

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN ADVISORY COMMITTEE – 29 APRIL 2014

Title of report	STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
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Purpose of report	To outline for members the key findings from the latest Strategic Housing Land Availability Assessment
Council Priorities	Value for Money Business and Jobs Homes and Communities Green Footprints Challenge
Implications:	
Financial/Staff	The cost of producing the SHLAA is officer time which is met within existing budgets.
Link to relevant CAT	None
Risk Management	The SHLAA is a vital component of the evidence base to support the new Local Plan and a failure to produce it would increase the risk that the Local Plan would be found unsound. A joint methodology has been agreed with the other Leicestershire authorities to try and ensure that a consistent approach is taken across the Housing Market Area.
Equalities Impact Assessment	None
Human Rights	None

Transformational Government	Not applicable
Comments of Head of Paid Service	The report is satisfactory
Comments of Section 151 Officer	The report is satisfactory
Comments of Monitoring Officer	On the advice of external solicitors, the report is satisfactory.
Consultees	Various estate agents, planning consultants, commercial property agents, landowners, developers and other stakeholders including Parish and Town Councils were consulted in respect of the identification of potential sites. Leicestershire County Council consulted to provide specialist highways and ecological input in respect of assessment of potential sites.
Background papers	<p>National Planning Policy Framework which can be found at www.gov.uk/government/publications/topics%5B%5D=planning-and-building</p> <p>National Planning Practice Guidance which can be found at http://planningguidance.planningportal.gov.uk/blog/guidance/local-plans/</p> <p>Previous versions of the SHLAA which can be viewed at http://www.nwleics.gov.uk/pages/strategic_housing_land_availability_assessment</p>
Recommendations	THAT THE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT BE APPROVED FOR PUBLICATION.

1. WHAT IS THE SHLAA?

- 1.1 In accordance with the National Planning Policy Framework (NPPF), Local Planning Authorities are required to carry out a Strategic Housing Land Availability Assessment (SHLAA), in order to identify potential future sources of land for housing.
- 1.2 The SHLAA gathers together information on potential sites for housing development and assess their suitability. The sites assessed as part of the SHLAA range from those with planning permission to those which have been proposed on a speculative basis by land owners, developers or the public for future consideration. The SHLAA also includes Council owned land and potential land which has been identified by officers during the survey work.

- 1.3 The SHLAA informs the Council as to whether there is an adequate supply of land across the District for new homes and provides a pool of sites from which new allocations can be made as part of the new Local Plan.
- 1.4 **It is important to note that the SHLAA is not a policy document it is a technical document concerning potential capacity; it does not make decisions or recommendations on which sites should be allocated for development or granted planning permission.** It is however a key piece of the evidence base which will inform the strategic and site specific elements of the Local Plan.

2. PREVIOUS SHLAAs

- 2.1 The first SHLAA was published in 2009 this was updated and subsequent SHLAAs were published in 2010 and 2011. Each time the SHLAA is updated the Council invites landowners, developers and local people to submit sites for consideration as part of a 'Call for Sites exercise'.
- 2.2 A review of the 2011 SHLAA has now been completed. This review both updates all the site assessments in the 2011 SHLAA as well as assessing approximately 40 new sites. These new sites have come from a variety of sources including:
- Sites submitted by landowners since the cut off date for inclusion in the 2011 SHLAA
 - Sites suggested by the general public;
 - New sites which have gained planning permission;
 - Sites added as a result of removing the site size threshold (previous SHLAA's had only considered sites capable of accommodating 10 or more dwellings)

3. SHLAA AND THE PLANNING PROCESS

- 3.1 The allocation of housing land must be based upon a strong evidence base. The SHLAA will provide this evidence.
- 3.2 The inclusion of a site in the SHLAA does not provide any indication of the Council's view of its acceptability for future development. Sites considered in the study have been assessed against current local policy constraints some of which would currently prevent their development for new homes but which in the longer term may not represent a constraint. For example, land currently identified as countryside or subject to another restrictive designation may or may not be carried forward in to the new Local Plan. Therefore, such policy constraints are not viewed as a constraint to the inclusion of a site in the SHLAA at this stage.
- 3.3 The decisions on whether a site will be allocated for future residential development will be taken through the Local Plan process which will be subject to several stages of production and public consultation.

