

Appendix H: Detailed Site Selection Rationale

Rationale for proposed site allocations

General Approach to Site Selection

In allocating sites the Council has, reflecting on the transport challenges facing the South Leicestershire area, sought to have regard to the Plan's vision and objectives related to Transport and movement. This itself has been influenced by NPPF requirements to take a vision-led approach to transport planning in preparing new plans.

To summarise the Council's Vision in respect of Transport and movement is as follows:

Existing and new communities will be sustainable thriving neighbourhoods well connected to local services, shops, green spaces, jobs and education. Residents will have genuine transport choice for shorter trips using active travel modes such as walking, cycling, and wheeling. For longer trips demand responsive and traditional public transport services will provide opportunities to reduce reliance on private vehicles. Improved electric vehicle infrastructure will be rolled out to support the decarbonisation of private and commercial vehicles and deliver improvements to air quality along our busiest road corridors.

Key planning objectives related to transport and movement include:

- To provide new homes and businesses of high-quality design and co-located with a compact mix of uses accessible by Active Travel and public transport.
- To reduce carbon dioxide emissions and encourage renewable energy generation.
- To make efficient use of land, water, minerals, soil, waste, energy and other resources including maximising the reuse of previously developed land or contaminated land.
- To support the District's rural economy and the retention and improvement of existing and local services and facilities to meet the needs of local communities.
- To help facilitate the delivery of strategic infrastructure to support the long-term housing and economic growth of the District and wider South Leicestershire area as articulated in the Strategic Growth Plan.
- To support the provision of new transport infrastructure and services, reduce the need to travel by car, the distance travelled, and increase the use of active travel and public transport to access jobs, key services and facilities
- To work with partners to ensure the timely provision of infrastructure needed to support existing and new communities.

The NPPF states at section 9 (para 109) that:

“Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:

- a) making transport considerations an important part of early engagement with local communities;*
- b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places;*
- c) understanding and addressing the potential impacts of development on transport networks;*
- d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated;*
- e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and*
- f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains”.*

Paragraph 110 then goes on to advise that: *“the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”.*

The Council's transport evidence indicates that much of the Strategic and Local Road Network are under strain in the South Leicestershire, and even in the absence of the plan many junctions will be saturated and operating above capacity by 2042. Further growth will add further traffic which unconstrained could have very significant effects on the local highway network.

Reflecting this the Council has, at the outset, sought to plan to prioritise sites that can contribute to sustainable transport choice and minimise the need to travel by seeking to internalise trip rates and support active travel and wherever practicable public transport. Therefore, the Council favours the delivery of sites which can contribute to the delivery of onsite facilities and services in the middle to latter part of the Plan period and will require these to support our vision led approach. The requirements to deliver our vision are explicit in the detailed policy wording for allocated sites and can make a notable difference to the number of trips generated by new development. However smaller sites tend not to lend themselves to onsite provision of services such as shops, primary schools and community facilities such as village halls or playing pitches. In many locations further urban extensions to our villages or PUA settlements would create growth some distance from village/local facilities which are often found in an historic core of the settlement and often not connected by high quality walking, wheeling and cycling infrastructure that would meet modern requirements.

Nonetheless, the NPPF is clear that opportunities for maximising sustainable transport solutions will be less in rural areas, and this should not be a barrier to growth. Indeed, in a district such as Blaby, where there are many villages of varying sizes, some village growth is necessary and will help support local services and facilities. Moreover, recent experience also reminds us that Blaby's villages are desirable places to live. Since the Council identified its lack of land supply in 2023 there have been very many planning applications for extensions to our villages. Most of these have been in either the larger villages of Blaby, Countesthorpe, Enderby, Narborough or Whetstone or the Medium Villages of Cosby, Croft, Huncote, Littlethorpe, Sapcote and Stoney Stanton. At the point of drafting a total of around 1,400 homes have been committed or are near committed in our Larger and Medium Central Villages. Around the same number again are subject to well advanced planning applications under the 'tilted balance' which are likely to be considered prior to the plan being submitted in December 2026. Given the 'presumption in favour of sustainable development' which applied to planning decisions in Blaby presently many of these could benefit from planning permission well before the plan is adopted.

Reflecting that a significant proportion of growth is already likely to be committed in the larger and medium villages prior to submission of its Plan the Council considers that it is unnecessary to identify significant further growth in these tiers of settlement hierarchy, not least because these sites are unlikely to offer the opportunity to deliver mixed use or co-located services and facilities. Nonetheless where there may be clear benefits from allocating further growth in this tier of the hierarchy the Council will make further allocations and will set out the reasoning for this later in this section.

In respect of smaller villages, the Council is seeking to limit growth in these villages to small scale development only. These settlements are poorly connected to local facilities and services and present little opportunity to support active travel or public transport improvements. New residents will therefore likely be reliant on the use of a private vehicle to access some or most day to day services.

Housing Sites within the Principal Urban Area

To promote good design which supports the creation of resilient, active, safe, healthy and inclusive communities where people want to live, work and visit.

The Principal Urban Area is comprised of 6 settlements; Braunstone Town, Glenfield, Glen Parva, Kirby Muxloe, Leicester Forest East and Lubbethorpe. In total 47,600 people lived in these settlements according to the 2021 census. This was equivalent to around 46% of the district's total population at that point, although there has been notable further growth in Lubbethorpe since 2021. Under the Council's preferred housing growth option this tier of settlement would accommodate just under half of all growth in the plan period. This is a notably lower proportion of growth than that allocated in the current local plan. However, it is clear that past assumptions about the quantum of growth which can be accommodated in the PUA have been overly ambitious. This is clearly indicated in the Council's housing monitoring and this underlines the challenges the Council has faced in delivering in the PUA.

It is therefore considered reduced growth (compared to the adopted plan) and more accurately aligning growth in the PUA to reflect the proportion of people living in these settlements, as well as providing for some unmet need from the City represents a preferred approach to distribution. A total 29 sites have been promoted for development across the PUA settlements.

The following section of this report sets out the Council's Preferred site allocations and the reason for their inclusion in the Plan. It also sets out those sites it does not consider suitable for development and those which may be capable of accommodating growth, but which have not been allocated and the reasons for not allocating non-preferred sites. Consideration of sites is outlined on a settlement by settlement basis.

Braunstone Town

Site Ref	Site Name	Allocated
BRA001	Land off Brockenhurst Drive, Braunstone Town	Not Allocated

The Council has not allocated any sites in Braunstone Town. Only one site was promoted and this site has significant issues in respect of- biodiversity value, flood risk, and availability as it is known to have been marketed and sold as amenity woodland. There has been no recent active promotion for housing use. Notwithstanding this Braunstone Town is identified as an accessible location with DfTs connectivity Tool indicating typical scores of between 60-70 for this settlement²⁹.

²⁹ <https://www.gov.uk/guidance/connectivity-tool>

Glenfield

Three sites have been promoted for growth in Glenfield. Of these, site one has been allocated for housing development (GLE030 - Land to the Rear of County Hall, Glenfield).

Site Ref	Site Name	Allocated
GLE030	Land rear of County Hall, Glenfield	Allocated
GLE031	Western Park Golf Course	Not Allocated
GLE032	Land North of Glenfield	Not Allocated

The site chosen for inclusion in the Plan is subject to some environmental constraints including surface water flood risk, although the Council's site selection work indicates these can be likely overcome. This site will likely deliver new homes towards the end of the Plan Period in Blaby District. The Council favours the inclusion of this site as whilst the Blaby element of this scheme will only deliver a modest number of homes (170) this will form a component of a much larger cross boundary site (in addition to committed components in Charnwood Borough and Leicester City)³⁰ and will help facilitate the delivery of new infrastructure necessary to deliver a sustainable community including potential school and new active travel infrastructure. Although in isolation this is a smaller site it is likely to come forward towards the end of the plan period reflecting its part of a larger cross-boundary strategic site which will be accessed through highways infrastructure in neighbouring areas.

Of the two remaining sites promoted and not preferred in Glenfield,

GLE031 (Western Park) was considered as potential housing site, in addition to an adjoining mixed use allocation included in the adopted Leicester City Local Plan. However, this site is likely to be significantly constrained by ecology, and it is unclear to what extent biodiversity net gain requirements could undermine viability or delivery based on information submitted by the site promoter to support the site.

In respect of the City part of the site it is noted that the Inspectors Report into the Examination of the Leicester City Local Plan states *"The site is designated as a Green Wedge in the adopted development plan for Leicester and forms part of the Kirby Frith Green Wedge, which extends across the City boundary into Blaby District. It also contains areas of woodland and a Local Wildlife Site (LWS), which provide habitats for protected species, and the area is used for informal recreation by local residents in the adjoining communities of Glenfield. As such, it is a valued local amenity, significant areas of which would be lost if the site were developed."* (para 88).

In the context of the Leicester City Local Plan it is noted that the Inspectors conclude that *"Despite the loss of Green Wedge that would result, and the other constraints,*

³⁰ HA12 in Charnwood Local Plan adopted in 2026 and Policy SL02 included in the Adopted in the Leicester City Local Plan (2026)

subject to appropriate mitigation measures, which we consider below, we are satisfied that the need for housing outweighs the impacts, and that the site is justified as appropriate, taking into account the reasonable alternatives and the SA assessment” (para 89). However, BDC has had a notable number of sites submitted through its own SHELAA capable of meeting its development needs and considers that alternative sites which would have less notable environmental impacts are available for development. We therefore consider the planning balance in Blaby falls in favour of allocating sites which are less environmentally constrained. Nonetheless we have sought to include a policy in our Plan to facilitate an access into the Leicester City allocation through that part of the former Western Park Golf Course located in Blaby District.

The final site promoted for development in Glenfield is GLE032 - land north of Glenfield. This site is not allocated for housing development due to current accessibility/access issues, however, the Council are looking to allocate part of the site for commercial development and will contribute around half of the Council’s local commercial development requirement over the plan period. Allocation of this site will allow the Council to significantly enhance access to existing and proposed commercial development by upgrading walking and cycling infrastructure, including the creation of footways and cycleway along Mill Lane the main access route to the site, therefore supporting the Councils vision to improve active travel provision in the district.

Overall sites in the Glenfield is identified as performing strongly in respect of accessibility with this settlement typically scoring 55-65 in DfTs Connectivity Tool.

Glen Parva

Six sites have been promoted for development in Glen Parva. Of these none have been allocated for housing development within the Plan.

Site Ref	Site Name	Allocated
GPA010	Land at Glen Ford Grange, Little Glen Road, Glen Parva	Not Allocated
GPA023	Summit Engineering, Wharf Road, Glen Parva	Not Allocated
GPA024	Old Piggery	Not Allocated
GPA025	Land west of 23 Little Glen Road	Not Allocated
GPA026	Land south of 111 Little Glen Road	Not Allocated
GPA027	Land off Cork Lane	Site has planning permission for housing

Four sites were considered to be unsuitable for allocation within the Council’s Site Selection Report as follows:

- GPA010: Land at Glen Ford Grange, Little Glen Road, Glen Parva. This site is subject to flood risk and land contamination (it is in use as a scrap yard) and in the view of the Council may not be deliverable in the plan period.
- GPA023: Summit Engineering, Wharf Way, Glen Parva. This site has suitability issues related to land contamination and amenity and significant availability / achievability issues as it is currently in active use for employment. Moreover, given the site lies within the settlement boundary the principle of development is already acceptable on this site meaning it could be suitable for development should the current use cease without allocation.
- GPA024: The Old Piggery, The Ford, Glen Parva. The site has significant suitability issues related to flood risk (and so not sequentially preferable) and land contamination. It is also constrained by site access issues.
- GPA027, Cork Lane. Site is no longer available. It has planning permission for housing and is a committed site.

Sites which the District's Site Selection Report (SSR) suggest could be available include GPA025 (Land west of 23 Little Glen Road, Glen Parva) and GPA026 Land south of 111 Little Glen Road, Glen Parva. These sites are subject to flood risk issues. In addition, GPA025 is subject to historic landfill /contamination issues and GPA026 is subject to heritage issues. These issues may be capable of mitigation, however the Council considers that it has sufficient small scale sites allocated or in planning with permission or resolutions to grant permission to deliver an adequate supply of housing during the early part of the plan period and does not consider that the allocation of further smaller sites is preferable given the District's vision and objectives to secure sites that can make a meaningful contribution to trip internalisation and modal shift, especially through the delivery of new active travel infrastructure. However, this does not mean there will be no growth in Glen Parva in the Plan period. There are 3 committed housing sites in this settlement. cumulatively these will deliver around 220 homes of which 79 are expected to be affordable in the period to 2042.

Overall sites in Glen Parva are identified as performing strongly in respect of accessibility with this settlement typically scoring 55-70 in DfTs Connectivity Tool.

