



Hinckley & Bosworth  
Borough Council

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## **Hinckley and Bosworth Borough Council**

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

#### **Urban Areas Site Selection Justification Paper**

**2014**



## **The Residual Housing Requirement**

Since the adoption of the Core Strategy in 2009, extensive progress has been made towards achieving the required levels of housing development. However in some settlements a residual housing requirement remains and land needs to be allocated to meet this requirement. Where this is the case the number of dwellings the Council still have to find land for is specified in a calculation known as the residual housing requirement. The elements of this calculation are identified and explained below, taken from the baseline date of the Core Strategy (1 April 2009):

**Core Strategy Requirement (number of dwellings)**

**+**

**Dwellings expired**

**+**

**Alterations**

**-**

**Completions (net of demolitions)**

**-**

**Existing permissions (commitments)**

This justifications paper will identify the residual housing requirement for each settlement as of 1 April 2014. New permissions granted up to 1 September 2014 have also been included to provide the most up-to-date figures as possible.

A key aspect of the calculation is that any site identified in the current housing supply in Table 1 of the Core Strategy (large and small site commitments and developable sites) should not be removed from the residual housing requirement. This is because these sites have already been accounted for in determining how much land the Council still has to find land for. The status of each element of the residual housing requirement in regards to its situation identified in Table 1 of the Core Strategy will be highlighted in this section.

### **Dwellings expired since 1 April 2009**

Where sites identified as commitment in Table 1 of the Core Strategy have expired they need to be added onto the residual requirement. Planning permissions on sites which were not included in Table 1 of the Core Strategy

that have since expired do not need to be added back onto the residual requirement.

### Alterations

Where the capacity of a site identified as developable in Table 1 of the Core Strategy has been reduced (as informed by the latest Strategic Housing Land Availability Assessment Review 2013) the reduced capacity needs to be added to the residual requirement.

### Completions since 1 April 2009 (net of demolitions)

The number of dwellings completed since 1 April 2009 are removed from the residual requirement. If there have been completions on a site identified in Table 1 of the Core Strategy they should not be removed from the requirement. Any dwellings demolished since 1 April 2009 are removed from the gross completions figure, making the figure net of demolitions. A 50% provision of the total rooms provided from residential institutions (use class C2) has been included on sites completed since 1 April 2009.

### Existing permissions (commitments) at 1 September 2014 (net of superseded permissions and expiry rate)

The number of dwellings permitted since 1 April 2009 is removed from the residual housing requirement. Commitments not considered deliverable when the principles of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are applied are also removed from the total. If there have been permissions on a site identified in Table 1 of the Core Strategy they should not be removed from the requirement. A 50% provision of the total rooms to be provided from existing permissions for residential institutions (use class C2) has been included.

Where a there has been a reduction in the capacity of a site permitted prior to 1 April 2009 and then superseded following 1 April 2009 this needs to be added to the requirement.

An expiry rate of 4% for large sites and 11% for small sites has been applied to the projected delivery where the permission has not yet been implemented and where delivery on site could not be ascertained by the council.

Sites identified with a PP reference are those which have gained planning permission up to 1 September 2014. A site threshold of 5 dwellings or more has been applied for new sites permitted between 1 April 2014 and 31 August 2014 for the urban area.

## **Hinckley Urban Area**

## **Hinckley** **Justification of Site Selection**

### **Core Strategy Requirements**

The Core Strategy set out a minimum requirement for 1120 new homes to be delivered in Hinckley. The residual housing requirement for Hinckley is described below:

$$\begin{array}{r}
 \text{Hinckley Requirement (1120)} \\
 + \\
 \text{Expired Permissions (376)} \\
 + \\
 \text{Alterations (63)} \\
 - \\
 \text{Dwellings completed (352)} \\
 - \\
 \text{Dwellings committed (permissions) (392)}
 \end{array}$$

Hinckley Residual Housing Requirement = **815 dwellings**

The sites included in this calculation are listed below.

Expired Permissions:

<b>Location</b>	<b>Planning Application Number</b>	<b>No. of dwellings</b>	<b>Site in Table 1 of the Core Strategy</b>	<b>SHLAA Ref No.</b>	<b>Dwellings added to residual requirement</b>
Land adj 38 Eastwoods Road	04/01051/FUL	1	Yes	As314	1
20 Brame Road	05/00228/FUL	1	Yes	As376	1
Rear of 219-221 Ashby Road	06/00232/OUT	1	Yes	As300	1
Rear of 1A Bowling Green Road	06/00253/FUL	1	Yes	As322	1
7A Coventry Road	06/00382/FUL	1	Yes	As721	1
12-14 Clarence Road	06/00500/FUL	2	Yes	As327	2
Land adj 34 Mill Hill Road	06/00667/FUL	1	Yes	As355	1
175 Rugby Road	06/00983/FUL	1	Yes	As343	1
Rear of 69 Butt Lane	07/00011/FUL	1	Yes	As313	1
130 Hollycroft	07/00247/FUL	2	Yes	As373	2
Onyx Rose Ltd, Wood Street	07/00443/FUL	24	Yes	As320 / As1048	24
61 King Richard Road	07/00452/FUL	2	Yes	As375	2

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19 Bradgate Road	07/00510/FUL	15	Yes	As318	15
Recreation Ground, Brodick Road	07/01030/FUL	49	Yes	As630	49
Cold Comfort Farm, Rogues Lane	07/01145/FUL	2	Yes	As731	2
Parkview Garage, 2 Queens Road	07/01222/OUT	12	Yes	As326	12
Trafford Knitwear Ltd and Severn Trent Ltd	07/01450/OUT	26	Yes	As310	26
Essentia House, 56 Upper Bond Street	08/00086/FUL	23	Yes	As916	23
99-101 Castle Street	08/00127/FUL	19	Yes	As329	19
Wharf Yard (Phase II)	08/00136/FUL	9	Yes	As772	9
Highfield Works, John Street	08/00303/FUL	41	Yes	As308	41
17 Alma Road	08/00367/OUT	11	Yes	As919	11
1 Hill Street	08/00417/FUL	10	Yes	As736	10
Ray Pears Joinery Ltd, 42-42A Mill Hill Road	08/00609/OUT	2	Yes	As785	2
Land rear of 10 Ashby Road	08/00692/FUL	7	Yes	As789	7
82 Middlefield Lane	08/00761/FUL	1	Yes	As790	1
Land adj 59 Langdale Road	09/00650/DEEM	5	No	As629	0
96 Factory Road	09/00901/OUT	14	No	As918	0
Land adj 147 Wykin Road	10/00043/DEEM	1	No	As878	0
63 Clarence Road	10/00128/FUL	4	Yes	As660	4
Dennis House, 4 Hawley Road	10/00465/EXT	56	Yes	As914	56
1 Trinity Vicarage Road	10/00588/EXT	13	Yes	As352	13
61 King Richard Road	10/00733/FUL	2	No	As375	0
Elm Lea Hotel, Ashby Road	10/00834/EXT	24	Yes	As378	24
48 Druid Street	10/00965/EXT	5	Yes	As894	5
Rear of 41 Butt Lane	11/00007/FUL	1	No	As941	0

The Cottage, Station Road	11/00028/EXT	9	Yes	As781	9
<b>Total:</b>					<b>376</b>

Alterations:

Location	SHLAA Ref No.	Reason for alteration	Dwellings added to residual requirement
Atkins Factory and car park	As357 / As358	Sites considered non-developable in SHLAA Review 2013	5
Hinckley Bus Station	As339	Site has planning permission for mixed use development	19
Land between Upper Bond Street and Druid Street	As364 (inc As894 / As 895/ As896)	As364 and As896 are considered non-developable in the SHLAA Review 2013. As894 is considered developable and As895 has planning permission	11
Carr House and Shirley Price Units, Hawley Road	As337 (now As913)	Site considered non-developable in SHLAA Review 2013	14
Rear of 47-49 Clarendon Road	As338	Site considered non-developable in SHLAA Review 2013	1
Land adj 59 Langdale Road	As629	Site capacity reduced from 6 dwellings in the Core Strategy to 3 dwellings in the SHLAA Review 2013	3
Rear of 2-14 Middlefield Place	As636	Site capacity reduced from 8 dwellings in the Core Strategy to 5 dwellings in the SHLAA Review 2013	3
Richmond Park Garages	As637	Site capacity reduced from 2 dwellings in the Core Strategy to 1 dwelling in the SHLAA Review 2013	1
Rear of 1 Middlefield Place	As649	Site considered non-developable in SHLAA Review 2013	3
Garages adj 70 John Nichols Street	As651	Site capacity reduced from 3 dwellings in the Core Strategy to 1 dwelling in the SHLAA Review 2013	2
New Street Car Park	As654	Site considered non-developable in SHLAA Review 2013	1
<b>Total:</b>			<b>63</b>

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
141-151 Stanley Road	87/00845	1	Yes	As381	0
16-20 Hill Street	04/00028/FUL	15	Yes	As736	0
53-55 Castle Street	04/00203/FUL	2	Yes	As713	0
Stamford House, 1 Hill	05/00217/FUL	4	Yes	As736	0



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Street					
32-36 Derby Road	05/00916/REM	14	Yes	As309	0
21 Brandon Road	06/00146/FUL	1	Yes	As342	0
Land off Outlands Drive	06/00473/REM	5	Yes	As370	0
39 London Road	06/01318/FUL	12	Yes	As325	0
Central Club, Mansion Street	07/00648/FUL	14	Yes	As665	0
52-54 Derby Road	07/00875/FUL	2	Yes	As730	0
335 Coventry Road	07/01377/FUL	2	Yes	As732	0
339 Coventry Road	07/01381/FUL	1	Yes	As733	0
4 Cumbrae Drive	07/01487/FUL	1	Yes	As768	0
78 Leicester Road	08/00084/FUL	1	Yes	As671	0
Land South of Sword Drive	08/00349/FUL	112	Yes	As371	0
42 Hollycroft	08/00432/FUL	1	Yes	As779	0
12 Brascote Road	08/00564/FUL	1	Yes	As784	0
Land adj Outlands Drive	08/00717/REM	73	Yes	As746	0
Mill Hill Business Centre, 5 Mill Hill Road	08/00884/FUL	20	Yes	As353	0
156 Queens Road	08/01106/FUL	1	Yes	As802	0
Hollycroft Estate *	09/00140/REM	78	Yes	As662/As 663	0
72-74 Trinity Lane	09/00410/COU	1	No	As845	1
15 Ashby Road	09/00239/COU	-1	No	As841	-1
Land adj 11 Alexander Gardens	09/00509/FUL	3	Yes	As374	0
Land adj 4 Granby Road *	09/00870/FUL	2	Yes	As661	0
39 Derby Road *	09/00884/FUL	37	Yes	As920	0
67A Castle Street	09/00924/FUL	4	No	As870	4
1A Queens Road	09/00928/COU	2	No	As871	2
Greyhound Stadium, Nutts Lane	09/01007/FUL	84	No	As294	84
Land adj 7 Alexander Gardens	10/00195/DEE M	2	No	As852	2
Land adj 3	10/00498/FUL	2	Yes	As788	0

