developed in the next 5 years. The site is considered available. As the site is adjacent to the Fernie Hunt Kennels, a noise assessment would be required and this could affect the developable area. Highway mitigation may be required and potential impacts on the setting of the Conservation Area could reduce site capacity. The site is considered potentially achievable.	the existing settlement may be suitable for allocation in the Neighbourhood Plan to meet a locally identified housing need if the identified constraints can be resolved or mitigated.
GB07	Land south of Dingley Road	4.45	83	Housing		The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. The site is subject to environmental and heritage constraints. The Great Bowden Neighbourhood Plan (NP) identifies to the north of the site part of a wildlife corridor and two sites of environmental significance are within the site boundary. The north-western section of the site is part of the Great Bowden Conservation Area and there are multiple listed buildings to the north and west of the site, the setting of which would need to be considered in any development of the site. The site is also adjacent to the cemetery, a designated Local Heritage Asset (NP) and a	The northwestern part of the site adjacent to the village hall is potentially suitable for development, with an assessed capacity of 12 homes. The remainder of the site is unsuitable for development as it is in a designated Areas of Separation in the Local Plan. The high landscape sensitivity and medium visual sensitivity of this part of the site should be taken into account as well as other constraints identified in the SHELAA including potential heritage impacts, as it is

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						potentially contaminating land use which would need to be investigated. Appropriate access via Dingley Road would need to be demonstrated. The site is considered potentially suitable. The site is in the control of a developer. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available. The site currently forms part of the Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Site capacity could be impacted by the sensitivity of the historic environment in this location and the suitability of access via Dingley Road, both of which are likely to require mitigation. The site is considered potentially achievable.	within the Conservation Area and near a number of listed and locally designated heritage assets. Part of the site is therefore potentially suitable for allocation in the Neighbourhood Plan to meet a locally identified housing need if the identified constraints can be resolved or mitigated.
GB08	Land north of Leicester Lane	2.71	51	Housing		The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement, but would extend the village westwards towards the Grand Union Canal and Great Bowden Hall, potentially impacting the setting of the village. The Great Bowden Neighbourhood Plan designates the adjacent Leicester Lane verge land as important open space and part of the site as ridge and furrow. Access via Leicester Lane could adversely impact the designated important	In addition to the SHELAA conclusions, the site is of high landscape sensitivity and likely to be of medium visual sensitivity. The western part of site is covered by ridge and furrow earthworks, which are highly valued by the local community, and any loss is considered significantly detrimental to both local and national heritage.

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						open space. A right of way runs along the eastern boundary. The site is considered potentially suitable. The site is in single ownership and there is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available. The provision of an acceptable access over designated important open space could impact on the delivery of the site. Mitigation for potential adverse impacts on the landscape setting of the village and nearby heritage assets could affect site capacity. The site is considered potentially achievable.	The site is potentially suitable for allocation in the Neighbourhood Plan to meet a locally identified housing need if the identified constraints can be resolved or mitigated.
GB09	Land north of Dingley Road	0.62	15	Housing		The site is adjacent to the built-up area of Great Bowden, a sustainable settlement. Access is proposed via Dingley Road and would need to be demonstrated. The Great Bowden Neighbourhood Plan (NP) designates the site as being mostly ridge and furrow and the site is close to the Great Bowden Conservation Area. The Cemetery, opposite the site, is a NP designated Local Heritage Asset. Potential adverse impacts on the setting of these heritage assets would need to be considered. The site is considered suitable. The site has three landowners. No legal or	In addition to the SHELAA conclusions, the site is an area of high landscape sensitivity and likely to be of medium visual sensitivity. The site is potentially suitable to meet a locally identified housing need if the identified constraints could be resolved or mitigated.

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						ownership issues have been identified to prevent development being delivered. The site is considered available. The extent of any mitigation measures relating to access via Dingley Road could impact on site viability. No other market, cost or delivery factors have been identified to make development economically unviable. The site is considered potentially achievable.	
GB10	Land south of Main Street	0.84	21	Housing		The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. Access is proposed via Main Street. Development of this site would result in some reduction in the physical and visual separation between Market Harborough and Great Bowden. Much of the site is within the Great Bowden conservation area. The setting of two Grade 2 listed buildings and a Neighbourhood Plan designated Local Heritage Asset could be impacted. Potential harm to these heritage assets or their setting would need to be considered. The right of way crossing the western part of the site would need to be retained. The railway line (a potentially contaminating land use) lies adjacent to the eastern boundary. The site is considered potentially suitable. The site is in single ownership and discussion with potential developers is indicated. No legal or ownership issues have	The site is currently unsuitable for allocation in the Neighbourhood Plan due to its location in the designated Area of Separation. In addition to the above and the information in the SHELAA, the site is in an area of high landscape sensitivity and likely to be of high visual sensitivity. The majority of site is also covered by ridge and furrow earthworks, which are highly valued by the local community, and any loss is considered significantly detrimental to both local and national heritage. There is also no existing vehicular access, and this would likely be difficult to create without moving the existing PRoW which runs through