Kirby Muxloe

Nine sites have been promoted for development in Kirby Muxloe. Of these a single site has been allocated for housing development within the Plan.

Site Ref	Site Name	Allocated
KMU009	Land north of Desford Road	Not Allocated
KMU020	Blood's Hill (small)	Not Allocated
KMU021	Blood's Hill (large)	Not Allocated
KMU022	Land off Farley Way	Not Allocated
KMU023	Land at Roundhill	Not Allocated
KMU024	Land off Portland Road	Not Allocated
KMU025	Land north of Hinckley Road	Allocated
KMU026	Land at Blood's Hill (south)	Not Allocated
KMU027	Land south east of Main Street	Not Allocated

Site KMU025 is subject to some environmental constraints including surface water flood risk, biodiversity and infrastructure although site selection indicates these can be overcome. The Council has a strong preference to allocate this site due to its potential to support our proposed approach to delivering high levels of trip internalisation and modal shift to reduce impacts on the local road network and due to its potential to improve the sustainability of an adjoining committed site.

This site is located on the A47 transport corridor and will immediately adjoin an existing committed site for 885 homes (Hasting's Fields). This committed site will be supported by a new 1FE primary school but does not include other facilities. The Council will expect the new allocation (Hastings Field's Phase 2) to expand the school to a 2FE primary thereby making it more sustainable (LCC no longer builds 1FE schools due to the costs of building and running these). Moreover, an expansion of the site will also deliver a local centre to include shops and other facilities, community facilities and mobility hub and enhanced active travel connectivity within the site and offsite. In particular, there are opportunities to link this urban extension with the New Lubbethorpe site located around 1.2km to the south, where a recently opened health centre has been delivered and a proposed secondary school is planned. Further growth in this area is therefore considered to fit well with the Council's wider sustainability ambitions and will provide opportunities to significantly improve access via active travel modes to new and planned facilities in this area.

Of the remaining eight sites in Kirby Muxloe, six are not considered suitable for allocation in the Site Selection Report for following reasons:

- KMU020 Blood's Hill (Small), Kirby Muxloe. This site has significant suitability issues in respect of heritage due to its proximity to Kirby Muxloe Castle (Grade 1 listed and Scheduled Monument)

- KMU021 Bloods Hill (Large) Kirby Muxloe. This site has significant suitability issues in respect of heritage (relationship with Kirby Muxloe Castle and Kirby Fields Conservation Area), as well as biodiversity landform and site access issues.
- KMU022 Land off Farley Way, Kirby Muxloe. Site has very significant suitability issues related to flood risk and is not sequentially preferable.
- KMU023 Land at Roundhill, Kirby Muxloe. Site has significant suitability issues in respect of heritage due to its proximity to Kirby Muxloe Castle and Kirby Fields Conservation Area (application for self-build homes recently dismissed at appeal due to heritage impacts despite pressing need for such homes)
- KMU024 Land off Portland Road, Kirby Muxloe. This site has significant suitability issues in respect of heritage (relationship with Kirby Muxloe Castle and Kirby Fields Conservation Area), as well as biodiversity landform and site access issues.
- KMU027 Land south east of Main Street, Kirby Muxloe. This site has significant suitability issues in respect of heritage due to proximity/relationship to Kirby Muxloe Castle.

Sites which the District's SSR suggest could be suitable for allocation include KMU009 (Land north of Desford Road) and KMU026 (Land at Blood's Hill (South), Kirby Muxloe. KMU009 has suitability issues including in respect of flood risk, heritage, landscape / townscape but these are identified as being capable of mitigation. This site is identified as having a capacity of around 325 homes. KMU026 has suitability issues in respect heritage issues (impact of Kirby Muxloe Castle and Kirby Fields) and also flood risk and biodiversity issues. However, more recent proposals for this site indicate that a development could be contained by landform and not visible from the Scheduled Monument; but in order to try and obtain such 'containment' would reduce the site capacity by around half to around 400 homes.

Whilst these sites may be capable of mitigation in respect of the issues identified in the SSR, neither provide significant opportunities to internalise trips or secure modal shift compared to KMU025. This is because they are smaller and less likely to be able to accommodate on site facilities and services such as a local centre, primary school or mobility hub etc. As a result, whilst these sites are not small scale (300-400 homes) and could potentially make a meaningful contribution towards housing delivery these sites would be less likely to conform with the Council's vision and objectives related to sustainable and active travel. For this reason they are not preferred for allocation.

It is worth noting that Kirby Muxloe performs relatively poorly in respect of connectivity compared to other PUA settlements. DfTs Connectivity Tool indicates this settlement scores between 40-55 in respect of connectivity, with connectivity dropping off as you move west (further from the city boundary). This underscores the need for the provision of new facilities and services on any sites bought forward in this settlement.

Leicester Forest East

Five sites have been promoted for development in Leicester Forest East. Of these two sites has been allocated for housing development within the Plan.

Site Ref	Site Name	Allocated
LFE017	Land at Webb Close	Not allocated
LFE018	Land at Baines Lane	Not Allocated
LFE019	Land at Kingstand Farm	Allocated
LFE020	Land at Kingstand Golf Course	Allocated
LFE021	Land north and east of Desford Crossroads (most within LFE parish)	Not Allocated

The preferred sites are LFE019 (Land at Kingstand Farm) and LFE020 (Land at Kingstand Golf Course). Both sites are identified as having some suitability issues including in respect of surface water flood risk and heritage which the Site Assessment Report indicates are capable of mitigation. Cumulatively these two sites could deliver around 400 homes. LFE019 already benefits from planning permission for 145 homes. The sites are located on the A47 corridor and are to the immediate south of Hastings Fields committed site, albeit in Leicester Forest East.

Whilst in isolation these sites would not achieve high levels of trip internalisation and therefore would not perform well against the Council's wider vision and objectives in respect of transport (as they won't have the critical mass to secure the delivery of on-site facilities) the Council is seeking to use these sites to improve active travel infrastructure between the Hastings Fields sites to the north and New Lubbethorpe to the east. In particular, the Council is seeking a 3m off road shared footway to connect from the A47 to the immediate south of the Hastings Fields to new Lubbethorpe site via a new access point onto Beggers Lane in the vicinity of Forest House Lane. This will provide an opportunity to improve interconnectivity of these two growth areas and provide new and existing residents local improved access to nearby facilities. In addition, these sites will contribute to the funding of the proposed 2FE school on Hastings Fields site to the north as well as the new secondary school at New Lubbethorpe.

Put simply, therefore, the location and proximity of these two sites to committed and new allocated sites provides an opportunity to 'connect up' and support the provision of additional facilities and services through additional financial contributions and improved active travel measures.

Non-preferred sites in Leicester Forest East (LFE) include:

- LFE017: Land at Webb Close. This site is already committed for housing development and is within the settlement boundary so is acceptable for housing development in principle.

- LFE018: Land at Baines Lane. This site has suitability issues related to flood risk and site access. In particular it should be noted that cars and motorbikes are prohibited from Baines Lane; this being a service road for LFE motorway service station (MSA).
- LFE021 Land north and east of Desford Crossroads (most within LFE parish), Leicester Forest East. The site has suitability issues related to surface water flood risk. Although it's likely that any environmental constraints could be overcome this site is located a significant distance from the PUA urban edge lying beyond the Hastings Fields Phase 1 and Phase 2 Sites. Given that the Council's housing trajectory indicates that by 2042 Hastings Fields 2 will not have built out completely the Council does not consider it likely that this site will adjoin the urban edge by the end of the plan period. Given that the site is dislocated from the urban edge and will likely still be in 2042 it is not considered appropriate to allocate this site at this time.

New Lubbethorpe

Five sites have been promoted for development in Leicester Forest East. Of these two sites has been allocated for housing development within the Plan.

Site Ref	Site Name	Allocated
LUB001	Land east of Narborough Wood Park	Allocated
LUB002	Land at Desford Road / Beggar's Lane	Allocated
LUB003	Land north of Desford Road	Not Allocated
LUB004	Land East of Desford Road	Not Allocated
LUB005	Land off Forest Road	Not Allocated

The Council's preferred sites are LUB001 (Land East of Narborough Wood Park) and LUB002 (Land at Desford Road / Beggar's Lane). Both sites are identified as having some suitability issues. LUB001 is identified as having surface water flood risk, heritage site access issues, whilst LUB002 is identified as having surface water flood risk, noise, light and air quality issues as well as site access issues. The Council has issued an EIA scoping opinion for 825 homes on this site and is expecting an application covering both SHELAA land parcels imminently.

The site is located to west of the New Lubbethorpe Site which is an urban extension to the Principal Urban Area. New Lubbethorpe is a mixed-use development for 4,250 homes which is expected to substantially build out by the end of the plan period. This site has been building out since 2016 and there are currently around 1,300 homes completed together with a primary school, local centre and doctor's surgery/chemist. The two new allocations will have a close relationship with the

adjoining site and will be well related to committed and new allocations at Kirby Muxloe and Leicester Forest East. The allocation of these sites will help to improve local active travel infrastructure and connectivity locally (reflecting on its PUA location) and due to the large scale of the scheme will support the delivery of local schools, shops, older peoples' accommodation, community infrastructure and mobility hub in the middle to late part of the plan period. The strategic nature of this site is therefore likely to support the Council's Plan vision and objectives to increase trip internalisation and mode shift and will support the Council's aspirations to deliver more sustainable travel choice.

Three sites have not been allocated for housing development as follows:

- LUB003 Land north of Desford Road, Lubbethorpe. The site has suitability issues including surface water flood risk and potential noise, light and air quality and may not be suitable for housing use given the recent construction of an energy (battery) storage facility on around half of the site.
- LUB004, Land East of Desford Road, Lubbethorpe. The site has surface water flood risk issues as well as suitability issues as it is detached from the current/future urban edge of the PUA being around 370m from the New Lubbethorpe Site.
- LUB005 Land off Forest Road, Lubbethorpe. There are no notable suitability, availability or achievable issues. However, this is a small site dislocated from the settlement edge of the PUA and nearby Enderby and not well related to nearby services and facilities. Moreover the Council considers that it has sufficient small scale sites allocated or in planning with permission or resolutions to grant permission to deliver an adequate supply of housing during the early part of the plan period and does not consider that the allocation of further smaller sites is preferable given the District's vision and objectives to secure sites that can make a meaningful contribution to trip internalisation and modal shift, especially through the delivery of new active travel infrastructure.

New Lubbethorpe performs relatively poorly in respect of connectivity compared to other PUA settlements. The DfTs Connectivity Tool indicates this settlement scores around 45 in respect of connectivity, with connectivity dropping off as you move away from those areas already built out. It is likely that connectivity will improve as the site continues to build out and new facilities such as local centres, and the proposed secondary school are built out.

Housing Sites within the Larger Villages

There are 5 larger villages in Blaby District. These are Blaby, Countesthorpe, Enderby, Narborough and Whetstone. In total around 35,000 people lived in these settlements in 2021 accounting for 34% of the District's population. Across these 5 settlements a total of 50 sites have been Promoted to the Council through the SHELAA. Excluding duplicate sites (for example where a small and large version of

a site has been promoted through the SHELAA) a total of six sites have been allocated.

Blaby

Site Ref	Site Name	Allocated
BLA030	Land off Lutterworth Road	Committed
BLA031	Land north of Hospital Lane	Not Allocated*
BLA032	Land at Glebe Farm	Not Allocated**
BLA033	Land at Keepers Farm	Allocated
BLA034	Land at Hospital Lane	Not Allocated*
BLA035	Land at Keepers Farm (small)	Allocated as part of BLA033
BLA036	Land off the A426	Allocated as part of BLA038
BLA037	Willow Farm	Not Allocated
BLA038	Land east of Lutterworth Road	Allocated
BLA039	Land north of Hospital Lane (small)	Not Allocated*
BLA040	Land at Highfields Farm, Mill Lane	Not Allocated*

*Assemblage of sites considered together as a strategic allocation as Hospital Lane

**site subject to a planning appeal for 198 homes. Inquiry scheduled for May 2026

There are 11 sites promoted for development in Blaby. Of these one site has planning permission, 4 sites are allocated and six are not proposed for allocation.

BLA030, Land off Lutterworth Road has planning permission for the delivery of 53 homes. The site is one of two sites in Blaby identified as a reserve housing site in the Blaby Neighbourhood Development Plan. The Council's SSR notes that the Site has some suitability issues including surface water flood risk, biodiversity and heritage issues though concludes these can be mitigated. The recent planning approval confirms this is the case.