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Rutland Avenue *					
Westmoreland Farm, Rogues Lane	10/00609/FUL	1	No	As935	1
10 Glebe Road	10/00632/FUL	1	No	As936	1
Narrows House, The Narrows	10/00681/FUL	3	No	As330	3
45 Rugby Road	10/00692/COU	-1	No	N/A	-1
Rear of 59 Butt Lane *	10/00793/FUL	1	Yes	As664	0
Flude House, Rugby Road **	10/00847/FUL	54	Yes	As337	24
52 Park Road	10/00931/FUL	1	No	As940	1
109A Factory Road	10/00934/COU	-1	No	As957	-1
109A Factory Road	10/00934/COU	1 (C2 use rooms)	No	As957	1
161 Ashby Road	10/00952/FUL	1	No	As856	1
21 Mount Road	11/00079/COU	-1	No	As958	-1
21 Mount Road	11/00079/COU	3 (C2 use rooms)	No	As958	3
North Warks and Hinckley College, London Road ***	11/00082/REM	96	Yes	As807	72
62 Castle Street	11/00271/FUL	1	No	As959	1
23A Mount Road	11/00298/TEMP	1	No	N/A	1
1-3 Regent Street	11/00335/FUL	6	No	As961	6
The Middlefield Inn, Tudor Road	11/00353/FUL	30 (C2 use rooms)	No	N/A	30
14 Lower Bond Street	11/00480/FUL	1	No	As963	1
155 London Road	11/00516/FUL	2	No	As964	2
55 Station Road	11/00546/FUL	1	No	N/A	1
24 Middlefield Place	11/00547/FUL	1	No	As863	1
Hinckley Club for Young People, Stoke Road ****	11/00571/FUL	17	Yes	As627	17
12 Trinity Vicarage Road	11/00632/FUL	-1	No	As996	-1
12 Trinity Vicarage Road	11/00632/FUL	3 (C2 use rooms)	No	As996	3
Land adj 49	11/00654/FUL	1	No	As1019	1

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Merevale Avenue					
Land rear of 69 Butt Lane	11/00797/FUL	1	Yes	As313	0
6 Shakespeare Drive	11/00811/FUL	2	No	As1040	2
Land adj Hinckley Golf Club, Leicester Road	11/01023/FUL	55	No	As304	55
55-57 Derby Road	12/00021/FUL	1	No	As939	1
32 Butt Lane	12/00066/FUL	1	No	As800	1
Land off Eastwoods Road	12/00080/FUL	2	No	As316	2
Former Highfield Works, John Street	12/00446/FUL	36 (C2 use rooms)	No	As744	36
8-8A The Borough	12/00552/FUL	2	No	As1042	2
16A Station Road	12/00563/COU	1	No	As1078	1
Land at Springfield Road *	12/00768/FUL	1	Yes	As793	0
Land at St Francis Close *	12/00821/FUL	7	Yes	As383	0
Rogues Barn, Hinckley Fields Farm, Rogues Lane	12/00837/FUL	1	No	As1068	1
11 Mount Road	12/01075/COU	-1	No	As1079	-1
11 Mount Road	12/01075/COU	4 (C2 use rooms)	No	As1079	4
18 Alexander Gardens	12/01110/FUL	1	No	As1067	1
104 Northfield Road	13/00316/FUL	-1	No	N/A	-1
23 De Montfort Road	13/00391/FUL	1	No	As938	1
67 Clarendon Road	13/00724/FUL	-1	No	N/A	-1
<b>Total:</b>					<b>363</b>
<b>Minus Dwellings demolished (11)</b>					<b>352 (net)</b>

\* This permission supersedes a permission committed in Table 1 of Core Strategy

\*\* Flude House was included in the developable site row of Table 1 of the Core Strategy for 30 dwellings. Therefore only 24 of the 54 permitted dwellings should be included in the residual calculation

\*\*\* The College Sites were included in the developable site row of Table 1 of the Core Strategy for 60 dwellings. Therefore only 72 of the 132 permitted dwellings on the northern site should be included in the residual calculation. The capacity of 72 had been exceeded by 1 April 2014

\*\*\*\* The Hinckley Club for Young People was included in the developable site row of Table 1 of the Core Strategy for 48 dwellings. Therefore only 17 of the 65 permitted dwellings should be included in the residual calculation. The capacity of 17 dwellings had been exceeded by 1 April 2014

### Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
53/55 Castle Street	04/00203/FUL	1
335 Coventry Road	07/01377/FUL	1
67A Castle Street	09/00924/FUL	1
Greyhound Stadium Dwelling, Nutts Lane	09/01007/FUL	1
Westmoreland Farm, Rogues Lane	10/00609/FUL	1
1-3 Regent Street	11/00335/FUL	3
155 London Road	11/00516/FUL	1
6 Shakespeare Drive	11/00881/FUL	1
42 Ashby Road	12/00950/EXT	1
<b>Total:</b>		<b>11</b>

### Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Westfield Nurseries, 44 Westfield Road	06/00352/FUL and 07/01185/FUL	10	Yes	As345	0
Land south of Sword Drive	08/00349/FUL	4	Yes	As371	0
44 Forest Road	08/00907/FUL	1	Yes	As795	0
Land off Outlands Drive *	09/00140/REM	168	Yes	As662/As 663	0
63 Clarence Road *	10/00639/FUL	1	Yes	As660	0
Land between Upper Bond Street/Druid Street *	11/00058/EXT	17	Yes	As895	0
North Warks and Hinckley College, London Road ***	11/00082/REM	36	Yes	As807	0
53 Leicester Road **	11/00104/FUL	1	No	As943	0
Land rear of 1A Bowling Green Road	11/00182/FUL	1	No	As322	1
9 Spa Lane	11/00224/FUL	4	No	As945	4
Land adj 9 Springfield Road	11/00232/OUT	1	No	As946	1
Land adj 16 Trevor Road	11/00263/FUL	1	No	As947	1
51 Leicester Road	11/00426/FUL	1	No	As962	1
3 Cleveland	11/00435/EXT	14	Yes	As743	0

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Road *					
Hinckley Club for Young People, Stoke Road ****	11/00571/FUL	35	Yes	As627	0
Land rear of 31 and 33 Canning Street	11/00627/FUL	7	No	As1018	7
Moorbeck, 7 Butt Lane Close *	11/00680/EXT	2	Yes	As323	0
Moorbeck, 7 Butt Lane Close *	11/00681/EXT	2	Yes	As323	0
5 Wharf Yard	11/00808/FUL	9	No	As772	9
Land adj 6 Caldon Close	11/00882/FUL	1	No	As1020	1
66 Clarence Road	11/00952/FUL	1	No	As1021	1
66 Castle Street	11/01011/FUL	1	No	As1041	1
42 Mill Hill Road	11/01019/OUT	2	No	As785	2
Land adj Hinckley Golf Club, Leicester Road *****	11/01023/REM	128	No	As304	128
Land adj Greyhound Stadium, Nutts Lane	12/00341/FUL	83	No	As293	83
27 Trafford Road	12/00408/FUL	1	No	As948	1
Land adj 60 Teign Bank Road	12/00509/FUL	1	No	As1066	1
Cold Comfort Farm, Rogues Lane	12/00542/FUL	2	No	As731	2
37 Clarendon Road	12/00604/OUT	1	No	As1022	1
Land adj 34 Mill Hill Road	12/00646/FUL	1	No	As355	1
Land off St Francis Close *	12/00821/FUL	21	Yes	As383	0
Land adj Brick Pit, Ashby Road *	12/00950/EXT	25	Yes	As307	0
Former Jarvis Porter site, Coventry Road	12/01119/OUT	122	No	As976	122
Dean House, 8 Hollycroft	12/01117/FUL	4	No	As1080	4
Beavers Bar, 5 London Road	13/00086/FUL	12	Yes	As324	0

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*					
23 Bradgate Road	13/00226/EXT	1	Yes	As317	0
Land rear of 34 Butt Lane	13/00259/FUL	1	No	As942	1
86 Leicester Road	13/00424/FUL	1	No	As944	1
10-12 The Lawns	13/00319/FUL	3	No	As1121	3
13 Regent Street	13/00407/FUL	3	No	As1122	3
The Poplars, Watling Street	13/00556/OUT	3	No	As937	3
Rear of 36 Bowling Green Road	13/00561/FUL	2	No	As1065	2
1 Dale End Close	13/00609/OUT	1	No	As1107	1
12-14 Clarence Road	13/00623/FUL	2	No	As327	2
44 Barwell Lane	13/00639/OUT	1	No	As1108	1
Sherwood, Nutts Lane	13/00797/OUT	1	No	As288	1
27 Upper Bond Street, Hinckley *****	14/00235/CJG DO	24	No	N/A	24
The Cottage, Station Road *****	14/00326/FUL	9	Yes (site since expired)	As781	9
<b>Total:</b>					<b>423</b>
<b>Minus Superseded Permissions (28), Large Sites Expiry Rate (0) and Small Site Expiry Rate (3):</b>					<b>392 (net)</b>

\* This permission supersedes a permission committed in Table 1 of Core Strategy

\*\*This permission is not currently considered to be deliverable

\*\*\* The College Sites were included in the developable site row of Table 1 of the Core Strategy for 60 dwellings. Therefore only 72 of the 132 permitted dwellings on the northern site should be included in the residual calculation. As at 1 April 2014 96 dwellings have been completed, so the capacity of 72 dwellings has been exceeded

\*\*\*\* The Hinckley Club for Young People was included in the developable site row of Table 1 of the Core Strategy for 48 dwellings. Therefore only 17 of the 65 permitted dwellings should be included in the residual calculation. As at 1 April 2014 30 dwellings have been completed, so the capacity of 17 dwellings has been exceeded

\*\*\*\*\* This is a site permitted between 1 April 2014 and 31 August 2014

\*\*\*\*\* The capacity on this site has been amended by a permission granted between 1 April 2014 and 31 August 2014

In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green spaces and play provision are addressed and the strategic green infrastructure network as detailed in Core Strategy Policy 20 is implemented.

