



Hinckley & Bosworth
Borough Council

A Borough to be proud of

**Site Allocations and Development
Management Policies
Development Plan Document
Pre-Submission Report**

**Discounted Sites Paper
2014**

Introduction

Hinckley and Bosworth Borough Council are consulting on the Pre-Submission Site Allocations and Development Management Policies Development Plan Document (DPD) (February 2014).

The DPD will allocate land to deliver housing and support other development needs such as employment, open space and community uses identified through the Core Strategy (December 2009). The Pre-Submission version of the DPD builds upon the Consultation Draft Site Allocations and Generic Development Control Policies DPD, Preferred Options Report (February 2009).

This Paper is an update to Appendix 6 Alternative Options Considered of the Preferred Options Report (2009). The paper includes preferred option allocated sites which have now been discounted and therefore not taken forward into the Pre-submission version of the DPD. The paper also includes sites which have been submitted to the SHLAA since 2009 and have been concluded to be developable but have not been selected for allocation in the pre-submission version of the DPD and will outline the reasons for the site being discounted.

The sites have been identified through the Strategic Housing Land Availability Assessment (SHLAA) (2013). The SHLAA is an evidence base document on the potential supply of housing land in the Borough and has been used as a starting point for determining the locations for housing allocations. It assesses whether a site is suitable, available and achievable for housing development and also highlights any potential constraints to development.

Paragraph 4.5 of the Core Strategy (2009) states that to meet the housing requirement for the borough *'this will be achieved firstly by looking at brownfield / greenfield sites within settlement boundaries followed by land adjacent to settlement boundaries'*. There is not sufficient land within settlement boundaries to meet the Core Strategy residential requirement and therefore it will be necessary to allocate sites adjacent to settlements. There is sufficient land adjacent to existing settlement boundaries to meet the housing requirement and therefore sites which are neither within or adjacent to a settlement boundary have been discounted and not included within this document. The only exception to this is for Hinckley specifically Land at Wapping Farm and Harrow Farm, Watling Street.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
HINCKLEY					
AS287 Land at Wapping Farm and Harrow Farm, Watling Street, Hinckley					
48.93	734	Agriculture	Greenfield	<p>This site is located to the west of Hinckley in the Parish of Higham on the Hill. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received on the site highlighting that the site is crossed by or located within close proximity to one of National Grid's high pressure underground gas transmission pipelines.</p> <p>The site is within 800 metres of a bus stop. It is over 800 metres to a primary school, secondary school, health centre, local centre, post office and open space.</p> <p>The Highways Agency has expressed concern in relation to the sustainability of the site as it does not connect well with Hinckley and would result in an over-dependence on the private car. The most obvious route into the site would be from the A47 via an industrial estate. However, this may bring residents and public transport services into conflict with the activities of the industrial estate. The Highways Agency also raised concerns over access to the site via the A5 (trunk road) including congestion, already a number of access points, safety concerns, could not be adequately served by public transport, it would need more than one access point, and improvements to the A5 would require third party land and be costly.</p> <p>The Highway Authority raised similar concerns to the Highway Agency in relation to sustainability and</p>	This site is unsuitable for allocation. This is because of the constraints relating to the high pressure gas pipeline, accessibility concerns and it is not well related to Hinckley.

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				<p>accessibility. The Highway Authority raised a number of concerns relating to public transport. They note that there are 2 bus stops outside the eastern access point which would be approximately 1500m from the northern part of the site which is in excess of the acceptable walking distance (the distance should be 250-400metres as a minimum). The bus stops are presently served by two commercial services which are not subsidised or influenced by Leicestershire County Council. The Highways Authority believe that the commercial operators would not be interested in an into and out of the site route, which would both take time away from the existing timetable, and also the existing known patronage. A through route scenario would be better which is unlikely to be deliverable due to highway constraints. There are currently no bus services on Dodwells Road.</p> <p>The Highways Authority note that the site does not appear to be sustainable; and any subsidy to provide a bus service could not be provided for a 'suitable period' as the Highways Authority feel that with no through route it would not become commercially viable, and therefore at the end of any 'funded period' public transport provision would fall to Leicestershire County Council to fund, this funding would not be available due to funding cuts, and therefore residents would have no public transport option with the resultant future effect on car use and congestion.</p> <p>A high pressure gas pipeline (Feeder Main 14 part of the National Transmission System) cuts through the site. This</p>	

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>means there are a number of difficulties with the site. Easement zones (set by pipe line operators) and consultation zones (set by the Health and Safety Executive) would apply to the development and as a result residential development could not take place within a large part of the site and the capacity of the site would be much smaller than that indicated above. These constraints would have a significant impact on the viability of the site.</p> <p>There is an overhead power line that runs to the east of the site which is run by a local operator and is low voltage.</p> <p>A development of this site will reduce the separation distance between Hinckley and Nuneaton. If Nuneaton and Bedworth Borough Council allocate land to the north of Nuneaton there will be significant coalescence between the two settlements.</p>	
AS301 - Land rear of 238-258 Ashby Road Hinckley					
3.51	88	Agriculture	Greenfield	<p>This site is located to the north of Hinckley. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received in relation to this site.</p> <p>The site is within close proximity to a bus stop and open space. It is over 800 metres to a primary school, secondary school, health centre, local centre, and post office. Access would be required from Ashby Road.</p> <p>The site is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge, so Policy 6 of the Core</p>	<p>The site has been deemed unsuitable because development would prove an unacceptable encroachment upon open countryside which prevents urban coalescence as identified in the Landscape Character Assessment.</p> <p>This area has been identified in the green</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>Strategy applies. The Green Wedge Review (2011) found this area particularly sensitive in terms of guiding development form and preventing the merging of settlements. A sequential approach is considered necessary in this situation, to establish if there are other more suitable sites outside the green wedge to fulfil the requirement for Hinckley before considering a green wedge site. In the case of Hinckley there are more suitable sites located outside of the green wedge.</p> <p>The Landscape Character Assessment identifies this area as containing agricultural land which provides open areas of separating landscape between Barwell, Earl Shilton and Hinckley. These areas should be conserved as they protect the separation between settlements.</p>	wedge review as fulfilling the functions of the green wedge, and as there are more suitable sites located outside the green wedge this site has been discounted.
AS302 - Allotments at Normandy Way, Hinckley					
0.89	29	Agriculture	Greenfield	<p>This site is located to the north of Hinckley. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received in relation to this site.</p> <p>The site is within close proximity to a bus stop and open space. It is over 800 metres to a primary school, secondary school, health centre, local centre, and post office. Access to the site would be off a rural road with generally fast moving traffic which may be unacceptable.</p> <p>The site is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge, so Core Strategy Policy 6 applies. The Green Wedge Review (2011) found this area</p>	<p>The site has been deemed unsuitable because development would prove an unacceptable encroachment upon open countryside which prevents urban coalescence as identified in the Landscape Character Assessment.</p> <p>This area has been identified in the green wedge review as fulfilling the functions of the green</p>