Sites which have been allocated are Keepers Farm (BLA033 and BLA035). The smaller site submission, like BLA030 is a reserve site in the Blaby NDP. However, the Council has determined that the larger site should be allocated for housing development. This site will notably extend the southern extent of the village and will, through comprehensive treatment of the whole site define the extent of built development in Blaby and the 'separation' between the settlements of Blaby and Countesthorpe for the long term by creating a new publicly accessible country park between the two villages as part of the application proposals. It will also deliver a new convenience store on site and seek to provide new active travel provision on and off site to help secure mode shift and improved accessibility to local facilities including in Blaby itself. It is noted that the Council's site assessment report

identifies that this site is constrained by surface water (and potentially ground water) flood risk and ecology, although the report concludes that it is likely capable of mitigation. The site is subject to a hybrid planning application for 350 homes which is expected to be considered by the Council in Summer 2026.

The two remaining sites proposed for allocation in Blaby are BLA036 and BLA038. Together these sites could deliver around 375 homes on land south of Rose Way Business Park. The Council's site assessment report notes constraints related to surface water flood risk, noise and heritage, however confirms that it is likely that these impacts can be mitigated. Part of the site is also subject to availability constraints in that a significant proportion is currently used for the provision of sports pitches which would be lost. Reflecting that the Blaby NDP clearly indicates a preference towards growth to the south of the village in its identification of reserve sites, and this site offers opportunities to significantly improve and expand the provision of sports pitches for a local football club, the Council favours the allocation of this site in combination with those that are committed to the south of the village to meet housing needs in Blaby. Reflecting the Council's ambitions to improve active travel infrastructure and trip internalisation it is proposed that any new site include proposals for improved walking and cycling infrastructure locally and the provision of a small convenience store on site.

Sites which are not proposed for allocation include:

- BLA032. Land at Glebe Farm, Blaby. The site has suitability issues including surface water flood risk although this issue can likely be mitigated. Availability of the site is affected by the site's current use as a golf course and related uses. Whilst this site is in the Council's preferred direction of growth in Blaby, it is not considered suitable for allocation as housing development would result in the loss of widely used local facility. It would also lead to some loss of green wedge locally. However, it is likely that the suitability of this site for development will be determined well before any new local plan is adopted as the site is the subject of a planning appeal to be held in May 2026. Its status will therefore be kept under review by the Council.
- BLA037, Willow Farm, Blaby. This site is subject to some surface water flood risk and heritage constraints. In addition, the site is likely to be physically detached from the existing settlement edge and would likely represent an intrusion into the Green wedge separating Blaby and Whetstone.
- BLA031, BLA034, BLA039 and BLA040 comprise an assemblage of sites in the vicinity of Hospital Lane. The Council has reviewed these sites and considered that key constraints related to these sites includes flood risk (fluvial and surface water), heritage, landfill / land contamination, biodiversity and access issues. However, in considering these sites together as a strategic site it is likely that identified constraints can be appropriately mitigated.

Although not proposed for allocation the assemblage of sites for Hospital Lane have been considered in some detail through the plan making process. Not least

because we have considered this site within our higher growth housing delivery option (i.e 13,500 homes). However, whilst it is considered that this site may be capable of mitigation, and performs similarly in respect of accessibility to sites to the south of the village (both areas score between 45-60 for accessibility in DfTs connectivity tool) the Council's has determined not to allocate this site for the following reasons:

- There are notable heritage constraints locally and site allocation could cause some harm (although this is likely to be less than substantial harm) to these facilities. However, on balance it is considered that the Hospital Lane sites are slightly more constrained than sites to the south of the village, though not significantly so.
- There is ongoing uncertainty about how this site could interact with the highway network in Oadby and Wigston given its proximity (Oadby and Wigston BC's Local Plan is constraining growth in its own Borough due to the impact of further growth on its road network).
- The Council's preferred direction of growth is to the south of Blaby village, having regard to the reserve sites allocated in the Blaby NDP by the local community and committed sites proposed for that location.
- Further large-scale growth, in addition to that already proposed in the village, would be out of proportion with the settlement and not justified by current need, although this issue will need to be kept under review pending ongoing discussions with OWBC and their unmet need/transport evidence.

Based on the sites committed and allocated for development in Blaby there are likely to be around 800 homes delivered in the village over the Plan period.

Countesthorpe

Site Ref	Site Name	Allocated
COU022	Land to west of Leicester Road	Not allocated
COU024	Land to the east of Willoughby Road	Allocated as Part of COU043
COU025	Land south of Hospital Lane / East of Leicester Road	Not allocated
COU037	Land rear of 33 Willoughby Road	Not allocated
COU038	Land north of Foston Road	Site has Planning Permission
COU042	Land east of Willoughby Road (large site)	Part allocated, but residual not allocated
COU043	Land to the east of Willoughby Road (smaller site)	Allocated
COU044	Land at Newton House, Bambury Lane	Not allocated
COU045	Land off Cosby Road	Not allocated
COU046	Land off Peatling Road	Allocated see COU051 and COU052
COU047	Land off Gillam Butts	Allocated
COU048	Land north of Bambury Lane	Not allocated
COU049	Land East of Rosebank Road	Not allocated
COU050	Land West of Leicester Road 'The Round House'	Not allocated
COU051	Land off Peatling Road (East Parcel)	Allocated
COU052	Land off Peatling Road (West Parcel)	Allocated

Countesthorpe is the largest of the villages in the District according to the 2021 Census with a population of 7,700 people. Countesthorpe therefore accounted for around 7.5% of the district's population in 2021. The village scores relatively well against DfTs Connectivity Tool with most of the village falling between 50-60 suggesting it is relatively sustainable.

There are 15 sites promoted for development in the village, of these one site has planning permission and is currently under construction, four sites are allocated (excluding duplicates) and ten are not proposed for allocation.

COU038, Land north of Foston Road has planning permission and is under construction. It is therefore committed and will deliver 170 homes within the plan period.

Sites which have been allocated in the Plan include:

- COU024, Land to the east of Willoughby Road (as part of COU043)
- COU043, Land to the east of Willoughby Road (smaller site)
- COU046 Peatling Road (larger site)
- COU047, Land off Gillam Butts
- COU051, Land off Peatling Road (East Parcel)
- COU052, Land off Peatling Road (West Parcel)

Sites COU024 and COU043 are no longer available as these land parcels benefit from planning permission. Site COU46 is made up of Sites COU051 and COU052.

Site COU047 is allocated for around 105 homes, however part of the site already benefits from detailed planning permission for 41 homes and is committed. The remainder of the site is subject to some surface water flood risk however it is likely that this constraint can be appropriately addressed and the site is suitable for development.

Sites COU051 and COU052 are, at the time of writing subject to a well-advanced planning application for 295 homes. The site has suitability issues including surface water flood risk, ecology and heritage. Achievability is also affected by the High-Pressure Gas Pipeline crossing the site to the south. However, it is likely that these issues can be overcome.

The Council has sought to allocate these sites because cumulatively they have the potential to facilitate the delivery of a new highway route between Willoughby Road and Peatling Road. Indeed, the planning applications that have been submitted/determined to date are designed to ensure that new roads within the site are capable of connecting to adjoining sites and deliver a new 6.75m carriageway. This road, if it can be secured through the development management process, will help alleviate pressure on a number of routes and junctions on the local highway network.

It is also worth noting that many of these sites are already committed or as indicated above subject to well-advanced planning applications. As smaller sites, which in some cases are being bought forward directly by homebuilders, these are likely to make a significant contribution to the early delivery of homes mostly in the first 5 years of the plan being adopted. In addition, the southwards expansion of the village helps preserve the gap between the built-up area of Countesthorpe, Blaby and Whetstone which is under pressure from development and in many places is already very narrow.

This combination of potential for early site delivery; the delivery of a new potential highways route; and the Council's preference to maintain as far as possible the gap between settlements, coupled with the presence of a defensible boundary to the

south created by the high pressure gas pipeline, underpins the Council's preference to focus allocations in Countesthorpe on land to the south of the village.

Sites which are not proposed for allocation include:

- COU022, Land to west of Leicester Road. This site has suitability issues including in respect of surface water flood risk and heritage issues, though it is likely that these issues can be mitigated. However, in view of the Council, sufficient sites are likely to have been committed in Countesthorpe to meet identified settlement needs given recent decisions on Foston Road, Willoughby Road and Gillam Butts and other applications under consideration in the village.
- COU025, Land south of Hospital Lane / East of Leicester Road. The site has some suitability issues including in respect of surface water flood risk, landfill and heritage. Further, the site is dislocated from the village edge.
- COU037, Land rear of 33 Willoughby Road. This site has suitability issues including surface water flood risk, biodiversity and heritage though these could be capable of mitigation. However, the site is detached from the settlement boundary.
- COU042, This would be a southwards extension of sites COU024 and COU043. However, this site is significantly affected by the high-pressure gas pipeline as well as surface water flood risk and heritage, although it is likely environmental constraints could be mitigated. The Council is not seeking further growth to the site as new development could bring the site close to the proposed new settlement of Whetstone Pastures and sufficient homes to meet our preferred distribution option are likely to be delivered by the sites already committed in the settlement.
- COU044, Land at Newton House, Bambury Lane. This site has some suitability issues including surface water flood risk requiring further investigation. Achievability is significantly affected by the high-pressure gas pipeline with the consultation zone affecting more than 80% of the site. Further, the site is dislocated from the settlement edge.
- COU045, Land off Cosby Road. The site has suitability issues including surface water flood risk and heritage and accessibility. Further investigation is required on these matters although they may be capable of mitigation. However, growth to the west of the village is not the Council's preferred direction of growth as it could reduce the gap between Whetstone and Countesthorpe. Nonetheless, the site is subject to a well-advanced planning application by Redrow homes for 109 dwellings under the 'tilted balance' and it is likely that acceptability of this site for development will be determined through the development management process ahead of the Blaby Local Plan being submitted.
- COU048, Land north of Bambury Lane. This site is subject to some surface water flood risk though its likely capable of mitigation. Achievability is significantly affected by the high-pressure gas pipeline crossing the site with

the consultation zone affecting more than 90% of the site. Further, the site is not preferred as its detached from the village edge and mostly located in the buffer zone of the gas pipeline.

- COU049, Land East of Rosebank Road. This site has significant suitability issues including flood risk and ecology. Achievability is uncertain due to unclear site access. This site is not preferred due to the environmental and achievability constraints affecting the site.
- COU050, Land West of Leicester Road 'The Round House'. Land to west of Leicester Road. This site has suitability issues including in respect of surface water flood risk. It is also affected by former landfill activities, though it is likely that these issues can be mitigated. However, the site is dislocated from the settlement edge, and the Council considers that sufficient sites are committed or subject to well advanced planning applications which will be determined ahead of the plan being submitted.

Based on the sites allocated and committed around 750 homes could be delivered in Countesthorpe within the plan period. This is equivalent to around 6.7% of the Council's housing requirement over the plan period.

Moreover the Council considers that it has sufficient small scale sites allocated or in planning with permission or resolutions to grant permission to deliver an adequate supply of housing during the early part of the plan period and does not consider that the allocation of further smaller sites (apart from the remaining part of Gillam Butts) is preferable given the District's vision and objectives to secure sites that can make a meaningful contribution to trip internalisation and modal shift, including through the delivery of new active travel infrastructure.

The non-preferred sites are all of a scale and nature similar to the sites already committed or in planning but do not offer an opportunity to deliver highways improvements such as those being sought on the sites to the south of the village. Site specific suitability and achievability reasons for not preferring alternative Countesthorpe sites are set out above. Further, sites, COU022, COU025, COU037, COU042, COU043, COU044, COU045, COU048, COU049 and COU050 do not provide the same potential to deliver a new highway connection between Peatling Road and Willoughby Road.

Enderby

Site Ref	Site Name	Allocated
END009	Quarry Lane	Not Allocated
END017	Land to the west of the M1 (adjacent the public footpath)	Not Allocated
END022	Land off Blaby Road	Not Allocated
END023	Enderby Metals	Not Allocated
END024	Land rear of Strawberry Gardens	Not Allocated
END025	West of First Hangings, Blaby Road	Not Allocated
END026	First Hangings, Blaby Road	Not Allocated
END027	First Hangings, Blaby Road (combined site)	Not Allocated
END028	Enderby Golf Course / Leisure Centre, Mill Lane	Allocated (part of NAR022)

Enderby is the smallest of the 'Larger Villages' in the District according to the 2021 Census with a population of 6,400 people. Enderby therefore accounted for around 6.2% of the district's population in 2021. There are 9 sites promoted for development in Enderby. Of these promoted sites, one site is proposed for allocation. The village scores relatively well against DfT's Connectivity Tool with most of the village falling between 56-64 suggesting it is relatively sustainable.