The Core Strategy requirement to allocate land for the development of 6 hectares of new office development has been addressed within the adopted Hinckley Town Centre Area Action Plan (March 2011). The Core Strategy requires the protection of allocated employment sites.

## Preferred Options Consultation Responses

At the preferred option consultation stage there were a number of potential housing allocations put forward. These included:

<b>Preferred Option Site Allocations (2009)</b>		
<b>Previous reference</b>	<b>Location</b>	<b>Proposed number of dwellings</b>
HIN01	Sherwood, Nutts Lane, Hinckley	6 dwellings
HIN02	Land at and rear of Netherfield House, Hinckley	51 dwellings
HIN03	Land off Nutts Lane, Hinckley	66 dwellings
HIN04	Former Greyhound Stadium, Hinckley	64 dwellings
HIN05	Land at 390 Coventry Road, Hinckley	14 dwellings (plus Neighbourhood Equipped Area of Play)
HIN06	Land off Nutts Lane, adjacent to AS289, Hinckley	35 dwellings
HIN07	18 Wood Street, Hinckley (known as ELS Factory North of Wood Street), Hinckley	2 dwellings
HIN08	Factory on Parsons Lane, Hinckley (known as ELS Factory, East of Parsons Lane), Hinckley	9 dwellings
HIN09	Factory west of Queens Road, Hinckley (known as ELS Hosiery Factory, West of Queens Rd), Hinckley	8 dwellings
HIN10	Hinckley AAP site: Land North of Mount Road, Hinckley	28 dwellings (Mixed Use)
HIN11	Hinckley AAP site: Railway Station, Southfield Road, Hinckley	24 dwellings (Mixed Use)
HIN12	Hinckley AAP site: Rugby Rd/Hawley Road, Hinckley	34 dwellings (Mixed Use)
HIN13	Land rear of 47 and 49 Clarendon Road, Hinckley	1 dwelling
HIN14	Hinckley AAP site: Bus Station, Hinckley	19 dwellings (Mixed Use)
HIN15	28-30 Westfield Road, Hinckley (known as ELS Timber Yard, South of	16 dwellings

	Westfield Road)	
HIN16	Hinckley AAP site: Leisure Centre, Hinckley	55 dwellings
HIN17	Hinckley AAP site: Atkins Factory, Hinckley	5 dwellings (Mixed Use)
HIN18	Hinckley AAP site: Stockwell Head/ Concordia Theatre	51 dwellings (Mixed Use)
HIN19	Factory, East of Teign Bank Road, Hinckley (ELS site)	9 dwellings
HIN20	Land rear of 124 Middlefield Lane, Hinckley	3 dwellings
HIN21	Hinckley Boys Club, Stoke Road, Hinckley	48 dwellings
HIN22	Land south of 59 Langdale Road, Hinckley	6 dwellings
HIN23	Land rear of 2-14 Middlefield Place, Hinckley	8 dwellings
HIN24	Richmond Park Garage site, South of Richmond Park	2 dwellings
HIN25	Rear of 1 Middlefield Place, Hinckley	3 dwellings
HIN26	Garages adjacent 70 John Nichols Street, Hinckley	3 dwellings
HIN27	New Street Car Park, Hinckley	1 dwelling
HIN28	Hinckley AAP site: North Warwickshire and Hinckley College Sites	60 dwellings (Mixed Use)
HIN41	Council Depot, Middlefield Lane, Hinckley	47 dwellings (Mixed Use)
HIN42	Area of Mixed Uses, Upper Bond Street, Hinckley	61 dwellings(Mixed Use)

There were not any preferred option residential sites which received a significant level of objection. The highest number of objections was 6 representations for two sites. One of these sites was HIN04 the 'Former Greyhound Stadium'. This site has received planning permission (09/01007/FUL) for 84 dwellings and the settlement boundary will be amended to accommodate this development. The other site which received six objections was HIN06 'Land off Nutts Lane', adjacent to AS289, this site has not been carried forward for an allocation due to highway capacity and ownership constraints.

There was also no significant level of objections to the alternative sites put forward.



### Progressing from the Preferred Options to selecting sites for allocation

Since the Preferred Options Report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Hinckley, the following studies have been updated or completed:

- Strategic Housing Land Availability Assessment (2013)
- Open Space, Sports and Recreational Facilities Study (2011)
- District, Local and Neighbourhood Centre Review (2012)
- Community, Cultural and Tourism Facilities Review (2013)
- Employment Land and Premises Review (2013)
- Extended Phase 1 Habitat Survey (2013)

These studies have provided an updated baseline position since 2009, identifying open spaces and community facilities for protection.

Since the publication of the Preferred Options Paper (February 2009), the Hinckley Town Centre Area Action Plan (AAP) has been adopted (March 2011). Amendments to the AAP originally resulted in less dwellings being accommodated on the AAP sites, however, due to a change in market deliverability for a number of these sites, they have now been superseded by residential allocations. The superseded policies are detailed in Appendix 2.

As highlighted in the Introduction, the Core Strategy was adopted in October 2009 and those sites which are identified in Table 1 of the Core Strategy can not be counted towards the residual housing requirement in the Site Allocations and these sites therefore have not been carried forward from the Preferred Options Paper.

In line with the sequential approach advocated in the Core Strategy, sites within the existing settlement boundary were considered first. Those sites that fall within the Hinckley settlement boundary are therefore preferable for allocation over and above other sites. However, it has not been possible to meet the residual requirement within the existing settlement boundary therefore it is necessary to consider sites adjacent to the settlement boundary to meet the shortfall.

Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

The Extended Phase 1 Habitat Survey has assessed additional sites and the Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

Sites to be allocated at September 2014

<b>Hinckley Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
HIN113PP	Hinckley Bus Station	Mixed Use	Town Centre AAP Policy 9
<b>Retail</b>			
HIN150N	Coventry Road and Strathmore Road Neighbourhood Centre	Neighbourhood Centre	DM22
HIN151N	Trent Road Neighbourhood Centre	Neighbourhood Centre	DM22
HIN152L	Clifton Way Local Centre	Local Centre	DM22
HIN153N	Tudor Road Neighbourhood Centre	Neighbourhood Centre	DM22
HIN154N	Coventry Road and Northfield Road Neighbourhood Centre	Neighbourhood Centre	DM22
HIN155L	Rugby Road Local Centre	Local Centre	DM22
HIN156L	Hawley Road Local Centre	Local Centre	DM22
HIN157L	Barwell Lane Local Centre	Local Centre	DM22
<b>Employment</b>			
HIN114	Dodwells Bridge Industrial Estate, Jacknell Road	Employment Site	DM19
HIN115	Tesco Distribution Depot, Dodwells Road	Employment Site	DM19
HIN116	Triumph Motorcycles, Dodwells Road	Employment Site	DM19
HIN117	Harrowbrook Industrial Estate	Employment Site	DM19
HIN118	Paynes Garage, South of Coventry Road	Employment Site	DM19
HIN119	Tungsten Park, Coventry Road	Employment Site	DM19
HIN120	Trinity Motors, North of Coventry Road	Employment Site	DM19
HIN121	Nutts Lane Industrial Estate	Employment Site	DM19
HIN122	Nutts Lane Industrial Estate / EME Site	Employment Site	DM19
HIN123	National Grid, Coventry	Employment Site	DM19

<b>Hinckley Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
	Road		
HIN124	National Grid, Brick Kiln Street	Employment Site	DM19
HIN125	Clover Park Industrial Estate	Employment Site	DM19
HIN126	Hinckley Fields Industrial Estate	Employment Site	DM19
HIN127	Timber Yard, South of Westfield Road	Employment Site	DM19
HIN128	Industrial Unit, Willowbank Road	Employment Site	DM19
HIN129	Hawley Road Industrial Estate and Hinckley Hub	Employment Site	DM19
HIN130	Sparkenhoe Business Centre, Southfield Road	Employment Site	DM19
HIN131	Industrial Units, South of Mill Hill Road	Employment Site	DM19
HIN132	Land north of Atkins Building	Employment Site	DM19
HIN133	46 Upper Bond Street	Employment Site	DM19
HIN134	Area of mixed uses, North of Upper Bond Street	Employment Site	DM19
HIN135	Factory, East of Teign Bank Road	Employment Site	DM19
HIN136	Land north of Well Lane	Employment Site	DM19
HIN137	Bond Street Glass and adjacent units	Employment Site	DM19
HIN138	48 Druid Street	Employment Site	DM19
HIN139	Industrial Units on east of Druid Street	Employment Site	DM19
HIN140	Units between Spencer Street and Alma Road	Employment Site	DM19
HIN141	Garage and Industrial Units, New Street	Employment Site	DM19
HIN142	Industrial Units between New Street and Alma Road	Employment Site	DM19
HIN143	Hosiery Factory / Builders Yard, South of John Street	Employment Site	DM19
HIN144	Atkins Building, Lower Bond Street	Employment Site	DM19
HIN145	Land at Corner of Stockwell Head and New Buildings, Holliers	Employment Site	DM19

<b>Hinckley Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
	Walk		
HIN146	Factory, North of Wood Street	Employment Site	DM19
HIN147	Factory / Works South of Wood Street	Employment Site	DM19
HIN149	Factory East of Parsons Lane	Employment Site	DM19
<b>Cultural and Tourism</b>			
HIN158	Trinity Marina, Wharf Farm, Coventry Road	Cultural and Tourism	DM24
HIN159	The Premier Inn, Wharf Farm, Coventry Road	Cultural and Tourism	DM24
HIN160	Hinckley and Bosworth District Museum, Lower Bond Street	Cultural and Tourism	DM24
HIN161	Concordia Theatre, Stockwell Head	Cultural and Tourism	DM24
<b>Open Space</b>			
HIN36	Waterside Park Amenity Green Space	Amenity Green Space	DM8
HIN37	Waterside Park Play Area	Amenity Green Space and Children's Play Space	DM8
HIN38	Waterside Green Corridor	Amenity Green Space	DM8
HIN39	Applebees Walk Amenity Green Space	Amenity Green Space	DM8
HIN40	Long Meadow Drive Amenity Green Space	Amenity Green Space	DM8
HIN41	Ashby Canal Green Corridor*	Green Corridor	DM8
HIN42	Canal Way Amenity Green Space	Amenity Green Space	DM8
HIN43PP	Sansome Drive Amenity Green Space	Amenity Green Space	DM8
HIN44PP	Greyhound Croft Green Space	Amenity Green Space and Children's Play Space	DM8
HIN45	Hammonds Sports Pitch	Outdoor Sports Facilities	DM8
HIN46	Odstone Drive Amenity Green Space	Amenity Green Space	DM8
HIN47	Brodick Road Green Space	Allotments and Amenity Green Space	DM8
HIN48	Brodick Close Amenity Green Space	Amenity Green Space	DM8
HIN49	Battling Brook Green Corridor	Green Corridor	DM8