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				<p>particularly sensitive in terms of guiding development form and preventing the merging of settlements. A sequential approach is considered necessary in this situation, to establish if there are other more suitable sites outside the green wedge to fulfil the requirement for Hinckley before considering a green wedge site. In the case of Hinckley there are more suitable sites located outside of the green wedge.</p> <p>The Landscape Character Assessment identifies this area as containing agricultural land which provides open areas of separating landscape between Barwell, Earl Shilton and Hinckley. These areas should be conserved as they protect the separation between settlements.</p>	<p>wedge, and as there are more suitable sites located outside the green wedge this site has been discounted.</p>
AS303 – Land bounded by Barwell Lane, Laneside and Leicester Road, Hinckley					
10.40	260	Recreation (Riding Stables), residential and Paddock	Greenfield	<p>This site is located to the east of Hinckley. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received in relation to this site.</p> <p>The site is within close proximity to a bus stop and open space. It is over 800 metres to a primary school, secondary school, health centre, local centre, and post office. Access to the site would be off a rural road with generally fast moving traffic which may be unacceptable.</p> <p>The site is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge, so Policy 6 of the Core Strategy applies. The Green Wedge Review (2011) found this area to provide a green lung and guide development</p>	<p>The site has been deemed unsuitable because development would prove an unacceptable encroachment upon open countryside which prevents urban coalescence as identified in the Landscape Character Assessment.</p> <p>This area has been identified in the green wedge review as fulfilling the functions of the green wedge, and as there are</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>form. A sequential approach is considered necessary in this situation, to establish if there are other more suitable sites outside the green wedge to fulfil the requirement for Hinckley before considering a green wedge site. In the case of Hinckley there are more suitable sites located outside of the green wedge.</p> <p>The Landscape Character Assessment identifies this area as containing agricultural land which provides open areas of separating landscape between Barwell, Earl Shilton and Hinckley. These areas should be conserved as they protect the separation between settlements.</p>	more suitable sites located outside the green wedge this site has been discounted.
AS306 – The Pit, Land off Ashby Road, Hinckley					
1.56	51	Grassland/ Pond	Brownfield	<p>This site is located within the urban area of Hinckley. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). Nine comments were received in relation to this site. Five of these were general comments and four were objections to the site becoming an allocation.</p> <p>The site is within 800 metres to a bus stop, primary school, local centre, open space and post office.</p> <p>There is a pond on site and trees scattered through out. The site is of ecological interest (parish level).</p> <p>This site is an old mineral extraction site (clay pit) it also abuts a historic landfill site. A large section of the site contains a large drained pit which would need to be filled to enable development. The County Council currently have</p>	There are several site constraints which still require mitigation, these constraints may impact on residential capacity, economic viability and achievability of the site. The site has not been allocated due to these uncertainties.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				an outline planning application (13/00862/C) access only for residential development, including the importation of material and in-filling engineering works to former clay pit to enable residential development.	
AS295 – 390 Coventry Road, Hinckley					
1.47	14 – 49	Paddock and Residential	Greenfield	<p>This site is a private residential property with garden and paddock. The site was consulted upon as a preferred option (2009) for 14 dwellings and NEAP. 6 responses were made in relation to the site, two were comments which related to highways and the evidence required to better inform the type of open space proposed. The two objections related to the loss of important open space in the area and the developments impact on the local services and facilities</p> <p>The site is adjacent to the Ashby Canal which is a Conservation Area and the site is identified as an important green margin within the appraisal.</p>	Remove site due to public objection.
AS829 – Land off Nutts Lane, adjacent to AS289, Hinckley					
1.06	35	Residential Storage and Paddock	Greenfield	<p>This site is a private residential property with garden, storage and paddock. This site was consulted upon as a preferred option (2009) for 35 dwellings. 6 objections and 1 comment were received to the allocation. The comment related to the access being through flood zone 2 and 3. The 6 objections focused on highway impacts and concerns around road capacity.</p> <p>The owner of the site is unknown and a title search has revealed that the land is unregistered, therefore it is considered unavailable. In addition access to the site is</p>	As the site cannot be accessed and the owner is unknown this site has been discounted.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				reliant upon the delivery of AS289 which has been allocated but the Highway Authority have stated that the mitigation required for the combined site may not be possible within the highway corridor and there are other constraints such as the rail bridge and the access to the industrial area on the opposite side of the road.	
AS321 – 18 Wood Street, Hinckley					
0.07	4	Employment - Unoccupied	Brownfield	<p>This site is an unoccupied employment site. The site was consulted upon as a preferred option (2009) for 2 dwellings. 2 responses were received relating to this allocation, one was relating to highways and the other relating to supporting evidence.</p> <p>The owner of the site is unknown and a title search has revealed that the land is unregistered, therefore it is considered unavailable.</p>	This site has been discounted as the landowner is unknown so the site is considered to be unavailable.
AS328 – Factory on Parsons Lane, Hinckley					
0.23	9	Employment - Occupied	Brownfield	<p>This site is an occupied employment site. This site was consulted upon as a preferred option (2009) for 9 dwellings. 2 objections were received relating to highways as the site does not front adopted highway so the site could not be developed in isolation and the other objection referred to robust evidence to support the allocation.</p> <p>As the site is still occupied for employment use and the site was not put forward for consideration by the owner this site has been discounted.</p>	This site has been discounted as the site is still occupied for employment use so is deemed unavailable and therefore non-developable.
AS332 – Factory West of Queens Road, Hinckley					
0.19	8	Employment - Occupied	Brownfield	This site is an occupied employment site. This site was consulted upon as a preferred option (2009) for 8 dwellings.	This site has been discounted as the site is

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>1 objection was received relating to the use of robust evidence to support the allocation.</p> <p>As the site is still occupied for employment use and the site was not put forward for consideration by the owner this site has been discounted.</p>	still occupied for employment use so is deemed unavailable and therefore non-developable.
AS338 - Land rear of 47 and 49 Clarendon Road, Hinckley					
0.02	1	Residential Curtilage	Greenfield	<p>This site is a private residential property. The site was consulted upon as a preferred option (2009) for 1 dwelling. 1 comment was received regarding highways.</p> <p>This site has been discounted because improvements to the access and parking provision would be required due to the excessive amount of parked vehicles already on Clarendon Road. This mitigation requirement does not appear to be achievable in accordance with the 6CsDG.</p>	This site has been discounted on highways grounds.
AS344 28 – 30 Westfield Road, Hinckley					
0.39	16	Employment - Occupied	Brownfield	<p>This site is an occupied employment site. This site was consulted upon as a preferred option (2009) for 16 dwellings. 1 objection was received relating to the use of robust evidence to support the allocation.</p> <p>As the site is still occupied for employment use and the site was not put forward for consideration by the owner this site has been discounted.</p>	This site has been discounted as the site is still occupied for employment use so is deemed unavailable and therefore non-developable.
AS379 Factory, East of Teign Bank Road, Hinckley					
0.22	9	Employment - Occupied	Brownfield	<p>This site is an occupied employment site. This site was consulted upon as a preferred option (2009) for 9 dwellings. 1 objection was received relating to the use of robust evidence to support the allocation.</p>	This site has been discounted as the site is still occupied for employment use so is