END028, Enderby Golf Course / Leisure Centre, Mill Lane. The site has significant suitability issues including surface water flood risk, heritage, noise and landfill / land contamination. Availability and achievability are uncertain due to existing leisure centre and golf course uses on site. It is considered that given the scale of the site that the identified environmental constraints are capable of mitigation albeit development would lead to the loss of a municipal golf course. However, Enderby is one of the District's larger settlements and this site represents the only realistic larger site capable of meeting housing needs in the plan period in Enderby. The site is well related to Narborough and Enderby and is of a scale that could deliver a sustainable new community including enhanced active travel and public transport connectivity. It is therefore considered to best fit the vision and objectives articulated in the Local Plan. For this reason, it is proposed for allocation, although acknowledging given the current use it is unlikely to deliver until the middle to latter part of the plan period.

Sites not proposed for allocation:

- END009, Quarry Lane, Enderby. The site has some suitability issues for housing uses including surface water flood risk, landfill and ecology. Achievability is significantly affected by the former use of the site as landfill. Site is comprised of priority habitat (comprising of open mosaic habitat). It is unclear whether this site is likely to be deliverable or viable given recent BNG

requirements and its likely ecological value and the historic use as a landfill. Moreover, the site is within the settlement boundary of Enderby and was historically allocated for employment use in the 1999 Blaby Local Plan but did not come forward for development. This history highlights uncertainty regarding site delivery, but in any case should suitability issue be overcome the site is acceptable in principle for development.

- END017, The site has some suitability issues including surface water flood risk and noise associated with the M1 which is in close proximity to the east. Moreover, achievability is significantly affected by the lack of site access to the highway and former use of a nearby site as landfill. Site delivery is uncertain in the plan period and given the small scale of the site it is unclear if how much of the site could be suitable for housing once an appropriate noise mitigation strategy is implemented to attenuate motorway from the nearby M1 motorway.
- END022, Land off Blaby Road. This site has significant suitability issues including surface water flood risk, ecology (including BNG requirements) and heritage. However, SSR indicates that suitability issues could potentially be overcome. Achievability is affected by uncertainty about site access, as it is understood that the site frontage is not within the control of the site promoter. The site is within the settlement boundary of Enderby and had it been deliverable, given the principle of development on this site is acceptable, and having regard to the fact it's in the control of a housebuilder the Council would have expected an application for housing given the Council's lack of land supply. An allocation is unlikely to resolve the technical issues preventing delivery of this site.
- END023, Enderby Metals, Enderby. This site has suitability issues including surface water flood risk, noise and landfill / land contamination. It is detached from the settlement edge and in the view of the Council unsuitable for development.
- END024, Land rear of Strawberry Gardens. This site has suitability issues including in respect of surface water flood risk, noise and landfill / land contamination. It is also subject to site access constraints and is located away from the main settlement.
- END025, West of First Hangings, Blaby Road, Enderby. This site has suitability issues including in respect of surface water flood risk, noise and landfill / land contamination and site access. It is detached from the settlement edge.
- END026, First Hangings, Blaby Road, Enderby. site has suitability issues including in respect of surface water flood risk, noise and landfill / land contamination. It is detached from Enderby.
- END027, First Hangings, Blaby Road (combined site), Enderby. This is a previously developed site. However, it has suitability issues including in respect of surface water flood risk, noise and landfill / land contamination and is located away from the main part of the village.

Based on the sites allocated and committed around 560 homes could be delivered in Enderby/Narborough within the plan period. Given that the two settlements account for around 12.8% of the population this level of growth is notably lower than might be expected across both districts settlements. However, opportunities for development are considered to be constrained in Enderby and Narborough as outlined above.

Given the constrained nature of sites in Enderby and having regard to their scale and nature it is unlikely that the allocation of smaller sites will help deliver the Council's vision and objectives to deliver growth in a way which internalises trips and supports modal shift, including active travel. Sites which are poorly related to nearby settlements will be difficult to mitigate in transport terms and are unlikely to conform with the Council's vision led approach to transport, especially where they are small-scale and offer no opportunities for the onsite provision of facilities or services. Sites which are remote from the village edge are likely to increase the need to use private vehicles to access local facilities.

Nonetheless sites END009 and END022 do fall within the settlement boundary and where identified constraints can be addressed these sites could come forward for development. However, it is presently not appropriate to allocate these sites as it is uncertain what level of mitigation is required (and hence what capacity these sites could have) or even if the sites are capable of delivery in the plan period.

Narborough

Site Ref	Site Name	Allocated
NAR002	Land at Ambulance Station, adjacent to the Rosings	Not Allocated
NAR008	Land off Leicester Road	Not Allocated
NAR016	Land south of Carlton Park	Not Allocated
NAR018	Land at Seine Lane	Not Allocated
NAR019	Land north of Huncote Road	Not Allocated
NAR020	Land off Forest Road	Not Allocated
NAR021	Land at Cottage Farm	Not Allocated
NAR022	Land at Carlton Park and Enderby Golf Course	Allocated

Narborough has a population of 6,400 people, roughly the same as Blaby. It therefore accounted for around 6.6% of the District's population in 2021. There are eight sites promoted for development in Narborough. Of these, one site is proposed for allocation at Carlton Park. Narborough village scores relatively well against DfTs

Connectivity Tool with most of the village falling in a range of 53-63 suggesting it is relatively sustainable.

NAR022, Land at Carlton Park and Enderby Golf Course, Narborough/Enderby. This site is identified as having significant suitability issues including surface water flood risk, biodiversity, landfill, heritage, noise and air quality. Availability and achievability are uncertain due to golf course use on part of site. However, this is a large site and as a result it is likely that impacts on environmental constraints can be avoided or mitigated through appropriate design and layout leaving a significant part of the site available for development. It is well related to Narborough and Enderby and is of a scale that could deliver a sustainable new community including enhanced active travel and public transport connectivity. It is therefore considered to best fit the vision and objectives articulated in the Local Plan.

Sites not preferred include:

- NAR002, Land at Ambulance station, adjacent to the Rosings, Narborough. The site has no significant suitability issues, however availability and achievability of are uncertain due to existing health related uses on site and whether or not these will cease. In any case the site is in the settlement boundary and should redevelopment be pursued the principle of development is already established on this site.
- NAR008, Land off Leicester Road, Narborough. This site has significant suitability issues including flood risk (fluvial and surface water), flood risk, biodiversity (including potential hydrological links to Narborough Bogs SSSI) noise and air quality. Achievability is uncertain due to site access onto B4114. The SSR concludes that on site constraints make this site unsuitable for allocation.
- NAR016, Land south of Carlton Park, Narborough. This site forms part of NAR022. However, is a smaller land parcel. This site is subject to a number of environmental constraints including surface water flood risk, biodiversity (the site includes a candidate wildlife site), landfill, heritage, noise and air quality.
- NAR018, Land at Seine Lane, Narborough. The site has suitability issues including in respect of surface water flood risk, noise and landfill / land contamination, although the SSR indicates that these may be capable of mitigation. It is relatively inaccessible to local services and villages with a former railway line (Whistle Way) acting as a barrier to local accessibility. Allocation would also break a strong defensible and well-defined settlement edge.
- NAR019, Land north of Huncote Road, Narborough. This site has significant suitability issues including flood risk (fluvial and surface water) and landfill. Landfill migration is specifically highlighted as an issue by the Environment Agency. The site is separated from Narborough by Whistle Way which forms a strong and well-defined settlement edge in this location. The SSR indicates that this site is unlikely to be suitable for allocation.

- NAR020, Land off Forest Road, Narborough. This site has suitability issues including surface water flood risk and noise, although are likely capable of mitigation. The site intrudes into the countryside and is poorly related to the settlement edge being separated by Whistle Way.
- NAR021, Land at Cottage Farm, Narborough. This site has suitability issues including surface water flood risk and noise. Achievability is uncertain due to planning approval to construct car parking for Next HQ on part of the site.

Based on the sites allocated and committed around 560 homes could be delivered in Enderby/Narborough within the plan period. Reflecting on the fact that the two settlements account for around 12.8% of the districts population this level of growth is notably lower than expected across both settlements. However, opportunities for sustainable development in Narborough are considered to be constrained as outlined above.

Given the constrained nature of sites in Narborough and having regard to their scale and nature it is unlikely that the allocation of smaller sites in Narborough will help deliver the Council's vision and objectives to deliver growth in a way which internalises trips and supports modal shift. Sites which are remote from the village edge, or poorly connected by footways are likely to increase the need to use private vehicles to access local facilities. It is considered that the scale of growth proposed at Carlton Park is most likely to deliver the improved active travel connectivity. It will, however, lead to the loss of an existing community leisure facility.

Whistle Way is a well-used local leisure route and provides an exceptionally strong boundary to the western edge of Narborough. Sites to the west of this boundary are not supported for allocation because this feature (a former railway line) which is elevated above the surrounding countryside provides both a strong landscape feature which screens views of built development from the countryside to the west but also impedes walking and connectivity locally.

Nonetheless site NAR002 does fall within the settlement boundary. This site is an operational ambulance station, but should this use cease the principle of (re) development of this site is acceptable.

Whetstone

Site Ref	Site Name	Allocated
WHE004	Land off Station Street	Not Allocated
WHE019	Former JC Remedial, King Street / The Nook	Not Allocated
WHE026	Land South of Abbott Way	Allocated
WHE028	Land off Enderby Road	Not Allocated
WHE030	Land at Merrydale Farm	Not Allocated
WHE031	Land south of Whetstone	Allocated
WHE032	Land north of Warwick Road	Not Allocated

Whetstone is the second largest the village in the District according to the 2021 Census with a population of 7,300 people. It therefore accounted for around 7.1% of the District's population in 2021. There are 7 sites promoted for development in Whetstone. Two sites are proposed for allocation. The village scores relatively well against DfTs Connectivity Tool with most of the village falling between 56-64 suggesting it is relatively sustainable.

The two allocated sites are:

WHE026, Land South of Abbott Way. This site has significant suitability issues including flood risk (fluvial and surface water) and biodiversity. However, it has been demonstrated these can be overcome. A detailed planning application has been submitted for this site and this has a resolution to grant planning permission subject to legal agreement. The site has been promoted by a major housebuilder and will contribute towards the early delivery of homes supporting the Council's 5-year housing land supply on plan adoption.

The other allocation is much larger and adjoins Land South of Abbott Way. Again, this site is being promoted by a large housebuilder. An initial phase of development is proposed and an application for this first phase was recently deferred at planning committee to allow further information to be presented to the Council in respect of ecological matters.

The scale of both sites combined should support the delivery of significant new on-site infrastructure including: 3 ha of local employment land, local centre to include convenience store, land for the provision of a two-form entry primary school (if required); and mobility hub, as well as high quality active travel infrastructure within the site. The allocation of a large strategic site in this area is therefore considered to fit well with the Council's wider sustainability ambitions and will provide opportunity to significantly improve access to new and planned facilities locally. In addition, the allocation of this site could also provide an opportunity to improve the highway network in the vicinity of the site including around the Countesthorpe Road, Lutterworth Road staggered crossroad junction.

Sites that are not preferred by the Council include:

- WHE004, Land off Station Street, Whetstone. The site has no significant suitability issues although achievability is uncertain due to lack of site access.
- WHE019, Former JC Remedial, King Street / The Nook, Whetstone. This site has significant suitability issues including flood risk (fluvial and surface water). Achievability is uncertain due to current use of site for business use and the site not being promoted.
- WHE028, Land off Enderby Road, Whetstone. This site has suitability issues including surface water flood risk, heritage and ecology. An application for a 100% affordable housing scheme was refused due to serious harm to Whetstone Grange (heritage asset) in 2016 and dismissed at appeal. Given the site history it is considered unlikely that heritage constraints can be overcome. Moreover, it is unclear if this site is still being promoted for housing as a recent application for employment was refused planning permission in 2023.
- WHE030, Land at Merrydale Farm, Whetstone. This site has suitability issues including surface water flood risk and heritage. It is detached from the settlement boundary.
- WHE032, Land north of Warwick Road, Whetstone. The site has suitability issues including flood risk (fluvial and surface water), ecology and heritage. The SSR indicates that it is likely that these could be mitigated, but the site is poorly related to the settlement boundary.

Based on the sites allocated and committed around 760 homes could be delivered in Whetstone within the plan period. This is equivalent to around 6.8% of the Council's housing requirement over the plan period.

In line with the vision and objectives set out in the local plan the Council favours the allocation of a strategic site in Whetstone to meet housing needs. This site will present the greatest opportunity to secure active travel enhancements and trip internalisation. Other sites within the village are constrained and of a scale where it will not be possible to deliver on site services and facilities. Moreover, the Council has sufficient small sites identified to deliver shorter term housing needs and is seeking a mix of housing sites to ensure that a demonstrable 5 year supply of sites is available across the whole plan period. The allocation of land south of Whetstone will contribute towards housing delivery in the middle to latter part of the plan period due to its size.