<b>Hinckley Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
HIN50	Lochmore Drive Amenity Green Space	Amenity Green Space	DM8
HIN51	Brenfield Drive Amenit Green Space	Amenity Green Space	DM8
HIN52	Leven Close Amenit Green Space	Amenity Green Space	DM8
HIN53	Langdale Park Recreation Ground	Formal Park/ Outdoor Sports Facilities/Children's Play Space and Young Persons Facilities	DM8
HIN54	Ferndale Grove Amenity Green Space	Amenity Green Space	DM8
HIN55	Clarendon Park	Formal Park / Outdoor Sports Facilities / Children's Play Space and Young Persons Facilities	DM8
HIN56	Trinity Vicarage Road Amenity Green Space	Amenity Green Space	DM8
HIN57	Westfield County Infant and Junior School Playing Field	Outdoor Sports Facilities	DM8
HIN58	The Rock Gardens	Formal Park	DM8
HIN59	Sweet Pea Bowling Club	Outdoor Sports Facilities	DM8
HIN60	Granville Road Recreation Ground	Children's Play Space and Formal Park	DM8
HIN61	Laxford Close Amenit Green Space	Amenity Green Space	DM8
HIN62PP	Outlands Drive Amenit Green Space	Amenity Green Space	DM8
HIN63	Brosdale Drive Amenit Green Space	Amenity Green Space	DM8
HIN64	Weston Close Amenit Green Space	Amenity Green Space	DM8
HIN65	Erskine Close Amenit Green Space	Amenity Green Space	DM8
HIN66	Linwood Close Amenit Green Space	Amenity Green Space	DM8
HIN67	Clifton Way Amenit Green Space.	Amenity Green Space	DM8
HIN68	Aulton Crescent Amenity Green Space	Amenity Green Space	DM8
HIN69	Roston Drive Amenit Green Space	Amenity Green Space	DM8
HIN70	Wykin Park and	Formal Park / Allotments	DM8

<b>Hinckley Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
	Allotments	/ Children's Play Space and Young Persons Facilities, Natural and Semi-Natural Open Space	
HIN71	Battling Brook Junior and Infant School Playing Field	Outdoor Sports Facilities	DM8
HIN72	Preston Road Amenity Green Space and Play Area	Amenity Green Space and Children's Play Space	DM8
HIN73	Hollycroft Park	Formal Park and Outdoor Sports Facilities	DM8
HIN74	Wykin Linear Park Amenity Green Space	Amenity Green Space	DM8
HIN75	Landseer Drive Amenity Green Space	Amenity Green Space	DM8
HIN76	Redmoor High School and Dorothy Goodman School Playing Field	Outdoor Sports Facilities	DM8
HIN77	Richmond Primary School Playing Fields	Outdoor Sports Facilities	DM8
HIN78PP	Triumph Road Play Space	Children's Play Space	DM8
HIN79	Richmond Park	Formal Park/ Outdoor Sports Facilities/ Children's Play Space and Young Persons Facilities	DM8
HIN80	Hollycroft Allotments	Allotments	DM8
HIN81	Middlefield Lane Allotments	Allotments	DM8
HIN82	Netherley Court and Jelico Way Amenity Green Space	Amenity Green Space	DM8
HIN83	Barrie Road Amenity Green Space	Amenity Green Space	DM8
HIN84	Ashby Road Sports Club	Outdoor Sports Facilities	DM8
HIN85	Ashby Road Allotments	Allotments	DM8
HIN86	Falmouth Drive Amenity Green Space	Amenity Green Space	DM8
HIN87	Wendover Drive Amenity Green Space	Amenity Green Space	DM8
HIN88	Newquay Close Amenity Green Space	Amenity Green Space	DM8
HIN89	Woburn Close Amenity	Amenity Green Space	DM8

<b>Hinckley Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
	Green Space		
HIN90	Warwick Gardens Amenity Green Space	Amenity Green Space	DM8
HIN91	Darwin Close Amenities Green Space	Amenity Green Space	DM8
HIN92	Barwell Lane Amenities Green Space	Amenity Green Space	DM8
HIN93	Swallows Green Recreation Ground	Formal Park/ Outdoor Sports Facilities/ Children's Play Space and Young Persons Facilities	DM8
HIN94	Field Close Amenities Green Space	Amenity Green Space	DM8
HIN95	Ribblesdale Avenue Amenity Green Space	Amenity Green Space	DM8
HIN96	Coppice Walk Amenities Green Space	Amenity Green Space	DM8
HIN97	Ashby Road Cemetery	Cemeteries and Churchyards	DM8
HIN98	Hinckley Leisure Centre and Mount Road Amenity Green Space	Indoor Sports Facility and Amenity Green Space	DM8
HIN99	Unitarian Chapel Green Space	Cemeteries and Churchyards	DM8
HIN100	St Mary's Churchyard	Cemeteries and Churchyards	DM8
HIN101	Argents Mead and Memorial Garden	Formal Park	DM8
HIN102	Mount Grace High School Playing Field	Outdoor Sports Facilities	DM8
HIN103	Saint Peter's Catholic Primary School Playing Fields	Outdoor Sports Facilities	DM8
HIN104	Queens Park	Formal Park and Children's Play Space	DM8
HIN105	Bowling Green, Bowling Green Road	Outdoor Sports Facilities	DM8
HIN106PP	The Carriages Green Space	Amenity Green Space	DM8
HIN107	John Cleveland College Playing Fields	Outdoor Sports Facilities	DM8
HIN108	Hinckley Golf Club, Leicester Road	Outdoor Sports Facilities	DM8
HIN109PP	The Greens Amenities Green Space	Amenity Green Space	DM8

<b>Hinckley Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
HIN110	Clarendon Park Natural Walk	Natural and Semi-Natural Open Space	DM8/DM9
HIN111	The Big Pit, Ashby Road	Natural and Semi-Natural Open Space and Amenity Green Space	DM8/DM9
HIN112	Harwood Drive	Natural and Semi-Natural Open Space	DM8/DM9
<b>Community Facilities</b>			
HIN162	St John's Church Hall, Coventry Road	Community Facility	DM25
HIN163	Hinckley Wharf, Wharf Yard	Community Facility	DM25
HIN164	Westfield Community and Educational Hub, Rosemary Way	Community Facility	DM25
HIN165	Hollycroft Medical Centre, Clifton Way	Community Facility	DM25
HIN166	Hope Community Church, Deveron Way	Community Facility	DM25
HIN167	Gwendoline Community House, Gwendoline Avenue	Community Facility	DM25
HIN168	Battling Brook Community Hub, Frederick Avenue	Community Facility	DM25
HIN169	Redmoor High School, Wykin Road	Community Facility	DM25
HIN170	Dorothy Goodman Lower School, Stoke Road	Community Facility	DM25
HIN171	Richmond Primary School, Stoke Road	Community Facility	DM25
HIN172	Green Towers Hinckley Club for Young People, Richmond Road	Community Facility	DM25
HIN173	Hynca Lodge and St Francis Community Centre, St Francis Close	Community Facility	DM25
HIN174	Hinckley and Bosworth Community Hospital, Ashby Canal	Community Facility	DM25
HIN175	Dorothy Goodman Upper School, Middlefield Lane	Community Facility	DM25
HIN176	North Warwickshire and Hinckley College, Lower	Community Facility	DM25



<b>Hinckley Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
	Bond Street		
HIN177	The Trinity Centre, Trinity Vicarage Road	Community Facility	DM25
HIN178	Holliers Walk Primary School, Holliers Walk	Community Facility	DM25
HIN179	The Pathways Centre, Baptist Walk	Community Facility	DM25
HIN180	Hinckley Library, Lancaster Road	Community Facility	DM25
HIN181	St Mary's Church of England Primary School, Station Road	Community Facility	DM25
HIN182	St Mary's Community Hall, St Mary's Hall	Community Facility	DM25
HIN183	Station View Health Centre, Southfield Road	Community Facility	DM25
HIN184	Hinckley Health Hub, Hill Street	Community Facility	DM25
HIN185	St Peter's Catholic Primary School, London Road	Community Facility	DM25
HIN186	The Midlands Studio College, Spa Lane	Community Facility	DM25
HIN187	Mount Grace High School, Leicester Road	Community Facility	DM25
HIN188	John Cleveland College, Butt Lane	Community Facility	DM25
HIN01	Hinckley Settlement Boundary	Settlement Boundary	Core Strategy Policy 1
<b>Residential Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
HIN02	Land west of Hinckley, Normandy Way	850 dwellings	Core Strategy Policy 1
HIN03	Land at 390 Coventry Road	40 dwellings	
HIN04	Land adjacent to 59 Langdale Road	3 dwellings	
HIN05	Land at Manchester Hosiery, Queens Road	10 dwellings	
HIN06	Garages adjacent to 70 John Nichols Street	1 dwellings	Core Strategy Policy 1
HIN08	Leisure Centre, Coventry Road / Trinity Lane	66 dwellings	
HIN09	Land north of	19 dwellings	

<b>Hinckley Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
	Willowbank Road		
HIN10	Richmond Park garages	1 dwellings	
HIN11	Land to the East of Middlefield Lane	53 dwellings	
HIN12	Land rear of 2-14 Middlefield Place	5 dwellings	
HIN13	Essentia House, 56 Upper Bond Street	23 dwellings	
HIN14	Stockwell Head (Land east of Baptist Walk)	40 dwellings	
HIN15	Former Factory, South of Wood Street (23 Wood Street)	5 dwellings	
HIN16	99-113 Castle Street	24 dwellings	
HIN17	Land North of Mount Road (Vicarage Site)	40 dwellings	
HIN18	Land south of Southfield Road	68 dwellings	
HIN148	Land at Dennis House, Hawley Road	56 dwellings	
<b>Residential Site Allocations with Planning Permission*</b>			
HIN19PP	Land at Outlands Drive	246 dwellings	Core Strategy Policy 1
HIN20PP	5 Wharf Yard	9 dwellings	
HIN21PP	Land adjacent former Greyhound Stadium, Nutts Lane	83 dwellings	
HIN22PP	Former Jarvis Porter Site, Coventry Road	122 dwellings	
HIN23PP	Land south of Sword Drive	134 dwellings	
HIN24PP	Hinckley Club for Young People, Stoke Road	65 dwellings	
HIN25PP	Land at St Francis Close	37 dwellings	
HIN26PP	Land south of Brick Pit, Ashby Road	25 dwellings	
HIN27PP	Land between Upper Bond Street and Druid Street	17 dwellings	
HIN28PP	Land rear of 31 and 33 Canning Street	7 dwellings	Core Strategy Policy 1
HIN29PP	3 Cleveland Road	14 dwellings	
HIN30PP	27 Upper Bond Street	24 dwellings	
HIN31PP	Westfields Nurseries, Westfield Road	10 dwellings	
HIN32PP	The Cottage, Station Road	9 dwellings	

<b>Hinckley Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
HIN33PP	Former Beavers Bar, 5 London Road	12 dwellings	
HIN34PP	North Warwickshire and Hinckley College, London Road	132 dwellings	
HIN35PP	Land adjacent Hinckley Golf Club, Leicester Road	183 dwellings	
HIN191PP	Land at Paddock Way	10 dwellings	

\*Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to 1 September 2014.