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				As the site is still occupied for employment use and the site was not put forward for consideration by the owner this site has been discounted.	deemed unavailable and therefore non-developable.
AS649 – Rear of 1 Middlefield Place, Hinckley					
0.08	3	Car Park, Garages and sub-station	Brownfield	This site consists of garages and car parking. This site was consulted on as a preferred option (2009) for 3 dwellings. There were no responses to this allocation. This site is not available for development so has been discounted.	This site has been discounted as it is not available for development.
AS654 New Street Car Park, Hinckley					
0.03	2	Car Park	Brownfield	This site is a Local Authority owned car park. The site was consulted upon as a preferred option (2009) for 1 dwelling. 2 objections were received relating to highways and potential contamination due to the current use. As the site is still being utilised as a public car park the site is deemed unavailable for development.	This site has been discounted as the site is unavailable for development.
AS363/AS364/AS365/AS367/AS368/AS369/AS654/AS897/AS916/AS917/AS918/AS919/AS920/AS921 Area of mixed Uses, Upper Bond Street, Hinckley					
	61	Mixed use	Brownfield	This area is a mixed use area of the town, with a significant amount of employment. This area was consulted upon as a preferred option (2009) for 61 dwellings. 1 comment was received relating to highways. As the area is occupied the allocation is deemed non-developable as it is unavailable.	This allocation has been discounted as the site is unavailable for development.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
BURBAGE					
AS108 – Land rear of Applebee House, Burbage					
0.48	16	Residential	Greenfield	<p>The site is a private residential property with garden which is now classed as Greenfield land. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No responses were made in relation to this site.</p> <p>Acquisition of land from surrounding residential properties would be necessary to provide adequate access. The site is within 800 metres to a bus stop, primary school, local centre, and open space.</p> <p>The Highway Authority has advised that it is not possible to gain adequate access. To provide adequate access a dwelling would need to be demolished and this has not been put forward.</p>	This site has not been selected due to the accessibility issues.
AS109 – Land at Sketchley Manor Farm, Sketchley Old Village, Burbage					
3.88	97	Agriculture	Greenfield	<p>This site is located to the northwest of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No responses were made in relation to this site.</p> <p>The site is within 800 metres to a bus stop, primary school, local centre, and open space. There is currently no access to the site, this would have to be achieved through the demolition of residential properties on the eastern side or via the development currently under construction off Rugby Road, Burbage.</p>	This site has not been selected as there are better alternatives where access is available.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				The topography falls from east to west. There is a low voltage power line that transects the site.	
AS110 – Area adjoining Sketchley Grange and Meadows Industrial Estate, Burbage					
15.37	384	Agriculture/Pasture	Greenfield	<p>This is a greenfield site on the western edge of Burbage. The site surrounds Sketchley Grange Hotel and modern housing estate to the east of a site. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No responses were made in relation to this site.</p> <p>The site is within 800 metres to a bus stop, primary school, and open space. Access onto the A5 would be unlikely and Sketchley Lane is unsuitable for any large scale increase in traffic.</p> <p>The site is of moderate ecological value and identified as having significant heritage potential.</p>	This site has been deemed unsuitable for allocation due to the problems relating to accessibility.
AS114 – Stretton Pines, Wolvey Road, Burbage					
0.61	20	Residential	Combination	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No responses were made in relation to this site.</p> <p>The site is within 800 metres to a bus stop, primary school, post office and open space. Existing access is off Wolvey Road however there is an existing dwelling on site which would affect potential access to further residential development. A large dwelling currently stands on the site demolition may impact on the economic viability of the site.</p>	This site has not been selected for allocation due to the uncertainty over access.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				Development could impact on ecology site which is adjacent to the eastern boundary. Mature trees border the site.	
AS115 – Stretton Poplars, Wolvey Road, Burbage					
0.60	20	Residential	Combination	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No responses were made in relation to this site.</p> <p>The site is within 800 metres to a bus stop, primary school, post office and open space. Existing access is off Wolvey Road however there is an existing dwelling on site which would affect potential access to further residential development.</p> <p>Development could impact on ecology site which is adjacent to the eastern boundary. Dense hedgerows border the site.</p> <p>A large dwelling currently stands on the site demolition may impact on the economic viability of the site.</p>	This site has not been selected for allocation due to the uncertainty over access.
AS116 – Land off Rugby Road, Burbage					
2.03	51	Grassland	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received on this site.</p> <p>The site is within 800 metres to a bus stop, primary school, post office and open space. As part of the planning application (13/00094/FUL) the Highways Authority did not</p>	Due to the recent planning decision this site has been deemed unsuitable for allocation.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>raise any objections (source: Committee Report).</p> <p>Site is of ecological interest.</p> <p>A planning application for 34 dwellings under reference 13/00094/FUL was submitted for this site. This application was refused by Council.</p> <p>It is considered that more suitable sites are available to meet the residual requirement for Burbage which are brownfield and close to the services, facilities and transport connections of Hinckley.</p>	
AS117 – Land surrounding and behind Three Pots Farmhouse, Burbage					
5.21	130	Agriculture	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). Two comments were received on this site. One suggesting it as an alternative for a transit site and another one pointing out that a high voltage overhead electricity transmission line.</p> <p>The site is within 800 metres to a bus stop, primary school, post office and open space.</p> <p>Access would be onto the fast moving A5 or Rugby Road which may be deemed unacceptable. Here is potential access through AS116.</p> <p>Ponds are located centrally within and to the north of the site. Site is of ecological interest.</p>	This site has not been selected for development as there are more suitable alternatives which relate better to the existing urban form and access may be problematic due to AS116 being identified as inappropriate for allocation.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				A high voltage overhead transmission line runs across the site and therefore development would have to be located to the northern portion of the site.	
AS118 – Land east of Rugby Road, Burbage					
0.21	8	Scrubland	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option for a gypsy and traveller site in the Site Allocations Preferred Options Paper (2009). 1261 objections were received on this site becoming a preferred option and 1059 comments supporting this site as a preferred option. The Site Allocations and Development Management Policies DPD is no longer allocating sites for Gypsy and Travellers.</p> <p>Mature trees border the site.</p> <p>The site is within 800 metres to a bus stop, primary school, post office and open space. Access would be onto Rugby Road or through a public open space. Access into the site is the main constraint and the shape of the site may reduce its capacity.</p>	This site has not been selected for development as there are more suitable alternatives which relate better to the existing urban form and access is less problematic.
AS119 – Land attached to Bullfurlong Lane/M69 Slip Road, Burbage					
16.63	416	Agriculture	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received on this site pointing out that a high voltage overhead electricity transmission line.</p> <p>Mature trees and hedgerows are on the site and it is of ecological interest. High voltage overhead power line crosses a southern section of the site.</p>	This site has not been selected for development as there are more suitable alternatives which relate better to the existing urban form and access is less problematic.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				The site is within 800 metres to a bus stop, primary school, post office and open space. Access would be onto a fast moving road. One of the main constraints to this site being allocated is relating to access.	