General comments on Larger Villages

There are a number of non-preferred sites in the larger villages of Enderby, Narborough and Whetstone not allocated by the Council that could be capable of meeting housing need subject to addressing locally identified constraints. However, the Council's strong preference in respect of this tier of settlement is to focus on the allocation of larger (strategic) sites where possible to deliver strategic level housing growth supported by the delivery of a range of new facilities and services, in order to reduce trip generation, increase the internalisation of trips and create a modal shift towards active travel. In addition, such sites provide potential to link up new facilities proposed on site as well as coalesce growth around a single location to deliver new active travel infrastructure connecting up to existing services and facilities. Strategic sites are proposed for Whetstone and Narborough/Enderby.

The circumstances driving site selection in Blaby and Countesthorpe are somewhat different. Within Countesthorpe a number of sites needed to deliver new homes already benefit from planning permission. These include Foston Road, Willoughby Road and Land South of Gillam Butts. Presently there are already 400 homes committed in the village. Applications for a further 400 homes are already in planning and are well advanced. This includes sites at Peatling Road and Cosby Road. The acceptability of these sites will likely be determined under the 'tilted balance' well before the Plan will be adopted. It is likely, therefore, that Countesthorpe will deliver significant growth in the period to 2042 even in the absence of a plan. However, whilst these sites have come forward opportunistically they still provide the very significant benefit of boosting growth in the early part of the plan period and therefore play an important role in respect of ensuring a demonstrable supply of land across the entirety of the plan period.

Had the Council had opportunity to bring forward growth in Countesthorpe it would have preferred growth to the south of the village where much of the growth has come forward. This is because there is an assemblage of sites to the immediate south of the village which, if delivered comprehensively, could be of a more strategic nature. These sites would have the potential to deliver a new highway to help mitigate congestion and improve highways capacity in the village through the creation of a new road between Peatling Road and Willoughby Road. The Council is still seeking to secure this new piece of infrastructure through the development management process despite the challenges of working with multiple third parties. However, given the scale of growth already committed or in planning the Council does not consider there is an adequate justification for the allocation of further homes in Countesthorpe as this would be contrary to the Council's growth strategy of focussing on larger sites where vision led development can be secured.

Within Blaby there are essentially two directions in which the village can grow. Eastwards in the vicinity of Hospital Lane and southwards in the vicinity of Blaby golf course. Both directions are subject to some environmental constraints, but it is likely these can be overcome.

Typically, the Council would look to secure growth on larger (more strategic sites) such as Hospital Lane as this could fit better with the District's vision and plan objectives in respect of accessibility. However, there are a number of wider considerations:

Firstly, the Blaby Neighbourhood Plan (NDP) identifies a number of reserve sites that could come forward should there be a housing need. Both of these sites lie to the south of the village at Land adjacent to Lutterworth Road and Land East of Winchester Road. Perhaps inevitably, due to the lack of housing land within the District, both of these sites have come forward as planning applications. Planning permission has been granted for 53 homes off Lutterworth Road, whilst a hybrid application has been submitted for 350 homes at Land east of Winchester Road. This larger application includes the reserve housing allocation in the Blaby NDP. In addition, the Council has also recently refused a planning application for 198 homes on the site of the Blaby Golf Course (Glebe Farm). Whilst the Council will seek to defend its decision on Glebe Farm there remains a possibility that significant growth could be committed to the south of the village well before the plan is adopted.

Moreover, Hospital Lane is somewhat dislocated from Blaby by an assemblage of sites which are likely to be unsuitable for development. These include local green spaces designated in the NDP, heritage assets (the protection of which needs to be given great weight), a cemetery and wildlife sites. Although it is possible that Hospital Lane could overcome issues surrounding accessibility by seeking to significantly boost facilities and services on site it does make this site more challenging to deliver and given its strategic nature it would be unlikely to come forward quickly due to complex land ownership and site promotion issues. Therefore, it is likely that significant new growth will already be committed to the south of the village before the plan is adopted. Given this fact and the clear preference of the local community to support growth to the south (as articulated in the Blaby Neighbourhood Plan³¹) it is not considered appropriate to allocate Hospital Lane under our preferred growth option. (i.e. 12,000 homes)

Hospital Lane was considered as part of a higher growth option (13,500) homes and may be capable of meeting additional housing need should the District's housing need increase further. However, to date we do not consider sufficient justification exists to pursue this level of growth. On that basis the Council has favoured the southern expansion of the Blaby village around Lutterworth Road and Winchester Road within the plan period.

Housing Sites within the Medium Villages

There are six medium villages in Blaby District. These are Cosby, Croft, Huncote, Littlethorpe, Sapcote and Stoney Stanton. In total around 17,200 people lived in these settlements in 2021 accounting for around 17% of the District's population.

³¹ [blaby-neighbourhood-plan-final-version.pdf](#)

Across these six settlements a total of 45 sites have been promoted to the Council through the SHELAA.

Cosby

There are 8 sites promoted for residential development in Cosby. Of these one site is allocated for housing and will deliver around 180 homes to the south of the village.

Site Ref	Site Name	Allocated
COS009	Land West of Broughton Road	Allocated
COS010	Land at Cosby Hill	Allocated (for employment).
COS011	Land off Narborough Road	Not Allocated
COS012	Land north of Countesthorpe Road	Not Allocated
COS013	Land off Croft Road, Cosby	Not Allocated
COS014	Land east of Tudor Drive	Not Allocated
COS015	Land north of Countesthorpe Road, south of Walnut Leys	Not Allocated
COS016	Land opposite Cosby Cemetery (Cosby)	Not Allocated

There are 8 sites promoted for development in Cosby. One site is proposed as a housing allocation as follows:

- COS009, Land west of Broughton Road, Cosby. This site has some suitability issues, including flood risk (fluvial and surface water), noise, air quality, ecology, and heritage. The SSR concludes that the site has some environmental and physical constraints that can be avoided or mitigated. The site is subject to a well-advanced planning application which is likely to be determined under the 'tilted balance' in summer 2026. The site promoter is a major housebuilder and it is likely that this site could make a meaningful contribution to the Council's land supply position during the early part of the plan period as outlined in the Council's trajectory and therefore assist the Council in demonstrating a 5 year housing land supply on adoption.
- COS010, Land at Cosby Hill, Cosby. Land is proposed for allocation as part of the Whetstone Pastures strategic site albeit for commercial development. This site is considered later in this commentary.

Sites not proposed for allocation in Cosby include:

- COS011, Land off Narborough Road, Cosby. This site has suitability issues including surface water flood risk and land contamination although the SSR

indicates these can likely be mitigated. However, this site would represent an intrusion into the countryside and would significantly extend development to the edge of Littlethorpe village eroding the gap between the two villages.

- COS012, Land north of Countesthorpe Road, Cosby. This site has suitability issues including surface water flood risk, ecology, heritage, air quality and noise. The SSR indicates that these may be capable of mitigation. However, site access is likely to lead to poor connectivity to the village due its likely location and would be counter to the Council's transport/movement objectives.
- COS013, Land off Croft Road, Cosby, Cosby, this site has some suitability issues, including in respect of flood risk (fluvial and surface water) landfill / land contamination and heritage. Site has planning permission for 200 homes.
- COS014, Land east of Tudor Drive, Cosby. This site has suitability issues including surface water flood risk, air quality and noise. The SSR indicates that these may be capable of mitigation.
- COS015, Land north of Countesthorpe Road, south of Walnut Leys, Cosby. This site has suitability issues in respect including surface water flood risk, ecology, heritage, air quality and noise. The SSR indicates that these may be capable of mitigation.
- COS016, Land opposite Cosby Cemetery, Cosby. The site has significant suitability issues including Flood risk (fluvial and surface water), ecology, heritage and land contamination. Availability and achievability are uncertain due to lack of information.

Of the non-preferred sites COS011, COS012, COS014 and COS015 may be capable of being delivered in the plan period. None of these sites are preferred for allocation as the Council considers that sufficient sites will be available for development within this village by the time the plan is submitted given existing commitments and well-advanced applications which will need to be considered under the tilted balance.

As noted a notable number of homes are committed in Cosby including Land West of Cosby which has planning permission for 200 homes (COS013). Should the Broughton Road be granted planning permission both sites would deliver around 390 additional homes in the Plan period. Given the village is currently comprised of 1,500 homes this represents growth within and adjoining the village of around 26% over the plan period. This is a significant level of growth for a settlement of this scale and further allocations in this plan period could adversely affect settlement character. The Council does not consider there is a need for the allocation of further sites given its preferred growth strategy. Moreover, were further allocations to be made in Cosby it is likely that these would be relatively small scale reflecting the nature of the settlement, and available site options; and these would therefore not be able to support the delivery of on-site services or facilities (and trip containment). They would be dependent on services located in the existing settlements.

Notwithstanding the above, the settlement performs well in respect of accessibility, the Department of Transport's (DfT) Connectivity Tool³² indicates the village has a score of 45-53. It is therefore one of the most accessible villages within this tier of settlement hierarchy meaning opportunities for delivering non car modes of travel will be more likely.

Croft

There are five sites promoted for residential development in Croft. No sites are allocated for development in this village. One site has planning permission for 95 homes.

Site Ref	Site Name	Allocated
CRO003	Land to the north of Hill Street and Station Road and east of Huncote Road	Not Allocated
CRO006	Land at Poplars Farm	Not Allocated
CRO007	Land west of Broughton Road	Not Allocated
CRO008	Land North of Hill Street	Not Allocated
CRO009	Croft Lodge Farm, Broughton Road	Site has Planning Permission

The Council has previously been minded to allocate Site CRO009, Croft Lodge Farm. This site has some suitability issues including surface water flood risk. A high-pressure gas pipeline may also affect site achievability. However, site constraints have been considered as part of an outline planning application submitted by a major housebuilder and the site now has planning permission for 95 homes. It will therefore likely make a notable contribution to the Council's 5 year housing land supply post adoption of the Plan.

A further site Land at Poplars Farm (CRO006) was considered as a potential allocation under a high housing growth option in the sustainability appraisal. However, this high growth option is not being pursued by the Council and so the Council does not propose to allocate this site.

Non-preferred sites include:

- CRO003, Land to the north of Hill Street and Station Road and east of Huncote Road, Croft. This site is subject to suitability issues including ecology, heritage, air quality, dust, noise. Achievability is uncertain due to the buildings on site being marketed for office rental. The site is largely in the

settlement boundary, and should constraints be overcome it is likely that some development could come forward on this site in the plan period should it become available.

- CRO006, Land at Poplars Farm, Croft. This site has some suitability issues, including flood risk (fluvial and surface water), biodiversity and heritage. Achievability may be affected by the high-pressure gas pipeline crossing a small portion of the site. It is likely that these issues could be overcome through careful design and layout. This site was considered as a potential allocation as part of the high growth scenario (Option 3).
- CRO007, Land west of Broughton Road, Croft. This site has significant suitability issues including flood risk (fluvial and surface water) and ecology. Achievability is affected by the high-pressure gas pipeline crossing a large portion of the site. It is a large site which is out of scale with the settlement.
- CRO008, Land North of Hill Street, Croft. The site has suitability issues including ecology, heritage, air quality, dust, noise, vibration and land stability. Further investigation is required on these matters. (it is comprised of a small part of site CRO003 (see above) and is within the settlement boundary. It is currently subject to a planning application.

Croft has a population of 1,700 people and 750 households (2021 Census). Although classed as a medium village, it is relatively small settlement and less well served by local facilities than other medium villages and therefore it scores relatively poorly using the DFTs connectivity tool (between 31-37). This indicates that the settlement is relatively poorly connected to other services and facilities and therefore growth in this village is likely to be relatively unsustainable compared to other settlements in the District. Significant growth in this location would therefore conflict with the Council's vision and objectives to secure more sustainable travel opportunities. Given that around 100 homes are already committed in the village and these account for growth of around 14% over the plan period it is considered that this represents a sufficient level of growth. Moreover, a number of the submitted sites are already located in or partially within the settlement boundary of the village and so the principle of development on some of the discounted sites is already acceptable subject to issues of achievability or availability in the plan period being overcome. Therefore, there remains scope for growth beyond that already committed to 2042 in the absence of further allocations being made.

Huncote

There are 7 sites promoted for residential development in Huncote. Of these two sites are allocated and will cumulatively deliver around 345 homes.

Site Ref	Site Name	Allocated
HUN013	Land south of Narborough Road	Allocated
HUN016	Land east of Huncote	Not Allocated

HUN017	Land west of Forest Road	Not Allocated
HUN018	Chantry Close	Not Allocated
HUN019	Springfield Farm, Forest Road	Allocated
HUN020	38 St James Close	Not Allocated
HUN021	Land east of Forest Road	Not Allocated

The two sites which are proposed for allocation are HUN013, Land south of Harborough Road and HUN019 (Springfield Farm, Forest Road). HUN013 has some suitability issues, including flood risk (fluvial and surface water), landfill, air quality, noise and vibration, whilst HUN019 is subject to suitability constraints related to previous local landfill uses nearby. However, these constraints have been considered as part of recent planning applications for the two sites. Both sites benefit from resolutions to grant permission (subject to legal agreements) and are likely to be committed before the plan is submitted. Together these two sites will make provision for around 345 homes to be delivered in the village to 2042 with provision likely in the early to middle part of the plan period reflecting the scale and nature of the sites.