Site references with the final suffix of N identify Neighbourhood Centres.  
Site references with the final suffix of L identify Local Centres

<b>Allocations which relate to but stand away from the settlement**</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
HIN189	Hinckley Sports Ground, Leicester Road	Outdoor Sports Facilities	DM8
Hinckley/Barwell/Earl Shilton/Burbage Green Wedge			

\*\*These Allocations appear on the Borough-wide proposals map.

<b>Site Selection Justifications</b>	
<b>RETAIL</b>	
<b>HIN150N</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Coventry Road and Strathmore Road Neighbourhood Centre
<b>Details of Allocation:</b>	A small cluster of seven units dispersed along Coventry Road the junction with Strathmore Road and the Wharf.
<b>Justification for the Allocation:</b>	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded by policy DM22.
<b>HIN151N</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Trent Road Neighbourhood Centre
<b>Details of Allocation:</b>	A small parade of shops situated within a residential estate. The allocation includes the public house, parking to the front and rear and the retail units rear service yard.
<b>Justification for the Allocation:</b>	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting

	the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded in line with policy DM22.
<b>HIN152L</b>	
<b>Previous Ref:</b> HIN63	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Clifton Way Local Centre
<b>Details of Allocation:</b>	A cluster of retail units situated within the Hollycroft estate. The allocation includes the public house, veterinary practice and medical centre. In addition the allocation includes the associated parking and public amenity space.
<b>Justification for the Allocation:</b>	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Neighbourhood Centre is safeguarded in line with policy DM22.
<b>HIN153N</b>	
<b>Previous Ref:</b> HIN75	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Tudor Road Neighbourhood Centre
<b>Details of Allocation:</b>	A small parade of shops which includes the curtilages to the rear, the health centre and community centre.
<b>Justification for the Allocation:</b>	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded in line with policy DM22.
<b>HIN154N</b>	
<b>Previous Ref:</b> HIN81	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Coventry Road and Northfield Road Neighbourhood Centre
<b>Details of Allocation:</b>	A small parade of shops orientated on the corner of the two roads. The allocation includes the hardstanding to the front which serves as parking.
<b>Justification for the Allocation:</b>	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded in line with policy DM22.
<b>HIN155L</b>	

Previous Ref: HIN80		SHLAA Ref: N/a
Location:		Rugby Road Local Centre
Details of Allocation:		A linear parade of shops focused on the northern reach of Rugby Road. The allocation includes any associated hardstanding and the rear gardens of the properties.
Justification for the Allocation:		The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Neighbourhood Centre is safeguarded in line with policy DM22.
HIN156L		
Previous Ref: HIN74		SHLAA Ref: N/a
Location:		Hawley Road Local Centre
Details of Allocation:		A cluster of retail units focused along Hawley Road and adjacent the Railway Station. The allocation includes the two supermarkets and the derelict site in-between and areas of hardstanding and parking.
Justification for the Allocation:		The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Local Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded in line with policy DM22.
HIN157L		
Previous Ref: HIN74		SHLAA Ref: N/a
Location:		Barwell Lane Local Centre
Details of Allocation:		A dispersed centre focused around ASDA supermarket which provides for the majority of the day to day needs of local residents. The allocation includes retail premises on Ashby Road. The allocation includes ASDA's associated car parking.
Justification for the Allocation:		The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Local Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded by policy DM22.
EMPLOYMENT		
HIN114		
Previous Ref: HIN30		SHLAA Ref: N/a
Location:		Dodwells Bridge Industrial Estate, Jacknell Road
Details of Allocation:		A large industrial estate with various occupiers located on the western periphery of Hinckley.

	standing to the north of Dodwells Road. The site has an area of 15.41 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a key employment area. This is identified as a category A site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN115</b>	
<b>Previous Ref:</b> HIN30	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Tesco Distribution Depot, Dodwells Road
<b>Details of Allocation:</b>	A key employer for the Borough, located between Triumph, Dodwells and Harrowbrook Industrial Estates. The site has an area of 8.30 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN116</b>	
<b>Previous Ref:</b> HIN30	<b>SHLAA Ref:</b> AS595
<b>Location:</b>	Triumph Motorcycles, Dodwells Road
<b>Details of Allocation:</b>	A key employer for the Borough located to the west of Hinckley, standing north of Dodwells Bridge Industrial Estate. The site has an area of 16.70 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a key employment area. This is identified as a category A site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN117</b>	
<b>Previous Ref:</b> HIN29	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Harrowbrook Industrial Estate
<b>Details of Allocation:</b>	A large industrial estate with various occupiers located on the western periphery of Hinckley, standing to the south of Dodwells Road. The site has an area of 37.16 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a key employment area. This is identified as a category A site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a

	range of employment opportunities.
<b>HIN118</b>	
<b>Previous Ref:</b> HIN36	<b>SHLAA Ref:</b> AS297
<b>Location:</b>	Paynes Garage, South of Coventry Road
<b>Details of Allocation:</b>	A small motor trade related industrial estate situated on the A5 to the west of Hinckley. The site has an area of 2.81 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN119</b>	
<b>Previous Ref:</b> HIN34	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Tungsten Park
<b>Details of Allocation:</b>	A mixed use commercial development comprising of a Sui Generis car showroom, A3/A5 restaurant, 7,550 square metres of flexible B1, B2, and B8 accommodation.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identifies Tungsten Park as a new employment site. This site is currently under construction, although the majority of development has now taken place. This site is a category A site to be retained for 100% employment use. There are ancillary uses within this employment allocation and any change of use planning applications on these elements will be considered on their own merits, those parts that are currently in employment use should be retained for this purpose.
<b>HIN120</b>	
<b>Previous Ref:</b> HIN35	<b>SHLAA Ref:</b> AS347
<b>Location:</b>	Trinity Motors, North of Coventry Road
<b>Details of Allocation:</b>	A car retail/garage situated adjacent Hinckley Marina. The current use is as a motor garage however the previous occupier for this use type has vacated the site. The site has an area of 1.8 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. The site owners advised the intention to retain the site for employment use. In addition buildings on the site are of good condition and there is good access to the strategic road network. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of



	employment opportunities.
<b>HIN121</b>	
<b>Previous Ref:</b> HIN33	<b>SHLAA Ref:</b> AS598
<b>Location:</b>	Nutts Lane Industrial Estate
<b>Details of Allocation:</b>	An industrial estate standing to the south west of Hinckley, adjacent to the railway line. The estate comprises various occupiers. The site has an area of 1.05 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 100% employment uses. Therefore this site will be safeguarded under policy DM19 to ensure a range of employment opportunities.
<b>HIN122</b>	
<b>Previous Ref:</b> HIN32 and HIN33	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Nutts Lane Industrial Estate/ EME Site
<b>Details of Allocation:</b>	An industrial estate situated on the south western corner of Hinckley, bounded by the Ashby Canal, Nutts Lane and the A5. The site has various occupiers including Hammonds, E.on and Western Power. The site has an area of 11.18 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN123</b>	
<b>Previous Ref:</b> HIN38	<b>SHLAA Ref:</b> AS977
<b>Location:</b>	Transco HQ, Coventry Road
<b>Details of Allocation:</b>	This is an edge of town centre employment area occupied by National Grid for office use. The site area is 1.17 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site with 69% of employment use to be retained. In this Review the site was assessed as part of a larger site including Jarvis Porter and the National Grid premises off Brick Kiln Street. Jarvis Porter is in the middle of the area and being allocated for residential use and therefore is removed from the employment allocation. The site assessed in the Employment Land and Premises Review identified that 31% other uses are allowed. This 31% has been taken up by the Jarvis Porter site and therefore the remaining employment use should be retained on HIN123.



	This site will be safeguarded under policy DM19 to ensure a range of employment opportunities.
<b>HIN124</b>	
<b>Previous Ref:</b> HIN38	<b>SHLAA Ref:</b> AS350
<b>Location:</b>	National Grid, Brick Kiln Street
<b>Details of Allocation:</b>	This is an edge of town centre employment area occupied by National Grid for office use. The site area is 7.13 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site with 69% of employment use to be retained. In this Review the site was assessed as part of a larger site including Jarvis Porter and the National Grid premises off Coventry Road. Jarvis Porter is in the middle of the area and being allocated for residential use and therefore is removed from the employment allocation. The site assessed in the Employment Land and Premises Review identified that 31% other uses are allowed. This 31% has been taken up by the Jarvis Porter site and therefore the remaining employment use should be retained on HIN124. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN125</b>	
<b>Previous Ref:</b> N/A	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Clover Park Industrial Estate, Cloverfield
<b>Details of Allocation:</b>	A modern industrial estate close to the northern perimeter of Hinckley, standing behind Morrison's Supermarket. The site has an area of 0.81 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 100% employment uses. Therefore this site will be safeguarded under policy DM19 to ensure a range of employment opportunities.
<b>HIN126</b>	
<b>Previous Ref:</b> HIN31	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hinckley Fields Industrial Estate
<b>Details of Allocation:</b>	A large industrial estate with various occupiers including a nursery, gym and first assist. The estate is located to the north of Hinckley, south of Normandy Way. The site has an area of 11.08 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a key employment area. This is identified as a