AS120 – Land at Bullfurlong Lane, Burbage					
2.31	58	Agriculture/ Scrubland	Greenfield	<p>The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received on this site.</p> <p>The site is within 800 metres to a bus stop, primary school, local centre, post office and open space. Access could be provided via Robinson Way or Bullfurlong Lane.</p> <p>The site is well contained with mature trees. The north-western tip of the site touches an ecology site. The area seems to be used as informal open space.</p>	This site has not been selected for allocation due to more suitable alternatives.
AS121 – Land at Bullfurlong Lane, Burbage					
1.47	49	Paddock	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>A pond lies centrally on the eastern boundary and the site is surrounded by trees and hedgerows.</p> <p>The site is within 800 metres to a bus stop, primary school, local centre, post office and open space. The site has no access onto an adopted highway; if AS120 were to be allocated access could potentially be attained through this site. The main constraint relating to this site is access.</p>	This site has not been selected for development as there are more suitable alternatives which relate better to the existing urban form and access is less problematic.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
AS122 – Land adjacent to ‘Bonita’, Bullfurlong Lane, Burbage					
1.11	33	Paddock	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Mature hedgerow borders the site.</p> <p>The site is within 800 metres to a bus stop, primary school, local centre, post office and open space. The site has no access onto an adopted highway. The main constraint relating to this site is access.</p>	This site has not been selected for development as there are more suitable alternatives which relate better to the existing urban form and access is less problematic.
AS125 – Land off Workhouse Lane, Burbage					
0.61	20	Scrubland	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received supporting this site to become an allocation. A planning application for 34 dwellings on this site and adjacent land was refused.</p> <p>Southern and western perimeter bounded by tree. Mature hedgerow surrounds the site.</p> <p>The site is within 800 metres of a bus stop, primary school, local centre, post office and open space. As part of the planning application (13/00147/FUL) no objections, subject to conditions were raised by the Highways Authority.</p> <p>A planning application for 34 dwellings under reference 13/00094/FUL was submitted for this site (including</p>	Due to the recent planning decision this site has been deemed unsuitable for allocation.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				adjacent land). This application was refused by Council. As a result an alternative site must be identified to fulfil the Burbage residual housing requirement.	
AS130 – Land off Lutterworth Road, Burbage					
11.66	292	Mainly agriculture	Combination	<p>The site is located to the south-east of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 800 metres of a bus stop, primary school, local centre, post office and open space. There are no apparent fundamental reason for the site to be excluded from consideration, however further investigation though the development control process may make lead to the site being viewed less favourably.</p> <p>South eastern corner intersects slightly with an ecology site. An 11kv power line runs along the width of site following the track into site from Lutterworth Road and one along the eastern perimeter. Noise from the M69 is evident.</p>	This site has not been selected for development as there are more suitable alternatives.
AS132 – Land south of Lychgate Lane, Burbage					
2.74	69	Agriculture	Greenfield	<p>The site is located to the east of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 800 metres of a bus stop, local centre, post office and open space. Lychgate Lane is generally narrow and rural in nature and is not suitable for carrying the scale of traffic likely to be generated by a development</p>	Due to access concerns this site has not been selected for allocation. There are more suitable alternatives.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				of this size. Mature hedgerows surround the site.	
AS134 – Land east of Burbage					
55.50	1110	Agriculture	Greenfield	<p>The site is located to the east of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 800 metres of a bus stop, local centre, post office and open space. Access directly off Aston Flamville Road would be unacceptable but small scale development may be possible accessed off Dorchester Road, Sherbourne Road or Ilminster Close.</p> <p>Mature trees and hedgerows scattered throughout the site and the site is of ecological interest.</p> <p>The site is within the Hinckley, Barwell and Burbage Fringe Landscape Character Area and is considered to be of key importance within the assessment.</p>	This site has been discounted because it has been deemed unsuitable because development would be detrimental to the relationship between the village and the open landscape which is of key importance as defined by the Landscape Character Assessment.
AS137 – Land rear of 71-95 Sapcote Road, Burbage					
0.83	27	Residential cartilage	Greenfield	<p>The site is located to the east of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 800 metres of a bus stop, local centre, post office and open space. The site has no frontage to the adopted highway and there is no apparent route to provide</p>	The site is unsuitable as there is not adequate access and sequentially there are better sites outside of the green wedge.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>access.</p> <p>It is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. The Green Wedge Review (2011) notes that there are development pressures within this area and sporadic backland development could cause a detrimental change to the character of the green wedge.</p> <p>The land is in multiple ownership.</p>	
AS141 – Land between The Coppice and Woodgate Road, Burbage					
1.39	46	Paddock	Greenfield	<p>The site is located to the north of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). Two comments were received. One comment objected to the site becoming an allocation due to traffic safety implications, strain on the environment and proximity to Burbage Common. The other comment supported the site being allocated suggesting that a number of smaller sites should be allocated rather than one large site.</p> <p>Site is within 800 metres of a bus stop, local centre, and open space.</p> <p>It is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. The Green Wedge Review (2011) notes that there are development pressures within this area and sporadic backland development could cause a detrimental change to the character of the green wedge.</p> <p>A planning application for the erection of 99 dwellings with</p>	This site has not been selected as there are more suitable sites outside of the green wedge.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				associated parking, garages and infrastructure (13/00117/FUL) was submitted on this site with additional land.	
AS971 – Land adjacent to White House Farm, Workhouse Lane, Burbage					
2.55	64	Agricultural	Greenfield	This site is to the south of Burbage adjacent to the permitted development off Britannia Road. This site had not been submitted to the SHLAA prior to the Preferred option Site Allocations and Generic Development Control Policies DPD. The SHLAA 2013 concludes that the site is developable but raises issues with access and ownership constraints to achieving a suitable access.	This site has not been selected as the residual requirement can be met on more suitable sites.
AS987 – Garages at Forryan Road, Burbage					
0.05	1	Garages	Brownfield	This site is within the settlement boundary of Burbage and is surrounded by residential development. This site has been concluded to be deliverable and developable within the 2013 SHLAA. This site can be developed without a housing allocation within the Site Allocations and Development Management Policies DPD subject to the more detailed considerations by Development Management. As this site is so small it has been concluded that the most appropriate approach to this site is through non allocation and allowing the presumption in favour of development within settlement boundaries to cover any future application.	This site is within the settlement boundary so can be developed without a formal allocation subject to more detailed consideration by Development Management.
AS988 – Garages at Lucas Road, Burbage					
0.1	2	Garages	Brownfield	This site is within the settlement boundary of Burbage and is surrounded by residential development. This site has been concluded to be deliverable and developable within the 2013 SHLAA. This site can be developed without a housing allocation within the Site Allocations and	This site is within the settlement boundary so can be developed without a formal allocation subject to more detailed consideration