4. THE SHLAA METHODOLOGY

- 4.1 The SHLAA has been produced in line with a joint methodology prepared in partnership with the other Local Planning Authorities in the Leicester and Leicestershire Housing Market Area (HMA).
- 4.2 The joint methodology was initially produced in consultation with stakeholders and partners in 2007, these partners are identified in the methodology and include the House Builders Federation, national, regional and local house builders and developers, regional and local land owners and agents and registered social landlords.
- 4.3 The joint methodology was revised to take into account updated Government guidance and is consistent with the recently published National Planning Practice Guidance (NPPG, 2014).

5. SITE ASSESSMENTS

- 5.1 Each site submitted to the Council is assessed and based on this assessment sites are either included or excluded from the SHLAA. There are a number of instances where potential sites may be excluded from the SHLAA these include where sites relate poorly to a settlement and/or services, sites that are no longer being promoted and/or sites that are now being or have been developed. There may also be technical reasons for sites to be excluded, for example if a site was within Flood Zones 2 and 3 (areas at risk from flooding) (unless there was already an existing building on the site and re-development would not increase or make worse any flooding potential), a proposed site was an active mineral extraction site or was a designated Site of Special Scientific Interest (SSSIs (The country's very best wildlife and geological sites)).
- 5.2 All of the sites in the SHLAA have undergone a desktop review and have been visited on site by a Planning Officer. All potential SHLAA sites have been assessed against the following;
- Existing Planning Policy (Saved Local Plan Policies)
 - Accessibility
 - Ecology
 - Suitability
 - Availability
 - Achievability
- 5.3 In terms of accessibility and ecology all of the SHLAA sites assessed have been subject to consultation with Leicestershire County Council Highways Department and the Historic and Natural Environment Department.
- 5.4 It should be noted that the Highways comments were based upon a desktop exercise and are designed to assist with the assessment of SHLAA sites and are not meant to be binding/definitive.
- 5.5 The NPPG advises that *“An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing [and economic development*

uses] over the plan period". It is important therefore that the assessment of sites considers the suitability, availability and achievability on a consistent basis.

- 5.6 Suitability considers whether the site is located within an area which is consistent with the saved local plan policies on sustainable locations of development and the physical constraints which would prevent housing development being provided.
- 5.7 In regards to availability a site is considered available if it is controlled or owned by a housing developer/s, who has expressed an intention to develop, or a land owner/s that has expressed an intention to sell; and there are no ownership issues which could prevent housing development being delivered at some point.
- 5.8 In terms of achieveability a site is considered achievable where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. Achievability is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

6. THE SHLAA FINDINGS

- 6.1 A total of 233 sites have been assessed, with 166 of these sites included in the SHLAA. It is estimated that the 166 included sites could potentially provide 23,940 dwellings. However, this includes sites which currently either have planning permission or a resolution to approve. These equate to about 3,200 dwellings meaning that the capacity on new sites is about 20,700. Such a level of potential development is likely to be well in excess of the requirements that the Local Plan will need to provide for. This means when the Council is allocating sites it will have a wide choice of potential sites to choose from.
- 6.2 The included sites have been considered in terms of their likely timeframe for development. This refers to the most likely timeframe in which a site will be completed for residential development and is dependent on whether the site has planning permission and if there are any ownership or physical constraints.
- 6.3 Each site has been classified based on their ability to come forward;
- Within 1-5 years
 - Within 6-10 years
 - Within 11-15 years
 - 16+ years
- 6.4 Sites with planning permission will be considered deliverable and will be placed within the 0-5 year timeframe for development until the permission expires, unless there is clear evidence that schemes will not be implemented within the first five years. The remainder of the sites are placed in the most likely timeframe based on their suitability, achievability and availability.
- 6.5 Appendix A of this report includes a breakdown of these figures by settlement and their potential possible timeframe for development. Appendix B sets out a schedule of individual sites by settlement and an indication as to the potential timeframe for development.