	category A site, to be retained for 95% employment uses. The remaining 5% allows for the area of the former council depot to be redeveloped for housing. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN127</b>	
<b>Previous Ref:</b> HIN15	<b>SHLAA Ref:</b> AS344
<b>Location:</b>	Timber Yard, South of Westfield Road
<b>Details of Allocation:</b>	A small complex of buildings on the edge of Hinckley town centre standing adjacent the railway line. The site is in light industrial use and has a single occupier. The site has an area of 0.39 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed. The site is currently occupied and the site owner has not identified this site for potential redevelopment. Therefore this site will be allocated in line with policy DM19 but redevelopment would be considered.
<b>HIN128</b>	
<b>Previous Ref:</b> HIN12	<b>SHLAA Ref:</b> AS911
<b>Location:</b>	Industrial Unit, Willowbank Road
<b>Details of Allocation:</b>	A moderate/low grade employment area to the south of town centre close to the railway station. The site is 0.33 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) assessed this site as part of a larger area including the former Fludes Factory (HIN129) and identified the area as a Category B site, with 75% of the area to be retained for employment use. Residential development has occurred on 25% of this larger area and therefore HIN128 should be retained for 100% employment use. This site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN129</b>	
<b>Previous Ref:</b> HIN12	<b>SHLAA Ref:</b> AS337, AS913, AS914
<b>Location:</b>	Hawley Road Industrial Estate and Hinckley Hub
<b>Details of Allocation:</b>	This site houses the Hinckley Hub, Dennis House, Carr House and Shirley Price Units. The main use is office space and light industrial. The site is 1.61 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) assessed this site as part of a larger area including HIN128 and identified the area as

	a category B site, with 75% of the area to be retained for employment use. Residential development has occurred on 25% of this larger area and therefore HIN129 should be retained for 100% employment use. This site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN130</b>	
<b>Previous Ref:</b> N/A	<b>SHLAA Ref:</b> AS335
<b>Location:</b>	Sparkenhoe Business Centre, Southfield Road
<b>Details of Allocation:</b>	A small business centre with light industrial use close to the train station and out of town retail area. The site has an area of 0.68 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. This centre provides extensive small businesses accommodation including incubation space. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN131</b>	
<b>Previous Ref:</b> HIN37	<b>SHLAA Ref:</b> AS354
<b>Location:</b>	Industrial Units, South of Mill Hill Road
<b>Details of Allocation:</b>	A small workshop with a single occupier within light industrial use and standing within Hinckley town centre. The site has an area of 0.22 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed. The site is currently occupied and the site owner has not identified this site for potential redevelopment. Therefore this site will be allocated in line with policy DM19 but redevelopment would be considered.
<b>HIN132</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Land north of Atkins Building, Upper Bond Street
<b>Details of Allocation:</b>	A good quality office building within Hinckley town centre and standing in close proximity to the Atkins building and college. The site has an area of 0.28 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.

<b>HIN133</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> AS363
<b>Location:</b>	46 Upper Bond Street
<b>Details of Allocation:</b>	This is a poor grade light industrial unit located on Upper Bond Street, a main road into Hinckley town centre. It has a site area of 0.1 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) assessed this unit as part of a larger site (Area of Mixed Uses, North of Upper Bond Street). It is identified as a category C site of which 75% of the area should be retained for employment use. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN134</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> AS917, AS918
<b>Location:</b>	Area of mixed uses, North of Upper Bond Street
<b>Details of Allocation:</b>	A linear cluster of mixed-use properties with various occupiers standing with the town centre AAP Boundary. The site has an area of 0.74 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 25% other uses allowed on site to enable mixed use options. The majority of these units are still in active use and no direction has been provided by the occupiers of their intention to relocate. Therefore this site will be allocated in line with policy DM19 as existing and occupied employment premises but sympathetic redevelopment would be considered where architecturally significant buildings are retained.
<b>HIN135</b>	
<b>Previous Ref:</b>	<b>SHLAA Ref:</b> AS379
<b>Location:</b>	Factory, East of Teign Bank Road
<b>Details of Allocation:</b>	A small, low quality, single storey factory within a residential area and town centre location. The site is in light industrial use and has a single occupier. The site has an area of 0.22 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed. The site is currently occupied and the site owner has not identified this site for potential redevelopment. Therefore this site will be allocated in line with policy DM19 but redevelopment to residential would be considered.
<b>HIN136</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> AS364

<b>Location:</b>	Industrial units, north of Well Lane
<b>Details of Allocation:</b>	A small cluster of older retail and office premises fronting Upper Bond Street and home to a key local retail business. The site stands within the Hinckley Town Centre AAP boundary. The site has an area of 0.37 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100 % other uses allowed on site. Despite the condition of the units they are still in active employment uses and no direction has been provided by the occupiers of their intention to relocate. Therefore this site will be allocated in line with policy DM19 as an existing and occupied employment area but sympathetic redevelopment would be considered.
<b>HIN137</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> AS895
<b>Location:</b>	Bond Street Glass and adjacent units, Upper Bond Street
<b>Details of Allocation:</b>	A small cluster of low grade industrial uses situated in Hinckley town centre. The site has an area of 0.08 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed on site. Despite the condition of the units they are still in active employment uses and no direction has been provided by the occupiers of their intention to relocate. Therefore this site will be allocated in line with policy DM19 as an existing and occupied employment area but sympathetic redevelopment would be considered.
<b>HIN138</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> AS894
<b>Location:</b>	48 Druid Street
<b>Details of Allocation:</b>	This is a moderate quality industrial unit in retail use. It is located within the Druid Street Conservation Area adjacent to a car park on Druid Street. It is 0.04 hectares in size.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed on site. Despite the unit being in retail use there is also part of the site which is being used for warehousing it is still in active employment uses and no direction has been provided by the occupiers of their intention to relocate. Therefore this site will be allocated in line with policy DM19 as an existing and occupied employment area

	but sympathetic redevelopment would be considered.
<b>HIN139</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> AS897
<b>Location:</b>	Industrial units east of Druid Street
<b>Details of Allocation:</b>	A small cluster of older mill properties with office and light industrial uses with various occupiers. The site has an area of 0.11 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN140</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> AS367
<b>Location:</b>	Units between Spencer Street and Alma Road
<b>Details of Allocation:</b>	A small cluster of older mill properties with office and light industrial uses with various occupiers including Acorn Designs. The site has an area of 0.17 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN141</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> AS369
<b>Location:</b>	Garage and Industrial Units, New Street
<b>Details of Allocation:</b>	This is a small cluster of units to the north of New Street. It is 0.24 hectares in size.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed on site. Despite the condition of the units they are still in active employment uses and no direction has been provided by the occupiers of their intention to relocate. Therefore this site will be allocated in line with policy DM19 as an existing and occupied employment area but sympathetic redevelopment would be considered.
<b>HIN142</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> AS368, AS919
<b>Location:</b>	Industrial Units between New Street and Alma Road
<b>Details of Allocation:</b>	This is a small cluster of units to the south of New Street and north Alma Road. It is 0.47 hectares in size.



<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed on site. Despite the condition of the units they are still in active employment uses and no direction has been provided by the occupiers of their intention to relocate. Therefore this site will be allocated in line with policy DM19 as an existing and occupied employment area but sympathetic redevelopment would be considered.
<b>HIN143</b>	
<b>Previous Ref:</b> N/A	<b>SHLAA Ref:</b> AS309, AS310
<b>Location:</b>	Hosiery Factory/Builders Yard, South of John Street
<b>Details of Allocation:</b>	This is a mass of low grade employment space to the north of Hinckley town centre. It has a number of different occupiers including Davenport Business Centre. It is 0.98 hectares in size.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN144</b>	
<b>Previous Ref:</b> HIN17	<b>SHLAA Ref:</b> AS358
<b>Location:</b>	Atkins Building, Lower Bond Street
<b>Details of Allocation:</b>	This is a historic three storey factory which has recently been refurbished into a mixed use scheme. It includes creative studios, serviced office space, an art gallery, café, meeting and function rooms. The site is 0.21 hectares in size.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 75% employment uses and 25% other uses allowed. This is to reflect the non-employment uses already on site. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN145</b>	
<b>Previous Ref:</b> HIN18	<b>SHLAA Ref:</b> AS361
<b>Location:</b>	Land at corner of Stockwell Head and New Buildings
<b>Details of Allocation:</b>	A large industrial complex in the retail area of Hinckley with various occupiers and comprising industrial/office and cleared land. The site has an area of 0.58 hectares and stands within the

	Hinckley Town Centre AAP boundary.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 50-75% other uses allowed on site. There are units in active use on site and no direction has been provided by the occupiers of their intention to relocate. Therefore this site will be allocated in line with policy DM19 as existing and occupied employment premises but redevelopment would be encouraged to enable the regeneration of the town centre.
<b>HIN146</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS321
<b>Location:</b>	Factory, North of Wood Street
<b>Details of Allocation:</b>	An isolated factory on the edge of the town centre, surrounded by residential properties. The site is in light industrial use and has a single occupier. The site has an area of 0.07 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed. The site is currently occupied and the site owner has not identified this site for potential redevelopment. Therefore this site will be allocated in line with policy DM19 but the redevelopment of the site would be considered.
<b>HIN147</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS1048
<b>Location:</b>	Factory/Works, South of Wood Street
<b>Details of Allocation:</b>	A compact mixed business area on the edge of Hinckley town centre comprising a number of established local businesses. The site has an area of 0.17 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. This area is well occupied. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>HIN148</b>	
<b>Previous Ref:</b> HIN09	<b>SHLAA Ref:</b> AS332
<b>Location:</b>	Hosiery Factory, West of Queens Road
<b>Details of Allocation:</b>	An isolated factory within a residential area, currently in light industrial use and has a single occupier. The site has an area of 0.19 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed. The site is currently occupied and the site owner has not



	identified this site for potential redevelopment. Therefore this site will be allocated in line with policy DM19 but retention and re-use of the factory for residential use would be considered.
<b>HIN149</b>	
<b>Previous Ref:</b> HIN08	<b>SHLAA Ref:</b> AS328
<b>Location:</b>	Factory, East of Parsons Lane
<b>Details of Allocation:</b>	A small isolated business centre within light industrial use with various occupiers. The site is surrounded by residential properties and stands adjacent to the railway line. The site has an area of 0.23 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed. The site is currently occupied and the site owner has not identified this site for potential redevelopment. In addition the site offers budget businesses space for which there is demand. Therefore this site will be allocated in line with policy DM19 but redevelopment would be considered.
<b>Cultural and Tourism</b>	
<b>HIN158</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Trinity Marina, Wharf Farm, Coventry Road
<b>Details of Allocation:</b>	A cultural and tourism facility, situated at the southern end of The Ashby Canal, in close proximity to Coventry Road. The allocation includes associated parking and hardstanding, wharf and store.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review identify this facility as one important component in the narrow boat offering along the Ashby Canal adding significantly to the tourism provision in the borough. This facility will be safeguarded in line with policy DM24.
<b>HIN159</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Premier Inn, Wharf Farm, Coventry Road
<b>Details of Allocation:</b>	A cultural and tourism facility, identified as a strategic hotel, adjacent to Trinity Marina. The allocation includes associated parking and hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review identify this facility as a vital component to the tourism offer in the borough which in turn supports a wide range of other economic activities. This facility will be safeguarded in line with policy DM24.