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				Development Management Policies DPD subject to the more detailed considerations by Development Management. As this site is so small it has been concluded that the most appropriate approach to this site is through non allocation and allowing the presumption in favour of development within settlement boundaries to cover any future application.	by Development Management.
DESFORD					
The housing requirement within the Core Strategy for Desford is a minimum of 110 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Desford.					
GROBY					
AS254 – Land at Sacheverell Way, Groby					
11.96	224	Agriculture	Greenfield	<p>The site is located to the south of Groby. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to the site.</p> <p>Site is within 800 metres of a bus stop, primary school, local centre, and open space. In terms of accessibility the SHLAA identified that it is not a favoured site as it is on the 'wrong' side of Sacheverell Way, although it does highlight that through speed reduction and 'urbanising' of Sacheverell Way together with appropriate forms of access it could accommodate development.</p> <p>The site falls within the Rothley Brook Meadows Green Wedge. The Green Wedge Review found this area to be particularly sensitive in terms of coalescence, especially in light of the Glenfield Park development.</p>	This site is not a suitable location as it breaches Sacheverell Way which would drastically change the development form of Groby. It was also identified as a sensitive area of the green wedge in terms of coalescence.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
AS270 – Land to the rear of Fern Crescent, Groby					
1.47	36	Residential dwelling and grazing	Combination	<p>The site is located to the north west of Groby. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). Two comments were received. One comment was received objecting to the site becoming an allocation. The second comment supported the site because limited development would not adversely affect traffic levels or impact on landscape character.</p> <p>Site is within 800 metres of a bus stop, primary school, local centre, and open space. Access would only be possible if a house on Fern Crescent was demolished.</p> <p>The Extended Phase 1 Habitat Survey identified that as the grassland is so intensively grazed it is not possible to determine whether the site is species rich. It was identified as a site of moderate ecological value.</p>	This site has not been selected for allocation as there is no adequate access.
AS497 - Land to the north of the M1					
14.93	280	Agriculture	Greenfield	<p>The site is located to the north west of Groby. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). Two comments were received, both objecting to the site becoming a preferred option.</p> <p>This site does not adjoin the built form of Groby.</p> <p>This site was identified in Area G of the Green Wedge Review (2011). There were no boundary amendments</p>	This site is not suitable for allocation as it is not adjacent to the settlement boundary.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				suggested to the green wedge which impact on this site. It identified that this site played a particularly important role in terms of protecting the settlement identities of Groby and Ratby.	
AS498 – Land at Sachverell Way, Groby					
4.41	83	Grazing	Greenfield	The site is located to the north west of Groby. The site was consulted upon as a preferred option (GRO21) in the Site Allocations Preferred Options Paper (2009). GRO21 received 63 objections, three general comments and one comment of support. This site was subject to two appeals on the site for 133 dwellings in 2009 under application reference 09/00798/FUL and for 91 dwellings in 2012 under reference 12/00250/FUL. Both appeals were dismissed and planning permission refused. The latest appeal was Judicially Reviewed and the results of that are awaited.	Due to the appeals and the site attracting the largest number of objections for a residential site in Groby this residential allocation has been removed. Also more suitable sites have been identified to meet the residual housing requirement for Groby.
AS620: Land to the east of Anstey Lane, Groby					
11.46	215	Agriculture	Greenfield	<p>The site is located to the north east of Groby. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to the site becoming an allocation.</p> <p>The site is within 800 metres of a bus stop and open space. Access to the site is off a rural road with generally fast moving traffic which may be unacceptable.</p> <p>The site is not adjacent to the settlement boundary as it is separated by the A50.</p> <p>The site is located within the Rothley Brook Meadows Green Wedge. There were no proposed boundary</p>	This site has not been selected for allocation due to problems with accessibility and it is segregated from the settlement by the A50.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>amendments to this area of the green wedge.</p> <p>Flood zones 2 and 3 cross the centre of the site which would limit the developable area close to the existing settlement boundary making the development even more detached from Groby.</p>	
AS611 – Land South of the Leicester Western Bypass					
11.02	207	Agricultural	Greenfield	<p>This site is located to the south east of Groby beyond the A46. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to the site becoming an allocation.</p> <p>The site is within 400 metres of a bus stop, primary school and open space.</p> <p>The site is not adjacent to the settlement boundary as it is separated by the A46. The site is also considered to be inaccessible by car.</p> <p>The site is located within the Rothley Brook Meadows Green Wedge. There were no proposed boundary amendments to this area of the green wedge.</p>	This site has been discounted because the site is considered unsuitable as it is not within or adjacent to the settlement boundary, access appears to be unlikely.
RATBY					
The housing requirement within the Core Strategy for Ratby is a minimum of 75 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Ratby.					
MARKFIELD					
The housing requirement within the Core Strategy for Markfield is a minimum of 80 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Markfield.					