- 6.6 In terms of the sites included in the SHLAA the largest number of potential dwellings are located in the Coalville Urban Area with the second highest number in Ashby after which Measham has the third highest and then Ibstock, Castle Donington and Kegworth respectively. This distribution reflects in general terms what would be expected having regard to the role that these settlements play in the hierarchy of settlements.
- 6.7 Of the smaller settlements Ravenstone, Heather, Appleby Magna and Albert Village have relatively high numbers of potential dwellings identified in the SHLAA.
- 6.8 It should be noted that there are about 7,500 dwellings that are located within the area of the river Mease SAC. In reality it is unlikely that this amount of development (all other considerations aside) would be appropriate due to the likely adverse impacts upon the SAC. However, the exact capacity over the next twenty years is not clear at this time. In these circumstances it would not be possible to determine whether one site should be included at the expense of another. Therefore, for the purpose of the SHLAA all sites have been included (unless there is any known site specific issue which warrant a site's exclusion).
- 6.9 There are also some highway capacity issues affecting junction 13 of the A42 which could potentially affect the deliverability of some development in not only Ashby de la Zouch but also other settlements which feed in to this junction, including the Coalville Urban Area. . As with the river Mease SAC it would not be appropriate to include one site at the expense of another and so all sites are included.
- 6.10 As a result of these two issues in reality the total capacity on new sites will be less than the 20,700 referred to previously.
- 6.11 As previously noted some sites have been excluded. In total some 67 sites (equating to 4,000 dwellings) have been excluded from the SHLAA.

7. NEXT STEPS

- 7.1 The SHLAA is not a once only document but is an ongoing process. Over time new sites will come forward for consideration whilst others will be removed (i.e. if they are developed). Therefore, it will be necessary to ensure that the SHLAA is kept up to date as it will be a key evidence document in the preparation of the Local Plan and assisting with identifying potential housing allocations as the SHLAA provides a 'pool' of potential sites from which the Council can choose.
- 7.2 The NPPG expects that the SHLAA will be updated annually. Therefore, an update of the SHLAA will be undertaken in the autumn. This will then able the most up-to-date information to be used to inform the new Local Plan

APPENDIX A

Included Sites - Settlement Capacity

PLEASE NOTE THAT OF THE 23,940 DWELLINGS IDENTIFIED 3,240 DWELLINGS ALREADY HAVE PLANNING PERMISSION OR A RESOLUTION TO GRANT PLANNING PERMISSION (TOTAL NUMBER OF SHLAA SITES WITH NO PLANNING PERMISSIONS EQUATES TO 20,700 DWELLINGS).

SETTLEMENT	Settlement Capacity	Periods and Build Rates			
		1 to 5	6 to 10	11 to 15	16+
ALBERT VILLAGE	308	8	150	150	0
APPLEBY MAGNA					
ASHBY DE LA ZOUCH	4,576	87	2,304	1,335	850
BATTRAM	0				
BELTON	0				
BLACKFORDBY	124	0	124	0	0
BREEDON ON THE HILL	43	23	20	0	0
CASTLE DONINGTON	1,095	1	540	554	0
CHILCOTE	0				
COALVILLE	6,869	783	1,242	499	4,345
COLEORTON / GRIFFYDAM / NEWBOLD / PEGGS GREEN	272	7	67	198	0
DONINGTON LE HEATH	432	14	205	213	
DISEWORTH	24	0	10	14	0
DONISTHORPE	292	11	211	70	0
ELLISTOWN	0				
HEATHER	503	0	0	503	0
HEMINGTON	0				
IBSTOCK	1,530	221	278	572	459
KEGWORTH	780	110	483	187	0
LOCKINGTON	0				
LONG WHATTON	0				
LOUNT	0				
MEASHAM	2,042	0	402	692	948
MOIRA	200	99	66	35	0
NEW PACKINGTON	170	0	0	170	0
NEWTON BURGOLAND	0				
NORRIS HILL	0				
OAKTHORPE	0				
OSGATHORPE	1	0	1	0	0
PACKINGTON	5	0	5	0	0
RAVENSTONE	633	9	276	348	0
SINOPE	0				
SNARESTONE	0				
SPRING COTTAGE	0				
SWANNINGTON	181	0	153	18	10
SWEPSTONE	0				