Non-preferred sites in Huncote include:

- HUN016, Land east of Huncote. This site has significant suitability issues including landfill, surface water flood risk, air quality, noise and vibration. The Environment Agency have specifically highlighted concerns about landfill.
- HUN017 Land west of Forest Road, Huncote. This site has suitability issues in respect of landfill and surface water. Further investigation is required on these matters. There is a planning application submitted for housing development on this site.
- HUN018, Chantry Close, Huncote. This site has significant suitability issues including in respect of landfill, flood risk (fluvial and surface water), air quality, noise and vibration. Achievability is uncertain due to a lack of access to the highway.
- HUN020, 38 St James Close, Huncote. This site has significant suitability issues including flood risk (fluvial and surface water), ecology, air quality, noise and vibration. Achievability is uncertain due to a lack of access to the highway.
- HUN021, Land East of Forest Road, Huncote. The site has suitability issues landfill and surface water. It is dislocated from the settlement edge and is out of scale with the settlement.

Huncote has a population of 2,200 people and 870 households (2021). There are already a significant number of homes which benefit from recommendations for approval in the village which have come forward under the 'tilted balance'. It is likely they will be approved before the Plan is submitted or adopted. Cumulatively both

sites would deliver around 345 additional homes in the Plan period and once complete these will see the village grow by around 16% by 2042. It is also worth noting that a further 'tilted balance' application on site HUN017 has been made to the Council. This application is for around 47 homes and if this is approved could see the village grow by a minimum of 18% over the plan period. Both scenarios would represent a significant level of growth.

It is noted that the settlement performs well in respect of accessibility, the Department of Transport's (DfT) Connectivity Tool indicates the village has a score of 44-50. It is therefore one of the most accessible villages within this tier of settlement meaning opportunities for delivering non car modes of travel will be more likely. However, given the significant level of growth likely to be committed before the plan is submitted/adopted, it is considered that the further allocation of homes in the plan period is unwarranted. The above text out sets out specific issues in respect of individual sites. These mainly relate to sites being poorly related to the settlement edge, subject to access constraints, or subject to suitability issues such as proximity to landfill, flood risk or other environmental constraints. Notwithstanding these site specific issues the Council does not consider there is a need for the allocation of further sites this far down the settlement hierarchy given the number of homes already recommended for planning approval in Huncote. As noted previously the Council favours sites that can best contribute to its vision-led approach to sustainable transport and therefore supports on-site service provision and improvements to active and public transport provision.

Littlethorpe

There are six sites promoted for residential development in Littlethorpe. One site is allocated and will deliver around 150 homes.

Site Ref	Site Name	Allocated
LIT003	40 Cosby Road	Not Allocated
LIT008	Land south of Tysoes Nursery, Cosby Road	Not Allocated
LIT009	Tysoes Nursery, 53 Cosby Road	Not Allocated
LIT022	Land south of Warwick Road / east of Cosby Road	Allocated
LIT023	Land off Oak Road	Site has Planning Permission
LIT024	Land west of Cosby Road	Not Allocated

The site proposed for allocation is LIT022. Land south of Warwick Road / east of Cosby Road. The site is subject to some flood risk (fluvial and pluvial). However, it is subject to an outline planning application for 150 homes under the 'tilted balance' and it is likely that environmental constraints can be mitigated. As part of this scheme the Council is seeking a new active travel link between Cosby Road and Warwick Road to improve the attractiveness of a priority walking route (corridor 3) highlighted in the Council's Local Cycling and Walking infrastructure Plan (LCWIP).

Non-preferred housing sites include:

- LIT003, 40 Cosby Road, Littlethorpe. The site has no identified suitability issues. However, availability and achievability is uncertain due to a lack of access to the highway or recent site promotion. The site already falls within the settlement boundary.
- LIT008, Land south of Tysoes Nursery and west of Cosby Road, Littlethorpe. This site has significant suitability issues including in respect of flood risk (fluvial and surface water) and aquifer which may make it unsuitable for development.
- LIT009, Tysoes Nursery, 53 Cosby Road, Littlethorpe. This site has significant suitability issues including in respect of flood risk (fluvial and surface water) and aquifer which may make it unsuitable for development.
- LIT023, Land of Oak Road. Site is committed and benefits from planning permission for 155 homes.
- LIT024, Land west of Cosby Road, Littlethorpe. The site has few suitability issues but there is flood risk (fluvial and surface water) on western boundary and aquifer. Note this is a smaller version of sites LIT008 and LIT009. There are sequentially preferable sites available in the village in respect of flood risk.

Littlethorpe has a population of 1,900 people and 870 households (2021). There are already a significant number of committed or near committed homes in the village (180) which have come forward under the 'tilted balance' and are likely to deliver early in the plan period. In addition, a further site for 150 homes is subject to an outline planning application to the east of the village. This is likely to be considered by Planning Committee in Summer 2026. Cumulatively committed sites and sites being progressed through the DM process could deliver around 330 additional homes. This could see growth in the village of around 35%. This is a very significant level of growth even given Littlethorpe is a relatively sustainable settlement, partly because of its access to Narborough village and its facilities to the north, and its access to the railway station which lies between Littlethorpe and Narborough.

Having reviewed the Department for Transport's (DfT) Connectivity Tool in this suggests the village has a connectivity score of 48-61. It is the most accessible village within this tier of settlement and in the view of officers, the relative sustainability of the village and its potential to support more sustainable travel modes justifies a relatively high level of growth. However, it is nonetheless accepted that Littlethorpe has been allocated proportionately more homes than other medium tier villages and further allocations beyond that south of Warwick Road are not warranted in the plan period.

Sapcote

There are 11 sites promoted for residential development in Sapcote. Three sites are allocated and will cumulatively deliver around 160 homes.

Site Ref	Site Name	Allocated
SAP013	Land north of Hinckley Road	Not Allocated
SAP019	Land at Park Road	Allocated with SAP035
SAP024	Land north of Leicester Road	Planning permission
SAP025	Land south of Hinckley Road	Allocated with SAP035
SAP026	Lime Avenue, The Limes	Not Allocated
SAP028	Land north of Stanton Lane, Stoney Stanton	Not Allocated
SAP029	London Leys Farm, Sharnford Road	Not Allocated
SAP031	Nuttingore Farm, Stanton Lane	Not Allocated
SAP033	Land South of Hinckley Road	Part Allocated with SAP035

SAP034	Land West of Sharnford Road	Not Allocated
SAP035	Land off Hinckley Road / Park Road	Allocated

There are 11 sites promoted for residential development in Sapcote. Of these four sites are allocated, albeit sites SAP019, SAP025, SAP033 and SAP035 have been combined to make a single site. The selected sites form part of an allocation for around 160 homes on land to the south the Hinckley Road. The site has significant suitability issues including surface water flood risk, biodiversity and heritage. The site is subject to a well-advanced detailed planning application under the 'tilted balance' by a large housing developer and will contribute to the early of delivery of homes within the plan period.

Non-preferred housing sites in Sapcote include:

- SAP013, Land north of Hinckley Road, Sapcote. This site has suitability issues including in respect of surface water flood risk and heritage.
- SAP024, Land north of Leicester Road, Sapcote. This site has outline planning permission for 80 homes and is committed.
- SAP026, Lime Avenue, The Limes, Sapcote. The site has significant suitability issues including surface water flood risk, biodiversity (mitigation for previous site) and heritage. The site lies within the settlement boundary.
- SAP028, Land north of Stanton Lane, Stoney Stanton, Sapcote, the site is subject to no identified constraints. Site is considered as part of larger Land West of Stoney Stanton Site (STO026).
- SAP029, London Leys Farm, Sharnford Road, Sapcote. The site has some suitability issues, including surface water flood risk, landfill and heritage. The SSR indicates that these issues can likely be mitigated and this site was considered as a possible allocation in the Council's high growth housing option.
- SAP031, Nuttingore Farm, Stanton Lane, Sapcote. The site has suitability issues including surface water flood risk, biodiversity and heritage. Achievability may be affected by infrastructure requirements of Land West of Stoney Stanton (STO026). Site is detached from the settlement edge.
- SAP033, Land South of Hinckley Road, Sapcote. This site is part allocated as SAP035. The remainder of the site is out of scale with the settlement and achievability potentially challenging due to a lack of appropriate highways access.
- SAP034, Land West of Sharnford Road, Sapcote. This site has suitability issues in respect of surface water flood risk, ecology and heritage. There is a planning application submitted for housing on part of this site.

Sapcote has a population of around 3,300 people and 1,400 households (2021). There are already a significant number of committed homes in the village (around 100) including 80 on Land North of Leicester Road, which has come forward as a 'tilted balance' application site and as such is likely to deliver new homes early in the plan period. In addition, the proposed allocation site is subject to a detailed planning application for around 170 homes. It is also worth noting a further application for around 50 homes has been submitted on part of SAP034, although this is not a site preferred by the Council for allocation in the Plan. It is likely that given the sites submitted to the Council as planning applications combined with existing commitments, by the time the plan is submitted up to around 330 homes could be committed. This could lead to the village growing by around 24% without any further allocations being made.

In respect of local accessibility, DfTs connectivity tool indicates that this village performs relatively poorly in connectivity terms achieving a score of 34-42. However, the Council is seeking to deliver its preferred allocation because it considers it offers opportunities to improve active travel links between existing housing to the west of the village where accessibility is poorest and provide enhanced active travel infrastructure and connectivity to the centre of the village including the school and public open space.

The above text out sets out specific issues in respect of individual sites. Some of these form part of a wider strategic allocation on Land West of Stoney Stanton. Others are subject to environmental or access issues or are poorly related to the settlement edge. Notwithstanding these site specific considerations, the Council does not consider there is a need for the allocation of further sites this far down the settlement hierarchy given the number of homes already recommended for planning approval in Sapcote and its position in the settlement hierarchy, especially since the village performs relatively poorly in respect of connectivity and accessibility as indicated by the DfT connectivity tool.

Stoney Stanton

Site Ref	Site Name	Allocated
STO002	Land at Boundary Farm (smaller site), Stanton Lane	Allocated (Part of STO026)
STO009	Land west of Huncote Road	Allocated
STO016	Land south of Hinckley Road	Allocated (Part of STO026)
STO019	Land at junction of Huncote Road and Calor Gas access road	Allocated (Part of STO026)
STO023	Land off Middleton Close	Not Allocated
STO024	Land north of Broughton Road	Not Allocated
STO025	Land south of Broughton Road	Allocated (Part of STO026)
STO026	Land West of Stoney Stanton	See Strategic Sites Section
STO028	Boundary Farm, Stanton Lane	Not Allocated

There are nine sites promoted for residential development in Stoney Stanton. Of these 5 sites are allocated, although only one would fall within the village itself. The site proposed for allocation is STO009, Land west of Huncote Road. This site is noted as having suitability issues including surface water flood risk and heritage although it is considered that these can likely be overcome. This is a relatively small site and will allow some limited growth within this village early in the plan period.

Sites not preferred by the Council in Stoney Stanton include:

- STO002, Land at Boundary Farm (smaller site), Stanton Lane, Stoney Stanton. This site is identified as having suitability issues including in respect of surface water flood risk and heritage. Site is considered and allocated as part of Land West of Stoney Stanton.
- STO016, Land south of Hinckley Road, Stoney Stanton. This site has suitability issues including surface water flood risk and heritage. The SSR indicates that constraints can be likely mitigated. Site is considered as part of Land West of Stoney Stanton.
- STO019, Land at junction of Huncote Road and Calor Gas access road, Stoney Stanton. The site has suitability issues including surface water flood risk and noise. Achievability is affected by the Calor Gas Hazard Consultation Zone and unclear site access. It is also part of site STO026.
- STO023, Land off Middleton Close, Stoney Stanton. This site has significant suitability issues including flood risk (fluvial and surface water)

biodiversity and heritage although the SSR indicates these issues may be capable of mitigation. Achievability is uncertain as site access may require third party land.

- STO024, Land north of Broughton Road, Stoney Stanton. The site has suitability issues including flood risk (fluvial and surface water) and heritage. It is detached from the settlement boundary.
- STO025, Land south of Broughton Road, Stoney Stanton. The site has significant suitability issues including flood risk (fluvial and surface water) and landfill although the selection report indicates these are likely to be capable of mitigation. The site is considered as part of Land West of Stoney Stanton.
- STO026, Land West of Stoney Stanton, Stoney Stanton – Housing and Mixed Use. The site has some suitability issues, including surface water flood risk, noise, air quality, ecology, and heritage, requiring further investigation. Achievability is affected by the need for strategic infrastructure to support the development of the site. (This site is discussed further in the Strategic Sites section).
- STO028, Boundary Farm, Stanton Lane, Stoney Stanton. This site has suitability issues including surface water flood risk although the selection report indicates these are likely to be capable of mitigation. Site is considered as part of Land West of Stoney Stanton.