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
BAGWORTH					
The housing requirement within the Core Strategy for Bagworth is a minimum of 60 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Bagworth.					
THORNTON					
There is no housing requirement for Thornton in the Core Strategy.					
BARLESTONE					
AS41 – Land off Brookside, Barlestone					
2.96	56	Agriculture	Greenfield	<p>The site is located to the south-east of Barlestone. The site was consulted upon as a preferred option (BARL02) in the Site Allocations Preferred Options Paper (2009). 63 comments were received objecting to this site, reasons given included highways issues, greenfield site, strain on infrastructure and impact on wildlife.</p> <p>A planning application (12/01029/FUL) was submitted on this site which also contained a section of AS42. The application was for 49 dwellings in total with 24 dwellings on this section.</p>	Due to the recent planning decision this site has been deemed unsuitable for allocation.
AS42 – Land off Spinney Drive, Barlestone					
3.07	58	Grassland	Greenfield	<p>The site is located to the south of Barlestone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to the site becoming a preferred option.</p> <p>A planning application (12/01029/FUL) was submitted on this site which also contained a section of AS41. The application was for 49 dwellings in total with 25 dwellings on</p>	Due to the recent planning decision this site has been deemed unsuitable for allocation.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				this section.	
AS43 – Land off Newbold Road, Barlestone					
1.09	27	Paddock	Greenfield	<p>The site is located to the north of Barlestone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Site is within 800 metres of a bus stop, post office, local centre, and open space. Access is via an unadopted road accessing Mill Farm Cottage off Newbold Road.</p> <p>Mature trees and hedgerows along the northern boundary.</p>	This site has not been selected for allocation due to problems with accessibility.
AS53 – Land off Bosworth Road, Barlestone					
24.52	460	Agriculture	Greenfield	<p>This site is located to the south of Barlestone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). One objection was received relating to access. Eighteen comments were received supporting the site to become an allocation.</p> <p>Site is within 800 metres of a bus stop, primary school, local centre, and open space. There is no current visible access. The site bounds the A447 and access could be provided onto this road, although this is likely to be unacceptable due to the road being fast moving. Access may also be achieved through SHLAA site AS638 but this would require third party agreement. Access could also be achieved via Bosworth Road but this would be some distance from the built form of the existing settlement.</p> <p>Grade 2 agricultural land is within the western portion of the</p>	This site has not been selected due to issues relating to access and more suitable alternatives being available.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>site. A stream runs north to the south through the centre of the site with drains to the north and a flood zone to the south but outside of its boundary.</p> <p>Trees scattered on site and hedgerows separate northern and southern fields. Part of the site is of ecological interest.</p>	
AS455 – Land at Barton Road, Barlestone					
3.25	61	Agriculture	Greenfield	<p>This site is located to the west of Barlestone and falls within the Parish of Osbaston. The site was consulted on as a preferred option for employment development in the Site Allocations Preferred Options Paper. The site received 48 objections; reasons given included it being a greenfield site, highways, wildlife impact, should be used for residential and impact of employment use. One general comment noted that it was within Osbaston Parish and there were two comments that supported the option as it would benefit the whole community.</p> <p>The site is within 800 metres of a bus stop, primary school, local centre, and open space.</p> <p>The Highway Authority have confirmed that this development is acceptable in principle subject to detailed design in accordance with the 6CsDG. A transport statement would need to be prepared in accordance with DfT and 6CsDG guidance, which would show the impact of the development. Additional infrastructure may be required to mitigate against the impact of the development on the surrounding network, particularly in relation to providing a safe walking route to the local primary school. Any new</p>	<p>This site has been discounted as part of the site is grade II agricultural land (red constraint) which will reduce capacity and may impact on economic viability. There are alternative sites which do not have a red constraint.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>access will require the removal of a significant amount of hedgerow to ensure adequate visibility is provided. The speed limit along the site frontage is 40 mph and the 30 mph limit would need to be extended to the west of the access. A suitable gateway treatment would be required to reduce speeds.</p> <p>The western part of the site is Grade 2 agricultural land, a red constraint identified within the Strategic Housing Land and Availability Assessment. Mature trees and hedgerows are present around the perimeter of the site.</p>	
AS676 – The Crabtree, Bagworth Road, Barlestone					
2.47	46	Paddock, Farmstead	Greenfield	<p>This site is located to the north east of Barlestone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). Two comments supporting this site to become an allocation were received.</p> <p>The site is within 800 metres of a bus stop, primary school, local centre, post office and open space.</p> <p>Hedgerows along site and field boundaries.</p> <p>The highway authority has confirmed that this development is acceptable in principle subject to detailed design in accordance with the 6CsDG. A transport statement would need to be prepared in accordance with DfT and 6CsDG guidance, which would show the impact of the development. Additional infrastructure may be required to mitigate against the impact of the development on the surrounding network, particularly in relation to providing a</p>	This site has been discounted because of uncertainties and potential impacts over accessibility