THRINGSTONE	147		147		
TONGE	0				
WHITWICK	3,092		87	2,457	548
WILSON	0				
WOODVILLE	190	190	0	0	0
WORTHINGTON	24	12	12	0	0
Totals	23,940	1,583	7,182	8,015	7,160

* The Coalville Urban Area includes Coalville Town, Donington le Heath, Greenhill, Hugglescote, Thringstone and Whitwick. The settlement Capacity for the Coalville Urban Area is 10,540 dwellings. With 797 dwellings in years 1-5, 1,681 in years 6-10, 3,169 in years 11-15 and 4,893 in years 16+.

The inclusion of sites in the SHLAA does not mean they will be developed. The SHLAA is not a policy document it is a technical document concerning potential capacity; it does not make decisions or recommendations on which sites should be allocated for development or granted planning permission.

APPENDIX B

Schedule of Included Sites

(P) - Denotes those sites with planning permission or a resolution to grant planning permission

INCLUDED SITES SCHEDULE							
Code	Address	Hectares	Site Capacity	Periods and Build Rates			
				1 to 5	6 to 10	11 to 15	16+
ALBERT VILLAGE							
AV1	Main Street / Occupation Road, Albert Village	14.84	300		150	150	
AV2	Occupation Road, Albert Village	0.22	8	8			
APPLEBY MAGNA							
Ap1	West of Measham Road, Appleby Magna	4.07	73		73		
Ap2	Measham Road, Appleby Magna (P)	0.37	8	8			
Ap3	Church Street, Appleby Magna	4.20	26		26		
Ap5	Off Top Street, Appleby Magna	1.07	32		32		
Ap6	Rear of Didcott Way, Appleby Magna	2.52	60		60		
Ap7	Land north of Jubilee Business Park, Appleby Magna	3.12	93		93		
Ap9	Land east of Black Horse Hill, Appleby Magna	3.17	113		113		
Ap11	Land at Bowleys Lane, Appleby Magna	0.037	1		1		
ASHBY DE LA ZOUCH							
A1	Leicester Road, Ashby (PART)	5.67	101	50	51		
A3	Holywell Spring Farm, Ashby (P)	20.56	400		240	160	
A5	Money Hill, Ashby	128.56	1,600		800	800	
A7	Packington Nook, Ashby	63.35	1,100		375	375	350
A10	Prior Park Road, Ashby	0.26	8		8		
A11	Soap Factory, Smisby Road, Ashby (P)	1.7	37	37			
A14	Sports Ground, Lower Packington Road, Ashby	2.09	62		62		
A16	Land off Prestop Drive/Ingle Drive, Ashby	5.26	150		150		
A17	Land off Dents Road, Ashby	5.60	196		196		