Stoney Stanton has a population of around 4,600 people and 1,900 households (2021). Despite being the largest medium village it is the second least connected village in this tier according to DfT Connectivity Tool reflecting the relatively poor relationship with local services and facilities. The Council proposes to allocate just a single standalone site for 37 homes in the village. Together with existing commitments this could deliver a further 50 homes over the plan period. This site is being promoted by a home builder and is likely to be submitted as an application in Spring 2026 we would expect this site to deliver homes during the early part of the plan period to support the Council's land supply position in the near term.

The reason we are proposing such limited growth is a strategic site (Land West of Stoney Stanton) is also proposed in close proximity to this settlement, this will be a very large scale site which will help address housing needs in Stoney Stanton generally, but will also help to improve the general accessibility to nearby facilities so long as appropriate connections to the existing settlements of Sapcote and Stoney Stanton can be secured. Considering the Council's preference to allocate a strategic site as Land West of Stoney Stanton further standalone sites within or immediately adjoining the village are not proposed.

General comments on Medium Villages

The medium villages account for around 16% of the District's population with approximately 17,200 people living in the six villages that fall within this tier of the settlement Hierarchy.

A significant number of development sites are already committed, near committed or subject to well-advanced planning applications in the six villages amounting to over 1,500 new homes. This means even in the absence of a Plan around 14% of the Council's total housing requirement (based on the whole plan requirement which includes some provision of unmet need for Leicester City) or around 16% based on Blaby District Council's own Standard Method Housing need will be met in this tier of villages. It is not considered necessary to have this tier of settlement accommodate more than its fair share of growth given the scale and nature of sites.

Although these villages meet the minimum requirements to be considered sustainable and accessible, the small scale of sites promoted adjoining them are unlikely to facilitate trip internalisation or modal shift in a significant way, especially when compared to sites in the PUA or larger villages. Residents will therefore likely be more car dependent to access local services. It is thus considered that these sites are less likely to meet the Council's wider vision and objectives in respect of securing sustainable travel choice and reducing the need to travel.

The Council is therefore not minded to allocate further sites in this tier of the settlement hierarchy instead relying on those sites which are committed or near committed to meet local needs and contribute to housing delivery. However, where sites do not already benefit from planning permission, we have sought to draft policies for inclusion in the plan to help articulate the Council's expectations including in respect of transport issues and also to ensure that these sites can still come forward should permissions lapse. Wherever possible we have sought to set out specific requirements to improve local opportunities for walking, cycling and wheeling.

Whilst it is acknowledged that in transport terms, 'smaller sites' in the medium villages will not be able to deliver opportunities to secure modal shift or reduce trip generation, it is recognised that these sites are not without wider sustainability benefits. They are often promoted by home builders who can quickly build out these sites contributing to the early delivery of homes and supporting the Council's land supply early in the plan period. They also provide smaller sites, distributed across the district and so support housing choice. They are also able to make use of local infrastructure capacity where this exists (for example where schools have spare capacity) and can support existing local services.

Housing Sites within the Smaller Villages

There are four smaller villages in Blaby District. These are Elmsthorpe, Kilby, Sharnford, Thurlaston. In total around 2,910 people lived in these settlements in 2021 accounting for around 2.8% of the District's population. Across these 4 villages a total of 21 sites have been promoted to the Council through the SHELAA.

These villages are relatively unsustainable as indicated by the DfT's connectivity tool. Moreover, large sites are often out of scale with the settlements they relate to, or too small to make any meaningful contribution to sustainable travel or deliver on site local facilities. The Council has therefore sought to limit allocations in this tier of the settlement hierarchy. However, it is likely that further growth will occur in the plan period in these settlements as windfalls.

Elmsthorpe

There are 5 sites promoted for residential development in Elmsthorpe. One site is allocated and will deliver around 10 homes.

Site Ref	Site Name	Allocated
ELM001	Land north of The Home Farm	Not Allocated
ELM008	Land north of the railway line	Not Allocated (See strategic Sites Section)
ELM009	Land at 24 Billington Road East	Not Allocated
ELM010	Station Road	Not Allocated
ELM011	Church Farm, 44 Station Road	Allocated

A single site has been allocated in Elmsthorpe. This is site ELM011, Church Farm, Station Road. This is a small site which can help deliver locally scaled development which in the view of the Council is proportionate to the scale and nature of the existing village. The site has suitability issues including surface water flood risk, heritage and noise, however recent planning applications on part of the site indicate that these can be likely overcome.

Non-preferred sites include:

- ELM001, Land north of The Home Farm, Elmesthorpe. This site has significant suitability issues including flood risk (fluvial and surface water) and noise. Achievability is affected uncertainty a site access affected by flood risk and / or railway crossing. The site has capacity to accommodate around 350 dwellings and would be out of scale with the settlement.

- ELM008, Land north of the railway line, Elvesthorpe, Elvesthorpe. This site has significant suitability issues including flood risk (fluvial and surface water), biodiversity, heritage and noise. The site has capacity to accommodate around 1,100 dwellings. It is considered further in the Strategic Sites section.
- ELM009, Land at 24 Billington Road East, Elvesthorpe. This site has significant suitability issues including flood risk (fluvial and surface water) and biodiversity. This is a 3ha site with an identified capacity of around 49 dwellings and is detached from the settlement boundary.
- ELM010, Station Road, Elvesthorpe. The site has significant suitability issues including flood risk (fluvial and surface water), biodiversity and noise. This site is detached from the settlement boundary and could accommodate around 135 homes.

Elvesthorpe is a small village comprised of around 300 homes or 760 people. It performs poorly in respect of accessibility and typically scores 32-55. However, the western part of the village is well related to Earl Shilton and the preferred site scores around 50-55.

Given the small scale of Elvesthorpe and its position in the settlement hierarchy and reflecting on the relative lack of facilities in the village the Council is seeking to restrict development to a scale appropriate to its size. The alternative sites proposed are considered to be out of scale with the settlement and / or more environmentally constrained.

Kilby

There are 3 sites promoted for residential development in Kilby, one site is allocated and will deliver around 25-30 homes.

Site Ref	Site Name	Allocated
KIL002	Steeple Chase Farm, Main Street	Allocated
KIL006	Land south of Chapel Close and Main Street	Not Allocated
KIL008	Land rear of 40 Main Street	Not Allocated

A single site has been allocated in Kilby. This is site KIL002, Steeple Chase Farm, Main Street. This is a small site which can help deliver locally scaled development which in the view of the Council is proportionate to the scale and nature of the existing village. The site has suitability issues including surface water flood risk and heritage. However, it is likely these can be mitigated and the site is capable of development within the Plan period.

Non-preferred sites include:

- KIL006, Land to the south of Chapel Close and Main Street, Kilby. The Council's site selection assessment notes that the site has suitability issues including flood risk (fluvial and surface water including at village access points) and noise. Achievability is uncertain due to unclear site access and lack of information on deliverability.
- KIL008, Land rear of 40 Main Street, Kilby. The site has suitability issues including flood risk at village access points, and heritage. Achievability is uncertain due to unclear site access and lack of information on deliverability.

Kilby is a very small village comprised of around 120 homes or 290 people. It performs poorly in respect of accessibility and typically scores 29-33 in respect of DfTs Connectivity Tool.

Given the small scale of Kilby and its position in the settlement hierarchy and reflecting on the relative lack of facilities in the village the Council is seeking to restrict development to a scale appropriate to its position in the settlement hierarchy. The alternative sites proposed are likely to be more constrained and may not be deliverable within the plan period due to access constraints.

Sharnford

There are 3 sites promoted for residential development in Sharnford. One site is allocated and will deliver around 25-30 homes.

Site Ref	Site Name	Allocated
SHA008	Land west of Coventry Road	Allocated
SHA009	Leicester Road	Not Allocated
SHA010	Land off Mill Lane	Not Allocated

A single site has been allocated in Sharnford. This is site SHA008, Land West of Coventry Road. This is a small site which can help deliver locally scaled development which in the view of the Council is proportionate to the scale and nature of the existing village. The site has suitability issues including surface water and fluvial flood risk, landfill / land contamination, ecology and heritage. However, it is likely these can be mitigated and the site is capable of development within the Plan period. This site is subject to a planning application for 19 homes and has a resolution from the Council's Planning Committee to grant permission.

Non-preferred sites include:

- SHA009, Leicester Road, Sharnford. The site has suitability issues including flood risk (fluvial and surface water), ecology and heritage. Achievability is dependent on suitable site access.

- SHA010, Land off Mill Lane, Sharnford. The site has suitability issues including surface water flood risk and biodiversity. However, it is a large (c. 207 dwellings) and is out of scale with the existing settlement.

Sharnford is a small village comprised of around 470 homes or 1100 people. It performs poorly in respect of accessibility and typically scores 21-31. The DfTs Connectivity Tool indicates that it is the most poorly performing settlement in respect of accessibility despite being the largest of the smaller villages.

Given the small scale and relative lack of facilities in the village the Council is seeking to restrict development to a scale appropriate to its position in the settlement hierarchy. The alternative sites in the village are subject to suitability and achievability issues and or of a scale out of proportion with the size of the settlement. The Council is therefore not seeking to allocate any further sites other than its preferred site which already benefits from a resolution to grant planning permission.

Thurlaston

There are ten sites promoted for residential development in Thurlaston. Two sites are allocated for housing and will deliver around 45 homes.

Site Ref	Site Name	Allocated
THU003	Land at Croft Road	Not Allocated
THU004	Nursery, Hill View Nurseries	Allocated
THU005	Land east of Croft Road	Allocated
THU006	Moat Close	Not Allocated
THU007	Land east of Tyers Close	Not Allocated
THU008	Land south of Earl Shilton Road	Not Allocated
THU009	Land north of Thurlaston Lane	Not Allocated
THU010	Land north of Enderby Road	Not Allocated
THU011	Thurlaston Sawmill	Not Allocated
THU012	Thurlaston Lodge Farm	Not Allocated

Two sites have been allocated for development in Thurlaston. These are sites THU004, Nursery, Hill View Nurseries and THU005, Land east of Croft Road. Together these two sites could deliver around 45 dwellings. THU004 is identified as having suitability issues including surface water flood risk. Achievability is uncertain due to site's current use as a garden centre. Site THU005 is subject to some surface

water flood risk. It is likely that potential site suitability issues can be appropriately mitigated.

Non-preferred sites include:

- THU003, Land at Croft Road, Thurlaston. This site has no identified suitability issues, although achievability is uncertain due to narrow site access.
- THU006, Moat Close, Thurlaston. This site has no identified suitability issues although it is designated as a local green space in the Fosse Villages Neighbourhood Plan and therefore not considered suitable for allocation.
- THU007, Land east of Tyers Close, Thurlaston. This site has suitability issues including surface water flood risk and biodiversity. Achievability is uncertain due to unclear site access.
- THU008, Land south of Earl Shilton Road, Thurlaston. The site has suitability issues including surface water flood risk. Achievability is uncertain due to lack of site promotion information.
- THU009, Land north of Thurlaston Lane, Thurlaston. This site has suitability issues including surface water flood risk and noise/air quality. Achievability may be affected by the site being in two parts separated by the A47. The site is dislocated from the edge of a settlement located in an adjoining district and dislocated from the settlement edge.
- THU010, Land north of Enderby Road, Thurlaston. This site has suitability issues including flood risk (fluvial and surface water), biodiversity and heritage. This is a large site and considered further in the Strategic Sites section of this commentary.
- THU011, Thurlaston Sawmill, Thurlaston. The site has suitability issues including surface water flood risk. Achievability is uncertain due preferred use for employment.
- THU012, Thurlaston Lodge Farm, Thurlaston. The site has suitability issues including surface water flood risk, noise and air quality. This is a large site and considered further in the Strategic Sites section of this commentary.

Thurlaston is a small village comprised of around 330 homes or 760 people. It performs poorly in respect of accessibility and typically scores 29-33 in DfT's Connectivity Tool.

Reflecting on its location in the settlement hierarchy and the relative lack of facilities in the village the Council is seeking to restrict development to a level that reflects the small scale of the village. The alternative sites proposed are considered to be out of scale with the settlement, more environmentally constrained, or subject to deliverability issues which could prevent sites coming forward. Development to the south of the village is also considered to minimise the impact on the rural character of the village by allowing the reuse of an existing site in commercial use and the delivery of a site which is already surrounded on two sides by built development.