<b>HIN160</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hinckley and Bosworth District Museum, Lower Bond Street
<b>Details of Allocation:</b>	A cultural and tourism facility situated in Hinckley Town Centre. The allocation includes the associated hardstanding and garden to the rear.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review identify this facility as providing a valuable local historical resource. This facility will be safeguarded in line with policy DM24.
<b>HIN161</b>	
<b>Previous Ref:</b> HIN18	<b>SHLAA Ref:</b> AS361
<b>Location:</b>	Concordia Theatre, Stockwell Head
<b>Details of Allocation:</b>	A cultural and tourism facility situated in Hinckley Town Centre. The allocation includes the associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review identify this facility as providing a range of cultural activities including youth theatre, opera society and choral union. These facilities will be safeguarded in line with policy DM24.
<b>Open Space</b>	
<b>HIN36</b>	
<b>Previous Ref:</b> OS Ref 228	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Waterside Park Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a modern residential area, standing opposite Waterside Park Play Area. The site has an area of 0.10 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 55% and there is a shortfall in these open space types in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN37</b>	
<b>Previous Ref:</b> OS Ref 705 and 450	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Waterside Park Play Area
<b>Details of Allocation:</b>	Open Space: Amenity Green Space and Children's Play Space situated south of Paddock Way on the edge of the waterside residential estate. The site has an overall site area of 0.6 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the

	amenity green space has a quality score of 55% and the children's play area a quality score of 87% and there is a shortfall in these open space types in Hinckley. The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN38</b>	
<b>Previous Ref:</b> OS Ref 85 and 105	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Waterside Green Corridor
<b>Details of Allocation:</b>	Open Space: Green Corridor and Amenity Green Space spanning along the rear of properties of Applebees and Beams Meadow and east of the A5. The site comprises Applebees Meadow green corridor and Waterside Flood Retention Basin. The site has an overall site area of 2.35 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify quality scores for green corridors and did not identify a quality score for this area of amenity green space. The Study identified a shortfall of amenity green space in Hinckley. These areas of open space add to the amenity of local residents and visual quality of the area in addition to facilitating wildlife migration and providing links between the urban and rural hinterland. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN39</b>	
<b>Previous Ref:</b> OS Ref 193	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Applebees Walk Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a modern residential estate. The site has an area of 0.04 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 65% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN40</b>	
<b>Previous Ref:</b> OS Ref 229	<b>SHLAA Ref:</b> N/a

<b>Location:</b>	Long Meadow Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing alongside Long Meadow Drive and 390 Coventry Road. The site has an area of 0.11 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 45% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN41</b>	
<b>Previous Ref:</b> OS Ref 88	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Ashby Canal Green Corridor
<b>Details of Allocation:</b>	Open Space: Green Corridor bordering Ashby Canal.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify quality scores for green corridors and quantity standards were not addressed for this open space type. These areas of open space add to the amenity of local residents and visual quality of the area in addition to facilitating wildlife migration and providing links between the urban and rural hinterland. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN42</b>	
<b>Previous Ref:</b> HIN52, OS Ref 95	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Canal Way Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space which borders a modern residential estate to the south of Hinckley, adjacent to Ashby Canal. The site has an area of 1.11 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 65% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN43PP</b>	
<b>Previous Ref:</b> HIN03	<b>SHLAA Ref:</b> AS293
<b>Location:</b>	Sansome Drive Amenity Green Space

<b>Details of Allocation:</b>	Open Space: Amenity Green Space to the northern part of the approved residential site 'Land adjacent former Greyhound Stadium, Nutts Lane' (12/00341/FUL). The site has an area of 0.36 hectares.
<b>Justification for the Allocation:</b>	The Open Space Sports and Recreational Facilities Study (July 2011) did not identify this site as open space because the development of which it is part has not yet been constructed. The site will be fully assessed as part of the review of the Open Space Sports and Recreational Facilities Study. The site adds to the amenity of local residents of the new estate and visual quality of the area. The site fulfils the definition and criteria to be identified as open space and safeguarded through Policy DM8.
<b>HIN44PP</b>	
<b>Previous Ref:</b> HIN04	<b>SHLAA Ref:</b> AS294
<b>Location:</b>	Greyhound Croft Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space and Children's Play Space situated to the east of the approved site 'Former Greyhound Stadium, Nutts Lane' (09/01007/FUL). The site has an area of 0.16 hectares.
<b>Justification for the Allocation:</b>	The Open Space Sports and Recreational Facilities Study (July 2011) did not identify this site as open space because the development of which it is part had not been constructed. The site will be fully assessed as part of the review of the Open Space Sports and Recreational Facilities Study. The site adds to the amenity of local residents of the new estate and visual quality of the area. The site fulfils the definition and criteria to be identified as open space and safeguarded through Policy DM8.
<b>HIN45</b>	
<b>Previous Ref:</b> OS Ref 400	<b>SHLAA Ref:</b> As986
<b>Location:</b>	Hammonds Sports Pitch
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated on the south western corner of Hinckley. The site has an overall area of 1.45 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this open space has a quality score of 75% and there is a shortfall in this open space type in Hinckley. The site provides a recreational resource, providing facilities to undertake football. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.

<b>HIN46</b>	
<b>Previous Ref:</b> HIN61, OS Ref 94	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Odstone Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space on the edge of a residential area to the west of Hinckley, adjacent the Ashby Canal. The site has an area of 0.51 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 65% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN47</b>	
<b>Previous Ref:</b> HIN70, OS Ref 272, 103 and 99	<b>SHLAA Ref:</b> AS630
<b>Location:</b>	Brodict Road Green Space
<b>Details of Allocation:</b>	Open Space: Existing allotments (Langdale Road) situated in close proximity to Hinckley Marina. Also includes Battling Brook Flood Retention Basin and Brodict Road Amenity Green Space. The site has an overall site area of 4.31 hectares. The Study identified a shortfall in allotment provision in Hinckley.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall of allotment provision in Hinckley and in the Borough generally. The site also adds to the amenity of local residents and visual quality of the area in addition to providing an area of flood relief. The quality scores for the elements of the site are:</p> <ul style="list-style-type: none"> <li>• Langdale Road Allotments 70%</li> <li>• Brodict Road Amenity Green Space 0%</li> <li>• Battling Brook Flood Retention Basin 40%</li> </ul> <p>Therefore these areas will be safeguarded under the title Brodict Road Green Space with the opportunity for enhancement through policy DM8.</p>
<b>HIN48</b>	
<b>Previous Ref:</b> OS Ref 107	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Brodict Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area. The site has an area of 0.06 hectares.
<b>Justification for the</b>	The Open Space, Sports and Recreational



<b>Allocation:</b>	Facilities Study (July 2011) identified the site as having a quality score of 50% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN49</b>	
<b>Previous Ref:</b> OS Ref 83	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Battling Brook Green Corridor
<b>Details of Allocation:</b>	Open Space: Green Corridor spanning along Battling Brook from the A47 near the Triumph factory to the east up to Orkney Close. The site has an area of 2.28 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify quality scores for green corridors and quantity standards were not addressed for this open space type. These areas of open space add to the amenity of local residents and visual quality of the area in addition to facilitating wildlife migration and providing links between the urban and rural hinterland. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN50</b>	
<b>Previous Ref:</b> OS Ref 109	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Lochmore Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area. The site has an area of 0.04 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 50% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN51</b>	
<b>Previous Ref:</b> OS Ref 106	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Brenfield Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area. The site has an area of 0.04 hectares.
<b>Justification for the</b>	The Open Space, Sports and Recreational

<b>Allocation:</b>	Facilities Study (July 2011) identified the site as having a quality score of 40% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN52</b>	
<b>Previous Ref:</b> OS Ref 108	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Leven Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing in a residential area. The site has an area of 0.07 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 55% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN53</b>	
<b>Previous Ref:</b> HIN50, OS Ref 21, 471, 426, 469 and 470	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Langdale Park Recreation Ground
<b>Details of Allocation:</b>	Open Space: Formal Park, Outdoor Sports Facilities, Children's Play Space and Young Persons Facilities. The site has an overall site area of 3.38 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the sites open space typologies to have quality scores of:</p> <ul style="list-style-type: none"> <li>• Formal Park- 80%</li> <li>• Outdoor Sports Facilities- 80%</li> <li>• Young persons facilities <ul style="list-style-type: none"> <li>○ BMX Track- 60%</li> <li>○ Ball Court- 87%</li> </ul> </li> </ul> <p>The children's play space was not provided with a quality score. The Study identifies a shortfall in these open space types with the exception of formal parks where adequate provision is provided in Hinckley. This area of open space is multi-functional providing; equipped children's play space for children under 12 years old, outdoor sports facilities for cricket and football, two young persons facilities and formal park provision. This area is a vital and valuable</p>



	recreational resource and as such will be allocated as open space to be safeguarded through policy DM8.
<b>HIN54</b>	
<b>Previous Ref:</b> OS Ref 212	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Ferndale Grove Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area to the rear of Ferndale Grove and Windrush Drive. The site has an area of 0.23 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 55% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN55</b>	
<b>Previous Ref:</b> HIN64, OS Ref 17, 425, 464 and 463	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Clarendon Park, North of Coventry Road
<b>Details of Allocation:</b>	Open Space: Formal Park, Outdoor Sports Facilities, Children's Play Space and Young Persons facilities. The site has an overall site area of 12.22 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the sites open space typologies to have quality scores of:</p> <ul style="list-style-type: none"> <li>• Formal Park- 70%</li> <li>• Outdoor Sports Facilities- 65%</li> <li>• Children's play space- 80%</li> <li>• Young persons facilities- 67%</li> </ul> <p>The study identified a shortfall in outdoor sports provision; children's play space and young persons facilities in Hinckley. There is a sufficient level of formal park provision. This area of open space is multi-functional providing a nature walk, a multi-use games area, cricket and football pitch facilities and equipped children's play space. This area is a vital recreational resource and as such will be allocated as open space to be safeguarded through policy DM8.</p>
<b>HIN56</b>	
<b>Previous Ref:</b> OS Ref 128	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Trinity Vicarage Road Amenity Green Space