A18	Land at Junction 12 of the A42, Ashby	25.10	500				500
A19	North of Moira Road, Ashby	6.12	184		184		
A20	Land east of Mill Farm, Ashby	4.70	70		70		
A21	Land east of Western Close, Ashby	0.92	14		14		
A22	Arla Dairy, Smisby Road, Ashby	5.13	154		154		
BLACKFORDBY							
By2	Main Street, Blackfordby	0.80	24		24		
By3	Butt Lane/West of Fenton Avenue, Blackfordby	7.40	100		100		
BREEDON ON THE HILL							
Br1	Rear of 27 The Crescent, Breedon on the Hill (P)	0.49	14	14			
Br2	Limes Farm, Main Street, Breedon on the Hill (P)	0.61	9	9			
Br4	Land at Breedon Priory Nursery, Breedon on the Hill	0.70	20		20		
CASTLE DONINGTON							
CD2	Donington Mill, Station Road, Castle Donington	0.31	9			9	
CD4	Park Lane, Castle Donington (P)	75.81	895		500	395	
CD5	Land at Duflex, Castle Donington	5.00	150			150	
CD6	Adjacent 24 Hilltop Castle Donington	0.04	1	1			
CD7	Hilltop, Castle Donington	0.20	6		6		
CD8	Land at The Spittal and Campion Hill, Castle Donington	1.35	34		34		
COALVILLE URBAN AREA							
C6	Land at 192 - 222 Ashby Road, Coalville	0.28	8		8		
C8	Part of Snibston Discovery Park, Coalville	0.92	27	27			
C9	Council Depot, Highfield Street, Coalville	0.52	20		20		
C10	Adjoining Stephenson College, Coalville	22.05	661			661	
C11	Enterprise House, Ashby Road, Coalville	0.57	17			17	
C12	Stevenson House, Ashby Road, Coalville	0.28	14	14			
C15	Land at Cropston Drive, Coalville	0.34	10		10		
C16	<i>See Thringstone</i>						
C17	<i>Western Green Wedge [part], Coalville (See C47 and C48 under Whitwick)</i>						
C18	<i>See Whitwick</i>						
C19	<i>See Whitwick</i>						

C20	Meadow Lane, Coalville	0.44	13			13	
C21	Bardon Road, Coalville (north)	1.04	31			31	
C22	Bardon Road, Coalville (south)	3.53	90	90			
C23	Bardon Grange, Coalville	224.00	3,500	205	350	350	2595
C24	<i>See Donington le Heath</i>						
C25	<i>See Donington le Heath</i>						
C26	<i>See Donington le Heath</i>						
C27	<i>See Donington le Heath</i>						
C28	Land at Wolsey Road, Coalville	2.06	62			62	
C29	Owen Street Allotments, Coalville (P)	5.98	130	130			
C30	North of Leicester Road, Ravenstone	22.58	527				527
C32	Land at 28 London Road, Coalville	0.31	9		9		
C33	Greenhill Farm, Coalville	7.22	217		217		
C34	York Place (Land at Agar Nook Lane), Coalville	6.13	79		79		
C35	Owen Street Industrial Estate, Coalville	4.06	122			122	
C36	Market Street / Baker Street, Coalville	3.54	106			106	
C37	Scotlands Industrial Estate, Coalville	2.00	60			60	
C38	<i>See Whitwick</i>						
C39	Cropston Drive, Coalville	2.81	84		84		
C40	Standard Hill, Coalville (P)	19.17	400	175	225		
C42	<i>See Thringstone</i>						
C43	<i>See Donington le Heath</i>						
C44	<i>See Whitwick</i>						
C45	<i>See Whitwick</i>						
C46	Broom Leys Farm, Coalville	14.15	300			300	
C47	<i>See Whitwick</i>						
C48	<i>See Whitwick</i>						
C49	St James Vicarage Church & Church Hall, Highfields St	0.37	11		11		
C50	North of Standard Hill, Coalville	3.60	65		65		
C51	Land rear of 138-142 Bardon Road (P)	6.18	135	135			
C52	Snibston Golf Range, Coalville	7.00	130		130		
C53	The Old Foundry Bridge Street/Scotland Road, Coalville	0.288	9		9		
C54	Land at North Avenue, Coalville	0.22	7	7			
C55	<i>See Thringstone</i>						
C56	Snibston Coach Park Chiswell Drive, Coalville	0.82	25		25		