Strategic Sites

There are five strategic sites which have promoted to the Council as being capable of delivering large scale, standalone settlements these are as follows. A further Strategic Site (Hospital Lane) is considered in detail within the Larger Villages owing to its proximity and relationship with Blaby Village:

Site Ref	Site Name	Allocated
ELM008	Land north of the railway line, Elmesthorpe,	Not Allocated
STO026	Land West of Stoney Stanton	Allocated
THU010	Land north of Enderby Road, Thurlaston.	Not Allocated
THU012	Thurlaston Lodge Farm, Thurlaston.	Not Allocated
WHE027	Whetstone Pastures, Whetstone	Allocated

The Council favours the allocation of two of the large-scale strategic sites promoted through the SHELAA. These are Land West of Stoney Stanton (STO026) and Whetstone Pastures (WHE027).

Land West of Stoney Stanton has some suitability issues, including surface water flood risk, noise, air quality, ecology, and heritage, requiring further investigation. Achievability is affected by the need for strategic infrastructure to support the development of the site.

The site itself is being promoted for a mixed-use development of up to 5,000 homes together with commercial development in addition to district/local centres, small supermarket, primary schools, a secondary school, doctor's surgery and other community facilities. Subject to ensuring these new facilities and services are well planned and new active travel provision is delivered to link facilities together and new housing and provision is also made for public transport; this site could make a meaningful contribution towards delivering a new sustainable settlement. It could also ensure that new growth meets the Local Plan's vision and objectives of delivering sustainable transport choice. Moreover, development at this scale could also help to deliver local and strategic infrastructure as part of the site which would benefit residents across the wider district.

Land at Whetstone Pastures is being promoted as a 'Garden Village'. The site has some suitability issues including flood risk and high-pressure gas pipeline, noise, air quality, ecology and heritage requiring further investigation. The achievability is affected due to strategic infrastructure and high-pressure gas pipeline. However, this

is a large site and it is likely that any constraints could be appropriately mitigated through design and layout.

The site itself is being promoted for a mixed-use development of up to 4,500 homes together with commercial development in addition to other facilities including district/local centres, small supermarket, a secondary school, primary schools, doctor's surgery and other community facilities. Subject to ensuring these new facilities and services are well planned and new active travel provision is delivered to link destinations together and connect to new homes, and ensure provision is made for public transport; this site could make a meaningful contribution towards delivering a new sustainable settlement and ensuring that new growth meets the plan's vision and objectives of delivering sustainable transport choice. Moreover, development at this scale could also help to deliver local and strategic infrastructure as part of the site which would benefit of residents across the wider district.

It is recognised that given the scale and complexity of both sites they are unlikely to deliver new homes until towards the end of the plan period. However, the designation of larger sites will provide significant new homes during the last 5 years of the plan and can contribute to ensuring there is certainty regarding the long-term direction of growth in the District.

Three strategic sites have not been allocated in the Plan. Non-Preferred sites include:

- ELM008. Land north of the railway line, Elvesthorpe.
- THU010. Land north of Enderby Road, Thurlaston.
- THU012. Thurlaston Lodge Farm, Thurlaston.

ELM008, Land north of the railway line, Elvesthorpe. This a heavily constrained site subject to flood risk (fluvial and surface water), biodiversity, heritage and noise issues and it is likely that the number of homes which can be accommodated on site will be notably less than 1,100 indicated. In any case, even assuming it can accommodate this number of homes, this is not a large enough number of homes to provide the broad mix of facilities proposed on the two preferred sites. It is therefore likely that residents would need to access some facilities such as employment, education and health facilities off site. This could increase private car trips given the isolated nature of this site. It is therefore not considered to perform as well as the larger preferred sites in respect of Council's vision and objectives to secure trip internalisation and modal shift.

THU010, Land north of Enderby Road, Thurlaston. This site is subject to flood risk as well as heritage and biodiversity constraints. It could accommodate around 1,900 homes. However, this is still significantly smaller than the Council's two preferred strategic sites and like ELM008 is not considered large enough to provide the broad mix of facilities and services on site. It is unlikely that it would be large enough to sustain secondary school provision or a doctor's surgery. Given its rural and relatively isolated location it would likely lead to a notable increase in private car use which would be difficult to mitigate given the site's isolated location.

THU012, Thurlaston Lodge Farm, Thurlaston. This site is subject to flood risk, noise and air quality constraints. It could accommodate around 1,140 homes. This is significantly smaller than the Council's two preferred strategic sites and is not considered large enough to provide the broad mix of facilities and services on site to facilitate the significant levels of trip internalisation or modal shift which could be secured on a much larger site such as those preferred by the Council.

Commercial/ Employment Sites

In total there were 14 Employment Sites and 10 Mixed Used Sites submitted to the Council

Commercial only sites		
CRO002	Croft Quarry	Not Allocated
EAST001	Land West of Junction M69 Aston Flamville	Allocated as Part of STO026
EBLA002	Land off Lutterworth Road	Allocated for Housing
EBLA003	Land off A426	Allocated For Housing
EBLA004	Parsons Spinney Glebe Farm	Part Allocated for Housing
ECOS001	Cosby Hill	Allocated
EKMU001	Blood Hill South	Not Allocated
EKMU002	Land south of Desford Hall	Not Allocated
ELMO001	Land North of Junction 2 M69 (Elmsthorpe)	Not Allocated
ELUB002	Narborough Wood Park	Not Allocated
ESTO001	Highfields Farm	Planning Permission
EWHE001	Land off Enderby Road	Not Allocated
ESHA001	Aston Lane Sharnford	Not Allocated
ETHU001	Thurlaston Sawmill	Planning Permission
Mixed Use Sites		
BLA034	Hospital Lane	Not Allocated
ELM008	North of Railway Line Elmsthorpe	Not Allocated
END009	Quarry Lane Enderby	Not Allocated
GLE031	Western Park Golfcourse	Not Allocated
GLE032	Land North of Glenfield	Allocated
KMU026	Land at Bloods Hill South Kirby Muxloe	Not Allocated
STO026	Land West of Stoney Stanton	Allocated
WHE027	Whetstone Pastures	Allocated
WHE031	Land South of Whetstone	Allocated

The Council has identified four Local Employment Sites. Of these, one site is allocated solely for commercial purposes. This is land North of Glenfield (GLE032). Land North of Glenfield is identified in the SSR as having suitability issues including in respect of flood risk, land contamination and heritage. There are also potential access issues as a new access route would require the demolition of an existing industrial unit. The site was previously promoted for mixed use development but during consideration of the site and discussions with stakeholders concerns regarding access for large scale residential development were raised and as a result the site now covers a smaller land parcel of around 20ha and is allocated solely for commercial development.

The site lies to the immediate north of the existing Mill Lane Industrial Estate and as it is in Glenfield, forms part of the Principal Urban Area. The proposals adjoin a national cycle route connecting into the City and is located close to bus stops with real time information boards on Kirby Road which is also served by a shared footway/cycleway. However, Mill Lane is comprised of a wide access road with no footway or cycleway provision. Further development could enable improvements to this road to reduce pedestrian/cyclist conflicts with motorised vehicles including HGVs and will perform well against the Council's vision and objectives to improve opportunities for walking and cycling. Moreover, the site is located in the highest tier of the settlement hierarchy in a sustainable location and Glenfield performs well in respect of connectivity achieving a typical score of 55-65 in DfTs Connectivity Tool. Around half of the Council's local employment land provision will be accommodated by this site.

Other local employment sites will be located on large mixed-use housing sites. Two commercial sites will be located in the new sustainable settlements of Land West of Stoney Stanton (STO026) and Whetstone Pastures (WHE027). In order to deliver walkable and cyclable neighbourhoods where a range of facilities are 'connected together' and increase opportunities for trip internalisation the Council is seeking to deliver a number of larger scale communities supported by a range of uses. It is considered such an approach fits well with the plan vision and objectives including providing new homes and businesses of high-quality design and co-located with a compact mix of uses accessible by active travel and public transport; reducing the need to travel by car, the distance travelled, and increase the use of non-car modes to access jobs, key services and facilities and support the creation of resilient, active, safe, healthy and inclusive communities where people want to live, work and visit.

The final preferred local employment site is located in Whetstone as part of a mixed-use development for around 800 homes. The proposed allocation on this site is relatively modest, however it reflects the character of Whetstone's industrial heritage. Only 3ha of commercial space is proposed on this site, but like the large strategic sites set out above, a mixed-use development on this site would conform with the Plans vision and objectives for delivering a mix of uses on sites. It is also considered that commercial buildings could be located close to the M1 motorway which defines the western boundary of the site and could contribute to noise attenuation.

Whetstone is a larger villager and scores relatively well against DfTs Connectivity Tool with most of the village falling between 56-64 suggesting it is relatively sustainable.

Not Preferred wholly commercial sites:

- CRO002, Croft Quarry. This is a previously developed site. It has suitability issues including biodiversity, flood risk. The achievability of the site is linked to the ongoing use of the quarry.
- EBLA002, Land off Lutterworth Road. This site has some suitability issues including surface water flood risk requiring further investigation. However, the site isn't available for commercial development as it is proposed to allocate it for housing development.
- EBLA003, Land off A426. This site has some suitability issues including surface water flood risk requiring further investigation. However, this site is not available for commercial use as it is allocated for housing development.
- EBLA004, Parsons Spinney. The site has some suitability issues including surface water flood risk. It is subject to site access constraints.
- EKMU001, Blood Hill South. This site has significant suitability issues including heritage, flood risk and biodiversity constraints. However, this site is now being promoted for housing, and it is also understood that a planning application is imminent. The site is owned by a major housebuilder.
- EKMU002, Land south of Desford Hall. This site has suitability issues in respect of surface water flood risk and heritage issues. The site is detached from the settlement.
- ELMO001, Land North of Junction 2 M69 (Elmsthorpe). The site has suitability issues including surface water flood risk and ecology. The site is outside and detached from the settlement boundary of Elmesthorpe, a Smaller Village, the fourth tier in the hierarchy. The site is out of scale with surrounding settlements and local employment land needs. It was previously considered for a Strategic Rail Freight Interchange through a development consent order (DCO) although this was refused consent due to likely impacts on the local and strategic road network.
- ELUB002, Narborough Wood Park. This site has some suitability issues including surface water flood risk and heritage as well as site access issues. The availability of the site is uncertain due to proposals for housing use on the site.
- ESTO001, Highfields Farm. This site has planning permission and is committed for employment uses.
- EWHE001, Land off Enderby Road. This site has suitability issues including surface water flood risk, heritage and ecology. An application for a 100% affordable housing scheme was refused due to serious harm to Whetstone Grange (heritage asset) in 2016 and dismissed at appeal. An application for commercial development was also refused by the Council in 2024 on heritage and biodiversity grounds.

- ESHA001, Aston Lane Sharnford. The site has suitability issues including surface water flood risk. The site adjoins Sharnford (a smaller village) but is out of scale with the settlement.
- ETHU001, Thurlaston Sawmill. The site has suitability issues including surface water flood risk. This site has planning permission and is committed for employment uses.

Not Preferred mixed use commercial sites:

- BLA034, Hospital Lane. The site has suitability issues including flood risk (fluvial and surface water), landfill / land contamination, biodiversity, and heritage. The Council considers that this area would need to be comprehensively planned and other sites surrounding BLA034 are promoted for housing only. The Council has not preferred this site for housing for the reasons set out previously. Achievability and suitability for employment land is uncertain in the plan period.
- ELM008, North of Railway Line Elmsthorpe. This site has significant suitability issues including flood risk (fluvial and surface water), biodiversity, heritage and noise. The site is remote from the settlement and is out of scale with the position of Elmsthorpe in the settlement hierarchy.
- END009, Quarry Lane, Enderby. The site has some suitability issues for housing uses including surface water flood risk, landfill and ecology. Achievability is significantly affected by the former use of the site as landfill. Site is comprised of priority habitat (comprising of open mosaic habitat). It is unclear whether this site is likely to be deliverable or viable given recent BNG requirements and its likely ecological value and the historic use as a landfill. Moreover, the site is within the settlement boundary of Enderby and was historically allocated for employment use in the 1999 Blaby Local Plan but did not come forward for development. This history highlights uncertainty regarding site delivery.
- GLE031, Western Park former Golf Course. The site has suitability - biodiversity value and related achievability viability concerns. As set out in the housing section.
- KMU026, Bloods Hill (South). See EKMU001, above

General Comments on Employment Sites

Around half of the proposed employment land will be located within the PUA. Most of the remaining provision is directed to the proposed new settlements of Land West of Stoney Stanton and Whetstone Pastures.

The Council has sought to prioritise commercial allocations on sites higher up the settlement hierarchy, or include new land as part of large-scale new communities to support the creation co-located and compact mixed-use communities accessible by active travel and public transport modes.

AECOM Limited
United Kingdom

T: +44 (161) 907 3500
aecom.com