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				safe walking route to the local primary school. The existing access to the south of the site may be acceptable, but ensuring adequate visibility will require the removal of a significant amount of hedgerow which could have habitat potential which would require further exploration.	
AS969 – Land north of 63 Bagworth Road, Barlestone					
1.6	40	Agriculture	Greenfield	<p>This site lies to the north east of Barlestone and is adjacent to a small section of the settlement boundary. The site is a long, relatively thin section of agricultural land which extends away from the settlement to the north. This site was not consulted upon during the Preferred Options consultation as it was submitted to the Council through the SHLAA process after this consultation had taken place.</p> <p>Although classed as developable, the layout of this site would mean that its development would not lend itself as a natural extension to the settlement boundary of Barlestone.</p> <p>At c.400m from the Barlestone Local Centre, this site is considered to be within a reasonable walking distance of those services, however, the site chosen for allocation is nearer, and therefore preferable for development.</p>	This site has not been selected for allocation as it would not lend itself as a natural extension to the settlement and there are preferable sites for the development of the residual requirement in Barlestone.
MARKET BOSWORTH					
AS392 – Land north of Station Road, Market Bosworth					
4.08	77	Agriculture, grassland	Greenfield	The site is located to the north of Market Bosworth. The site was consulted upon as a preferred option (MKBOS01 (residential) and MKBOS14 (open space)) in the Site Allocations Preferred Options Paper (2009). 67 comments were received objecting to MKBOS01; reasons given included traffic congestion, visual impact, need for	Due to strong local opposition against this site being allocated an alternative has been selected.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>additional houses and impact on wildlife. There were seven general comments and five representations supporting the allocation. Nine comments were received objecting to the site becoming a neighbourhood equipped area of play, one comment of support was received and three general comments.</p> <p>Site is within 800 metres of a bus stop, primary school, and open space. Access would be onto Station Road.</p> <p>There are some mature hedgerows bordering the site.</p>	
AS399 – Nutwood Pastures, Market Bosworth					
4.69	88	Agricultural	Greenfield	<p>This site is located to the north of Market Bosworth. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). Four comments were received objecting to this site becoming a preferred option and one general comment was received.</p> <p>The site is within 800 metres of a bus stop, primary school, local centre, post office and open space. A public right of way runs to the south of the site. Some mature hedgerows and trees on the site. There are varying site levels.</p>	This site has not been selected as development would block or hinder an important view or vista as documented in the Market Bosworth Conservation Area Appraisal.
AS401 – Land to the rear of Harcourt Spinney, Market Bosworth					
1.86	46	Stables and Paddock	Greenfield	<p>This site is located to the north of Market Bosworth. The site was consulted upon as an alternative option in the Site Allocations Preferred Option Paper (2009). Six objections were received to this site becoming a preferred option.</p> <p>The site is within 800 metres of the local centre and the</p>	This site has been discounted as the site is not within or adjacent to the settlement boundary and access to the site is via an un-adopted track.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>primary school.</p> <p>Access to the site is currently an un-adopted track.</p> <p>This site is considered non-developable as the main body of the site is not within or adjacent to the settlement boundary.</p>	
AS973 – Land west of Beaumont Court, Station Road, Market Bosworth					
0.19	6	Scrub land	Brownfield	<p>This site is within the settlement boundary of Market Bosworth and is bounded on three sides by residential development. This site has been concluded to be deliverable and developable within the 2013 SHLAA. This site can be developed without a housing allocation within the Site Allocations and Development Management Policies DPD subject to the more detailed considerations by Development Management. As this site is a small site it has been concluded that the most appropriate approach to this site is through non allocation and allowing the presumption in favour of development within settlement boundaries to cover any future application.</p>	<p>This site is within the settlement boundary so can be developed without a formal allocation subject to more detailed consideration by Development Management.</p>
NEWBOLD VERDON					
AS440 – Land at Fourwinds, Barlestone Road, Newbold Verdon					
0.38	11	Residential and residential curtilage	Combination	<p>This site is located to the north of Newbold Verdon. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Site is within 800 metres of a bus stop, local centre, post office and open space. Access to the site would be off Desford Road which is a busy thoroughfare.</p>	<p>This site is unsuitable as the entire site is grade 2 agricultural land. Access to the site would be off Desford Road which is a busy thoroughfare.</p> <p>Development would breach</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				The site is on the northern side of Desford Road with limited development occurring on this side of the road.	Desford Road.
AS443 – Land Off Brascote Lane, Newbold Verdon					
16.33	306	Agricultural	Greenfield	<p>This site is located to the south of Newbold Verdon. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to this site becoming a preferred option and one comment supporting it.</p> <p>Site is within 800 metres of a bus stop, primary school, local centre, post office and open space. Access could be off Brascote Lane.</p> <p>There are some mature trees and hedgerows on site. The site is detached from the settlement due to allotments. The site would be adjacent to the settlement if combined with AS444.</p>	This site has not been selected as it would only be suitable if combined with AS444 (see below).
AS444 – Land South of Arnolds Crescent, Newbold Verdon					
6.73	126	Agricultural	Greenfield	<p>This site is located to the south of Newbold Verdon. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to this site becoming a preferred option.</p> <p>Site is within 800 metres of a bus stop, primary school, local centre, post office and open space. Site access would only be achieved by demolishing a property on Arnold's Crescent.</p> <p>Significant part of the site is identified as grade2 agricultural</p>	This site has not been selected as the land would need to be accessed via the demolition of a dwelling on Arnold's Crescent, none of which have been submitted.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				land.	
AS445 and AS446 – Land to the south east of Newbold Verdon, Off Kirkby Lane, Newbold Verdon					
24.16	453	Agriculture, Spinney	Greenfield	<p>This site is located to the south of Newbold Verdon. The site was consulted upon as NEW01b an alternative option in the Site Allocations and Generic Development Management Policies DPD Preferred Options (2009). Two comments, seventeen objections and two supporting representations were received.</p> <p>Site is within 800 metres of a bus stop, local centre, and open space.</p> <p>A significant section of the site is classified as grade 2 agricultural land. There are two ecology sites within the boundary; one to the south west and one to the north (Newbold Spinney).</p>	The site is unsuitable as the majority of the site is grade 2 agricultural land. The area which could be developed to the south of the site is too far from the settlement boundary for consideration.
AS447 – Land at 77 Desford Road, Newbold Verdon					
1.33	32	Grassland	Greenfield	<p>This site is located to the south of Newbold Verdon. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Site is within 800 metres of a bus stop, local centre, and open space. Access to the site could be achieved by the demolition of 77 Desford Road.</p> <p>The site is classified as grade 2 agricultural land. The site is of ecological interest.</p>	This site is unsuitable as the entire site is grade 2 agricultural land. Access to the site would be off Desford Road which is a busy thoroughfare. An alternative access is off Kirkby Lane which is narrow in nature and not appropriate.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
AS448 – Land north of Desford Road, Newbold Verdon					
2.06	39	Agricultural	Greenfield	<p>This site is located to the north of Newbold Verdon. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Site is within 800 metres of a bus stop, local centre, post office and open space. Access to the site would be off Desford Road which is a busy thoroughfare.</p> <p>The site is on the northern side of Desford Road with limited development occurring on this side of the road.</p>	<p>This site is unsuitable as the entire site is grade 2 agricultural land. Access to the site would be off Desford Road which is a busy thoroughfare.</p> <p>Development would breach Desford Lane.</p>
AS646 – Land to the rear of Mill Lane, Newbold Verdon					
0.04	1	Garages	Brownfield	<p>This site is within the settlement boundary of Newbold Verdon and is surrounded by residential development. This site has been concluded to be deliverable and developable within the 2013 SHLAA. This site can be developed without a housing allocation within the Site Allocations and Development Management Policies DPD subject to the more detailed considerations by Development Management. As this site is so small it has been concluded that the most appropriate approach to this site is through non allocation and allowing the presumption in favour of development within settlement boundaries to cover any future application.</p>	<p>This site is within the settlement boundary so can be developed without a formal allocation subject to more detailed consideration by Development Management.</p>
As599 – Garages 1-7 off Dragon Lane					
0.03	1	Garages	Brownfield	<p>This site consists of garages and was allocated for 1 dwelling (NEW14). This site was consulted on as a preferred option (2009). There were no responses to this allocations.</p>	<p>This site has been discounted as it is no longer available for development.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				This site is not available for development so has been discounted.	
STOKE GOLDING					
The housing requirement within the Core Strategy for Stoke Golding is a minimum of 60 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Stoke Golding.					
CONGERSTONE					
AS507 – Land at Main Street, Congerstone					
0.62	15	Residential and recreation	Combination	<p>This site is located to the north-west of Congerstone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Site is within 400 metres of a bus stop, primary school and open space. Access could be off Main Street or Church Field.</p> <p>Site is within Congerstone Conservation Area.</p> <p>A large part of the site is identified as amenity green space. No surplus of amenity green space has been identified within the village.</p>	This site is not suitable for allocation because development would require the loss of open space. The development would adversely affect the character of the conservation area. Availability is unclear as the submitted site contains occupied dwellings.
AS510 – Land south of Poplar Terrace, Congerstone					
0.53	13	Paddock	Greenfield	This site is located to the east of Congerstone. The site was consulted upon as a preferred option in the Site Allocations Preferred Options Paper (2009) (CON01). CON01 received a significant level of objections through a petition with 130 signatories which was received after the Preferred Options consultation had ended. Due to the level of public opposition it has been necessary to give consideration to alternative sites in the village capable of delivering the	This site has not been selected for allocation due to the level of local opposition against the site at preferred options and an alternative being available.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>residual housing requirement for Congerstone.</p> <p>Site is within 400 metres of a bus stop, primary school and open space. Access could be off Main Street or Church Field. Access could be achieved from Poplar Terrace.</p> <p>Hedgerows on southern and western boundaries.</p>	
AS511 – Land north of Barton Road, Congerstone					