COLEORTON / GRIFFYDAM / NEWBOLD / PEGGS GREEN							
Cn2	Land at 68 Loughborough Road, Peggs Green	0.22	7	7			
Cn6	Worthington Lane, Newbold	6.61	198			198	
Cn13	Land off Loughborough Road, Coleorton	2.23	67		67		
DISEWORTH							
Dw1	Former Bull & Swan PH, Grimes Gate, Diseworth	0.33	10		10		
Dw2	Old Hall Farm, Grimes Gate, Diseworth	0.47	14			14	
DONINGTON LE HEATH							
C24	The Farm, Manor Road, Donington le Heath (P)	0.73	14	14			
C25	Farm Lane / Towns End Lane, Donington le Heath	0.57	17		17		
C26	Berry Hill Lane, Donington le Heath (west)	5.58	167			167	
C27	Berry Hill Lane, Donington le Heath (east)	8.95	188		188		
C43	Old Hill Allotments, Donington le Heath	1.53	46			46	
DONISTHORPE							
D1	Moira Road, Donisthorpe	0.24	18		18		
D2	Chapel Street, Donisthorpe	10.59	35		35		
D3	Hill Street, Donisthorpe	0.23	7	7			
D4	Donisthorpe Lane, Moira	0.74	22		22		
D5	Acresford Road, Donisthorpe	4.53	136		136		
D6	Measham Road, Donisthorpe	1.08	32			32	
D7	Donisthorpe Church Hall, Donisthorpe	0.12	4	4			
D8	Land off Ramscliffe Avenue, Donisthorpe	1.28	38			38	
HEATHER							
H1	Newton Road, Heather	3.41	60			60	
H2	Sweepstone Road, Heather	5.18	155			155	
H3	Adjacent Sparkenhoe Estate, Heather	6.33	190			190	
H4	Coalfield West, Heather	1.87	56			56	
H5	Newton Road (rear of Mill Lane), Heather	1.41	42			42	
IBSTOCK							
Ib1	Land off High Street, Ibstock	0.99	30	30			
Ib2	Poplar Farm, High Street, Ibstock	0.26	8		8		

lb5	Land at 2 - 4 Ravenstone Road, Ibstock	0.06	2		2		
lb7	Ravenstone Road / Melbourne Road, Ibstock	3.63	109		109		
lb8	Leicester Road, Ibstock	0.98	29			29	
lb10	Rear of Leicester Road, Ibstock	8.30	230			230	
lb12	High Street, Ibstock	0.16	5		5		
lb14	Hinckley Road, Ibstock (west)	2.08	55			55	
lb15	Station Road (Clare Farm), Ibstock	4.71	142		142		
lb16	South of Ashby Road, Ibstock (P)	8.46	191	191			
lb18	Land off Leicester Road, Ibstock	19.91	597			150	447
lb19	112 - 128 Melbourne Road, Ibstock	0.21	12		12		
lb20	Rear of 111a High Street, Ibstock	1.56	47			47	
lb21	Land at Redlands House, Leicester Road, Ibstock	2.04	61			61	
lb22	Land adjoining 8 Curzon Street, Ibstock	0.39	12				12
KEGWORTH							
K1	Land at 58 Station Road, Kegworth	0.21	16		16		
K2	Computer Centre, Derby Road, Kegworth	3.16	95		95		
K5	Station Road / Long Lane, Kegworth	6.22	187			187	
K6	Bridgefields, Kegworth	1.99	25		25		
K7	Ashby Road, Kegworth (P)	1.09	110	110			
K9	Brookes Machine Tools, Derby Road, Kegworth (P)	0.11	16		16		
K10	Slack and Parr, Long Lane, Kegworth	6.03	181		181		
K11	South of Derby Road, Kegworth	6.13	150		150		
MEASHAM							
M1	Youth Club / Land west of High Street, Measham	1.37	18		18		
M2	Land r/o 34 - 54 Chapel Street, Measham	0.77	31		31		
M3	Land off New Street, Measham	1.31	19		19		
M4	Land at Pot Kiln Farm, New Street, Measham	1.21	34		34		
M5	Ashby Road, Measham	0.40	12			12	
M6	Measham Brickworks, Atherstone Road, Measham	34.77	1,043			205	838
M7	Oaktree House, Atherstone Road, Measham	0.37	11		11		
M9	Adjacent A42 / Canal Basin, Measham (P)	18.85	450		225	225	
M11	Leicester Road / Grassy Land, Measham	12.01	360			250	110
M12	Land off Ashby Road, Measham	3.40	64		64		