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						been identified to prevent development being delivered. The site is considered available. The site currently forms part of the designated Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Mitigation relating to the Conservation Area, other nearby heritage assets, the public right of way and the railway line could reduce the site's capacity. The site is considered potentially achievable.	the main access point from off of Main Street.
GB11	Land to the rear of the former Top Yard Farm, off Burnmill Road	1.65	41	Housing		The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. Two potential accesses onto Burnmill Road are suggested and would need to be discussed with the Highway Authority. Development of this site would result in some reduction in the physical and visual separation between Market Harborough and Great Bowden. A small part of the site is within the Great Bowden conservation area and within the setting of a Grade 2 listed building and a Neighbourhood Plan Local Heritage Asset. Potential harm to these heritage assets due to development would need to be assessed. The site is considered potentially suitable. No legal or ownership issues have been identified to prevent development being delivered.	The site is currently unsuitable for allocation in the Neighbourhood Plan due to its location in the designated Area of Separation. In addition to the above, and the information in the SHELAA, the site is in an area of high landscape sensitivity and likely to be of high visual sensitivity.

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						The site is considered available. The site currently forms part of the Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Appropriate consideration and mitigation for heritage impacts could result in a reduction in capacity. Highway mitigation measures could also be required. The site is considered potentially achievable.	
GB12	Land south of A6, north of the canal	47.3	552	Housing, retail, leisure and tourism		The site is currently in open countryside. The nearest settlement of Market Harborough cannot be accessed by sustainable transport methods and the site is separated from it by the Grand Union canal. As a standalone site, the site is not appropriate in scale and access from the A6 would not be supported by the Highway Authority. An area to the east of the site is within a buffer zone designated by the HSE due to the presence of a high-pressure gas pipeline. The site contains a site of environmental significance. A Local Wildlife Site follows the route of the canal which is also a conservation area. Any impacts on these environmental and heritage assets would require appropriate mitigation. Immediately to the west of the site is an industrial use. Further investigation would be required to assess impacts of smell, air quality and noise on would be occupiers. As a result of all these factors, the site in isolation is considered not suitable.	This is a large site proposed for a mixed-use scheme and is disconnected from the existing settlement with multiple constraints, and not currently considered achievable. The site is also in a designated Area of Separation so is not suitable for allocation in the Neighbourhood Plan.

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						There are more than 10 landowners of the site and discussions have not yet been held to get agreement. No developer involvement has taken place. Therefore the site is considered to be potentially available. The site is not appropriate in scale to be a standalone site and access from the A6 would not be acceptable to the Highway Authority. Furthermore, in addition to the site's isolated location, there are several factors that have potential to affect viability and delivery of the site including the presence of a high-pressure gas main buffer zone on part of the site, multiple environmental and heritage constraints within the site, and further investigation of the neighbouring industrial use and assessment of impacts of smell, air quality and noise on would be occupiers. The site is considered not currently achievable.	
GB13	Land at Gallow Lodge	83.42	1116	SDA (mixed use: housing and employment)		The site is currently in open countryside. There is a lack of connectivity to the nearest settlement of Market Harborough, and it cannot be accessed by sustainable transport methods. The site is not big enough to be a standalone development and access from the A6 would not be supported by the Highway Authority for this scale of development. A small part of the site to the north is within flood zone 3b and a high	This is a large site proposed for a mixed-use scheme and is disconnected from the existing settlement with multiple constraints, and not currently considered achievable. The site is also in a designated Area of Separation so is not suitable for allocation in the Neighbourhood Plan.

Site Ref.	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	SHELAA Conclusion	Neighbourhood Plan Site Assessment Conclusion
						pressure gas main cuts across the south-eastern tip of the site with the buffer zone extending further. The site is bounded by the A6 highway and the midland mainline railway therefore noise and air quality would require further investigation. Some areas of land within the site are designated by the Great Bowden Neighbourhood Plan as wildlife corridors and areas of natural environmental significance. These constraints would require appropriate mitigation. As a result of all these factors and its isolated location, the site is considered not suitable. There are no other legal or ownership impediments to prevent delivery. The site is therefore considered available. In addition to the site's isolated location and lack of connectivity to Market Harborough, further investigation of potentially contaminating land uses will be required on part of the site which could result in additional cost and time. The site is not appropriate in scale to be a standalone site and access onto the A6 would not be acceptable to the Highway Authority. Given these issues, the site is considered not currently achievable.	