1.26	31	Paddock, Scrubland	Greenfield	<p>This site is located to the east of Congerstone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). One comment was received noting that the allocation of this site would help repair the edge of the village by being more in-keeping with the traditional character of Congerstone.</p> <p>Site is within 400 metres of a bus stop, primary school and open space. Access could be off Barton Road.</p> <p>Flood risk zones 2 and 3 cover the northern section of the site. There are mature hedgerows and trees along the site perimeter.</p>	This site has not been selected because sensitive regard must be had to the adjacent conservation area.
HIGHAM ON THE HILL					
AS285 – Land off Main Street/Stoke Road, Higham on the Hill					
1.86	46	Grazing Land and Pond	Greenfield	<p>This site is located to the north east of Higham on the Hill. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 800 metres of a bus stop, primary school and open space. Access could be achieved off Main Street</p>	This site has not been selected because it would have a negative impact on the Conservation Area compared to alternatives available.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				<p>or Stoke Road.</p> <p>The site is within the Higham on the Hill Conservation Area. Mature trees are scattered across the site and hedgerows divide the site into smaller plots. A large pond lies within the site. The site undulates.</p>	
AS685 – Land to the rear of 5-43 Nuneaton Lane, Higham on the Hill					
1.74	43	Paddock	Greenfield	<p>This site is located to the south of Higham on the Hill. It was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Access is via a narrow track off Nuneaton Lane which may be problematic.</p> <p>Grade 2 agricultural land covers the majority of the site.</p>	The majority of the site is grade 2 agricultural land which is identified as a red constraint in the Strategic Housing Land Availability Assessment and therefore has not been selected for allocation.
AS691 – Land to the south of Main Street, Ivy House Farm, Higham on the Hill					
0.24	7	Agricultural and Paddock	Greenfield	<p>This site is located to the south of Higham on the Hill. It was consulted upon as a preferred option (HIG02) in the Site Allocations Preferred Options Paper (2009). Site HIG02 received one objection, one general comment and one comment of support.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. The current entrance to Ivy House Farm is via a dirt track off Main Street. Improvements to access may be required to accommodate residential development.</p> <p>The area fronting the highway is within a conservation area.</p>	This site has been identified in the Strategic Housing Land Availability Assessment as having ownership constraints and not being suitable or achievable. This site is therefore non-developable and can not be carried forward as a site allocation as this would be undeliverable.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
AS694 – Land south of Main Street (Cherry Orchard Estate), Higham on the Hill					
0.45	11	Grassland	Greenfield	<p>This site is located to the south west of Higham on the Hill. Part of the site was consulted upon as a preferred option (HIG10) in the Site Allocations Preferred Options (2009). Five comments were received objecting to the site and 2 general comments were received.</p>	<p>This site has been identified in the Strategic Housing Land Availability Assessment as having ownership constraints and not being available. This site is therefore non-developable and can not be carried forward as a site allocation as this would be undeliverable.</p>
AS700 – Land at Canterbury House, Higham on the Hill					
0.36	11	Residential and residential curtilage	Combination	<p>This site is located to the north east of Higham on the Hill. This site was consulted upon as an alternative option (under the reference EO1635). No comments were received.</p> <p>The site is within 800 metres of a bus stop, primary school and open space. The site entrance is on a bend.</p> <p>An ecological site encircles the front section of the site and mature trees and hedgerows are present along the entrance border strip.</p> <p>The site is within Higham on the Hill Conservation Area. Canterbury House is identified as an important local building within the Conservation Area Appraisal and should be retained.</p>	<p>Site is unsuitable due to the site not being adjacent to the settlement boundary. Development would also adversely impact upon the conservation area, the character of the settlement and would not enhance the rural fringe transition. In addition, a large dwelling currently stands on site which is an important local building to be retained as identified in the Conservation Area Appraisal.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
AS708 – Land east of Hilary Bevins Close, Higham on the Hill					
0.51	13	Grazing	Greenfield	<p>This site is located to the north of Higham on the Hill. This site was not consulted upon in the Site Allocations Preferred Options Paper (2009) as it had not been submitted at the time of publication.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Currently there is no direct access. However, access to the site could be achieved if the site was joined with AS284 where access is available and suitable form Hilliary Bevins Close. Outline planning permission (12/00482/OUT) has been granted for 21 dwellings on AS284.</p>	This site has not been selected as access is dependent on the final layout of the Hiliary Bevins Close development which has outline planning permission.
NAILSTONE					
AS423 – Land at Yew Tree Farm, Nailstone					
1.98	49	Residential, Agricultural, Paddock	Combination	<p>This site is located to the north of Nailstone. It was consulted upon as a preferred option (NAI02) in the Site Allocations Preferred Options Paper (2009). NAI02 received one objection and one general comment.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Access to the site is via Veros Lane a narrow single track road. Alternative access points were explored but were not deliverable.</p> <p>There are some mature trees and hedgerows on western boundary.</p>	This site is no longer an allocation as after further investigation it has been identified that an adequate and safe access is not possible into the site making the site undeliverable.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
AS425 – Glebe Farm, Occupation Road, Nailstone					
0.40	12	Residential, Paddock	Combination	<p>This site is located to the north of Nailstone. It was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Access to the frontage is via Rectory Lane. Field access is via an unadopted road off Occupation Road.</p> <p>A small slither of the site is Grade 2 agricultural land.</p>	The access roads on the site are narrow in nature and improvements would be required. Concern is raised over the economic viability and achievability of the site due to the limited residential capacity and the current dwelling and outbuildings located here.
AS427 – Land adjacent to 6 Main Street, Nailstone					
0.04	1	Residential	Greenfield	<p>This site is located within Nailstone settlement boundary and would constitute an infill plot. It was consulted upon as a preferred option (NAI10) in the Site Allocations Preferred Options (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Access to the site is to the side of number 6 Main Street.</p> <p>The site is Grade 2 agricultural land, as the site is inaccessible for this use the site has been classed as suitable for development.</p> <p>As the site is within the settlement boundary it has not been selected for allocation as it will only yield 1 dwelling. The site can therefore come forward for development without the benefit of an associated allocation.</p>	As the site is within the settlement boundary and the yield is only 1 dwelling concern is raised over the economic viability and achievability of the site due to the limited residential capacity.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
SHEEPY MAGNA					
AS518 – The Rectory, Church Lane, Sheepy Magna					
0.36	11	Residential and residential curtilage	Combination	<p>The site is located within the settlement boundary of Sheepy Magna. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Vehicular access is via a private drive accessed from Church Lane which is narrow in nature.</p> <p>The site is adjacent to All Saints Church a Grade II listed building.</p>	This site has not been selected as development may adversely affect the setting of a listed building.
AS520 – Land north of Holly Tree Cottage, Twycross Road, Sheepy Magna					
0.16	5	Paddock/ Meadow	Greenfield	<p>The site is located to the north of Sheepy Magna. The site was consulted upon as a preferred option (SHE01) in the Site Allocations Preferred Options (2009). Three objections were received and one support. Concerns raised included highway safety, poor transport sustainability, impact on local wildlife sites, landscape and visual impact.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Vehicular access would be off Twycross Road.</p> <p>There are mature trees and hedgerows along the boundary.</p>	For the reasons set out in the Site Allocations Background Paper this site has not been selected as it cannot accommodate all of the housing requirement for Sheepy Magna and it would be necessary to allocate two sites as opposed to one site.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
AS616 – Land adjacent to 152 Main Road, Sheepy Magna					
0.66	16	Paddock	Greenfield	<p>The site is located to the south of Sheepy Magna. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop and 800 metres of an open space. Access would be from Main Road.</p> <p>The site is within Grade 2 agricultural land.</p>	This site has not been selected for allocation as it lies wholly within Grade 2 agricultural land.
AS617 – Land north of 134 Main Road, Sheepy Magna					
0.06	2	Paddock	Greenfield	<p>The site is located to the south of Sheepy Magna. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop and 800 metres of an open space. The site can be accessed via a private driveway off Main Road.</p> <p>Site is within Grade 2 agricultural land.</p>	This site has not been selected for allocation as it lies wholly within Grade 2 agricultural land.
AS618 – Land at 131 Main Road, Sheepy Magna					
2.32	44	Agricultural, farm house	Combination	<p>This site is located to the south of Sheepy Magna. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop and 800 metres of an open space. Existing access is via the farm access off Main Road.</p>	This site has not been selected as it would adversely affect the settlements locally distinctive linear pattern as defined in the Landscape Character Assessment.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				There are some hedgerows located along the site boundaries with some mature hedgerow trees.	
AS701 – Land at Trout Pond Farm, Sheepy Magna					
0.51	13	Agricultural	Greenfield	<p>The site is located to the north of Sheepy Magna. The site was consulted upon as a preferred option (SHE02) in the Site Allocations Preferred Options (2009). Three comments of objection, one general comment and one comment of support were received.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. The Highways Authority have identified the development on this site would need to provide additional calming measures on Twycross Road to reduce speeds to 30 mph. Highways advised it is doubtful as to whether this could be justified. In addition visibility is restricted to the north and acceptable visibility may not be achievable. As a result this site is unlikely to be deliverable on highways grounds and as such an alternative site is required.</p>	Due to highway safety concerns this site has been discounted as an allocation.
AS702 – Land to the rear of Twycross Road, Sheepy Magna					
1.06	26	Paddock	Greenfield	<p>The site is located to the north of Sheepy Magna. The site was not consulted upon through the Site Allocations Paper Preferred Options Paper (2009).</p> <p>The site is within 400 metres of a bus stop, primary school and open space. There is potential access off Twycross Road.</p>	This site has been put forward for allotments so is not available for a housing allocation.
STANTON UNDER BARDON					
The housing requirement within the Core Strategy for Stanton Under Bardon is a minimum of 30 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Stanton Under Bardon.					

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
TWYXCROSS					
AS567 – Startins Tractor Sales, West of Main Road, Twycross					
0.85	21	Employment – occupied	Brownfield	<p>This site is located to the north west of Twycross. It was consulted upon as a preferred option for employment use within the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop, primary school and open space.</p> <p>The Employment Land and Premises Study Review advises 100% employment use to be retained.</p>	<p>This site has been deemed unsuitable for residential allocation as the site is occupied and the site is classified as 100% of employment uses to be retained within the Employment Land and Premises Study Review.</p>
WITHERLEY					
There is no housing requirement within the Core Strategy for Witherley					