MOIRA						
Mo1	Land at 14 Station Drive, Moira	0.38	5		5	
Mo2	Land at 6 Rawdon Road, Moira	0.65	19	19		
Mo4	Measham Road, Moira (P)	6.35	80	80		
Mo5	Pace Print Works, Measham Road, Moira	0.13	4		4	
Mo6	The Garage, Shortheath Road, Moira	0.67	18		18	
Mo8	Sweethill Lodge Farm, Ashby Road, Moira	2.30	13		13	
Mo9	Rear of 179-189 Ashby Road, moira	1.17	35			35
Mo10	Adj Fire Station Shortheath Road, Moira	0.57	17		17	
Mo11	Land to the rear of 59-63 Ashby Road, Moira	0.30	9		9	
NEW PACKINGTON						
NP1	Leicester Road, New Packington, Ashby	5.68	170			170
OSGATHORPE						
Os2	Land at 90 Main Street, Osgathorpe	0.03	1		1	
PACKINGTON						
P1	Land off Normanton Road, Packington	1.10	5		5	
RAVENSTONE						
R1	Church Lane / Wash Lane, Ravenstone	10.60	318			318
R2	Land at 32 Melbourne Road, Ravenstone	0.67	20		20	
R3	Melbourne Road, Ravenstone (P)	7.48	65		65	
R4	Heather Lane, Ravenstone (P)	2.41	50		20	30
R5	Land at 11 Fosbrooke Close, Ravenstone	1.02	30		30	
R6	Adjacent Hall Farm, Ravenstone (P)	1.13	34	9	25	
R7	Church Lane, Ravenstone	0.68	20		20	
R8	Church Lane / Main Street, Ravenstone	1.21	36		36	
R9	Land at Church Lane, Ravenstone	2.69	60		60	
SWANNINGTON						
S1	Swannington Recreation Ground, Swannington	0.38	11		11	
S2	Station Hill, Swannington	0.44	10		10	
S3	Land at St George's Hill, Swannington	0.48	14		14	
S4	Land at St George's Hill, Swannington	0.66	20		20	

S5	Station Hill, Swannington	1.00	30		30		
S6	Hough Hill, Swannington	0.60	18			18	
S7	Land off Clink Lane, Swannington	0.38	11		11		
S8	Site 1, South of Spring Lane, Swannington	0.86	26		26		
S9	Site 2, South of Spring Lane, Swannington	0.61	18		18		
S10	Site 3, South of Spring Lane, Swannington	0.43	13		13		
S11	Adjacent Swannington Primary School, Swannington	0.33	10				10
THRINGSTONE							
C16	Glebe Street, Thringstone	1.37	41		41		
C42	Fretsom's Field, Lily Bank, Thringstone	0.70	21		21		
C55	North of Thringstone	2.74	85		85		
WHITWICK							
C18	Land rear of Thornborough Road, Whitwick	18.60	500			250	250
C19	Stephenson Green, Whitwick	88.85	1,420			670	750
C38	Church Lane Industrial Estate, Whitwick	0.79	24			24	
C44	Church Lane, Whitwick	2.88	87		87		
C45	Thornborough Road Allotments, Whitwick	2.20	66			66	
C47	Land at Redhill Farm, New Swannington	18.26	548				548
C48	South of Church Lane, New Swannington	14.90	447			224	223
WOODVILLE WOODLANDS							
Wd1	Mount Pleasant Wks, Woodville Woodlands (Phase 5) (P)	5.75	190	190			
WORTHINGTON							
W2	Land off Manor Drive, Worthington (P)	0.46	12	12			
W4	East of Manor Drive, Worthington	0.40	12		12		
TOTAL		1,176.47	23,940	1,561	7,204	8,015	7,160
TOTAL				23,940			

The inclusion of sites in the SHLAA does not mean they will be developed. The SHLAA is not a policy document it is a technical document concerning potential capacity; it does not make decisions or recommendations on which sites should be allocated for development or granted planning permission