<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area, south of Browning Drive. The site has an area of 0.32 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 55% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN57</b>	
<b>Previous Ref:</b> HIN65, OS Ref 349	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Westfield County Infant and Junior School Playing Field
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated between the two schools. The site has an overall area of 1.42 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this open space has a quality score of 70% and there is a shortfall in this open space type in Hinckley. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN58</b>	
<b>Previous Ref:</b> HIN60, OS Ref 1	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Rock Gardens, Coventry Road
<b>Details of Allocation:</b>	Open Space: Formal Park standing between Coventry Road, Northfield Road and Brandon Road. The site has an area of 0.36 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 80%. The Study identifies an adequate level of provision of formal parks in Hinckley. This type of open space provide opportunities for informal recreation, provides a sense of place and a focal point for community life. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN59</b>	
<b>Previous Ref:</b> OS Ref 522	<b>SHLAA Ref:</b> AS609

<b>Location:</b>	Sweet Pea Bowling Club, Coventry Road
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated south of Coventry Road. The site has an overall area of 0.16 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify an open space quality score for this site. The Study identified a shortfall in outdoor sports facilities in Hinckley. The site provides a recreational resource to Hinckley providing facilities to undertake bowling activities. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN60</b>	
<b>Previous Ref:</b> HIN58, OS Ref 18 and 465	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Granville Road Recreation Ground
<b>Details of Allocation:</b>	Open Space: Children's Play Space and Formal Park situated south of Coventry Road. The site has an overall area of 0.85 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the play space has a quality score of 80% and the recreation ground a quality score of 65%. The Study identifies a shortfall in Childrens play space in Hinckley but an adequate supply of formal parks. The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN61</b>	
<b>Previous Ref:</b> HIN53, OS Ref 93	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Laxford Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space within a residential area to the west of the Hinckley. The site has an area of 0.90 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.

	Preferred option public consultation responses supported the retention of this site as a green space.
<b>HIN62PP</b>	
<b>Previous Ref:</b> N/A	<b>SHLAA Ref:</b> AS633
<b>Location:</b>	Outlands Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Two areas of Amenity Green Space as part of the approved 'Land at Outlands Drive' scheme. The site has an overall site area of 0.94 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space because the development of which it is part was not approved at the time of the Study. The site will be fully assessed as part of the review of the Open Space Sports and Recreational Facilities Study. The site adds to the amenity of local residents of the new estate and visual quality of the area. The site fulfils the definition and criteria to be identified as open space and safeguarded through Policy DM8.
<b>HIN63</b>	
<b>Previous Ref:</b> OS Ref 92	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Brosdale Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space within a residential area to the east of the Hinckley. The site has an area of 0.83 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 70% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN64</b>	
<b>Previous Ref:</b> OS Ref 98	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Weston Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing in a residential area. The site has an area of 0.21 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 55% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open

	space through policy DM8 and offer enhancement in the future.
<b>HIN65</b>	
<b>Previous Ref:</b> OS Ref 112	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Erskine Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area. The site has an area of 0.12 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identifies there is a shortfall in amenity green space in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN66</b>	
<b>Previous Ref:</b> OS Ref 111	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Linwood Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area, east of Dunblane Way. The site has an area of 0.26 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identifies there is a shortfall in amenity green space in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN67</b>	
<b>Previous Ref:</b> HIN63, OS Ref 96	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Clifton Way Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing between Clifton Way, Deveron Way and Seaforth Drive. The site has an area of 2.06 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 65% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.

<b>HIN68</b>	
<b>Previous Ref:</b> OS Ref 113	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Aulton Crescent Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area, adjacent to Gowrie Close and Cumbrae Drive. The site has an area of 0.25 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN69</b>	
<b>Previous Ref:</b> OS Ref 97	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Roston Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing between Roston Drive and Outlands Drive. The site has an area of 1.88 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 65% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN70</b>	
<b>Previous Ref:</b> HIN46, HIN72, OS Ref 273, 20, 467, 474 and 468	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Wykin Park, South of Wykin Road and Springfield Park
<b>Details of Allocation:</b>	Open Space: Formal Park, Allotments, Children's Play Space, Young Persons facilities and Natural and Semi-Natural Open Space standing on the western periphery of Hinckley. The site has an overall area of 8.15 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the sites open space typologies to have quality scores of:</p> <ul style="list-style-type: none"> <li>• Formal Park- 80%</li> <li>• Children's play space- 85%</li> <li>• Allotments- 75%</li> <li>• Young persons facilities <ul style="list-style-type: none"> <li>○ Multi-use games area- 67%</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>○ BMX Track- 75%</li> </ul> <p>The study identified a shortfall in allotments, children's play space and young person's facilities in Hinckley. There is a sufficient level of formal park provision.</p> <p>This area of open space is multi-functional providing, a multi-use games area, allotments, equipped children's play space, a multi-use games area, and BMX track. This area is a vital recreational resource and as such will be allocated as open space to be safeguarded through policy DM8. Since the production of the evidence base document an area of the park has now become a Natural and Semi-Natural Open Space which will be safeguarded under policy DM9.</p>
<b>HIN71</b>	
<b>Previous Ref:</b> HIN88, OS Ref 346 and 714	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Battling Brook Junior and Infant School Playing Field
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities including a synthetic Turf Pitch situated to the west of the school. The site has an overall area of 1.1 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the playing fields have a quality score of 70% and the turf pitch a score of 73%. The Study identifies a shortfall in outdoor sports facilities in Hinckley. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN72</b>	
<b>Previous Ref:</b> HIN 45, OS Ref 243 and 478	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Preston Road Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space and Children's Play Space standing between Preston Road and Henry Street. The site has an overall area of 0.25 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the amenity green space as having a quality score of 35% and the play space a quality score of 20% and there is a shortfall in these open space

	types in Hinckley. The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN73</b>	
<b>Previous Ref:</b> HIN67, OS Ref 16, 422 and 423	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hollycroft Park
<b>Details of Allocation:</b>	Open Space: Formal Park and Outdoor Sports Facilities situated north west of Hinckley town centre. The site has an overall area of 4.14 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the open space typologies as having the following quality scores:</p> <ul style="list-style-type: none"> <li>• Formal Park- 100%</li> <li>• Outdoor Sports Facilities <ul style="list-style-type: none"> <li>○ Bowling Green- 90%</li> <li>○ Tennis Courts- 87%</li> </ul> </li> </ul> <p>The Study identifies a shortfall in outdoor sports facilities but identified an adequate provision of formal parks in Hinckley. This type of open space provide opportunities for informal recreation, provides a sense of place and a focal point for community life. In addition the park provides opportunities for tennis and bowls. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
<b>HIN74</b>	
<b>Previous Ref:</b> OS Ref 115	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Wykin Linear Park Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area, north of Wykin Road. The site has an area of 0.58 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 70% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>



<b>HIN75</b>	
<b>Previous Ref:</b> OS Ref 116	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Landseer Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area, north of Wykin Road. The site has an area of 0.77 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 60% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN76</b>	
<b>Previous Ref:</b> HIN89, OS Ref 350	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Redmoor High School and Dorothy Goodman School Playing Field
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated around Redmoor and to the rear of Dorothy Goodman school. The site has an overall area of 4.24 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this open space has a quality score of 70% and there is a shortfall in this open space type in Hinckley. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football, athletics and tennis. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN77</b>	
<b>Previous Ref:</b> HIN90, OS Ref 407	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Richmond Primary School Playing Fields
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated to the rear of the school. The site has an overall area of 0.74 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this open space as having a quality score of 60% and there is a shortfall in this open space type in Hinckley. The site provides a recreational and educational resource, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and the allocation of this site can help

	safeguard it as valued open space through policy DM8.
<b>HIN78PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS371
<b>Location:</b>	Triumph Road Play Space
<b>Details of Allocation:</b>	Open Space: Children's Play Space situated within the approved 'Land south of Sword Drive' development. The site has an overall site area of 0.14 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space because the development of which it is part had not been constructed. The site will be fully assessed as part of the review of the Open Space Sports and Recreational Facilities Study. The site adds to the amenity of local residents of the new estate and visual quality of the area. The site fulfils the definition and criteria to be identified as open space and safeguarded through Policy DM8.
<b>HIN79</b>	
<b>Previous Ref:</b> HIN 55, OS Ref 473, 23, 428 and 472	<b>SHLAA Ref:</b> AS625
<b>Location:</b>	Richmond Park, Richmond Road
<b>Details of Allocation:</b>	Open Space: Formal Park, Outdoor Sports Facilities, Children's Play Space and Young Persons Facilities. The site has an overall site area of 4.27 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the sites open space typologies to have quality scores of:</p> <ul style="list-style-type: none"> <li>• Formal Park- 70%</li> <li>• Outdoor Sports Facilities- 65%</li> <li>• Young persons facilities- 80%</li> </ul> <p>The children's play space was not provided with a quality score. The Study identifies a shortfall in these open space types with the exception of formal parks where adequate provision is provided in Hinckley. This area of open space is multi-functional providing, equipped children's play space for children under 12 years old, outdoor sports facilities for cricket and football, a multi-use games area for young people and formal park provision. This area is a vital and valuable recreational resource and as such will be allocated as open space to be safeguarded through policy DM8.</p>
<b>HIN80</b>	
<b>Previous Ref:</b> HIN69, OS Ref	<b>SHLAA Ref:</b> AS650

271	
<b>Location:</b>	Hollycroft Allotments
<b>Details of Allocation:</b>	Open Space: Existing allotments situated in a residential area enclosed by Hollycroft, Brame Road and Clivesway. The site has an area of 0.40 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall of allotment provision in Hinckley and in the Borough generally. Therefore allotments will be safeguarded with the opportunity for enhancement through policy DM8.
<b>HIN81</b>	
<b>Previous Ref:</b> HIN71, OS Ref 274	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Middlefield Lane Allotments
<b>Details of Allocation:</b>	Open Space: Existing Allotments situated off Middlefield Lane and to the rear of Hinckley Fields Industrial Estate. The site has an area of 0.48 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall of allotment provision in Hinckley and in the Borough generally. Therefore allotments will be safeguarded with the opportunity for enhancement through policy DM8. This site has a quality score of 70%
<b>HIN82</b>	
<b>Previous Ref:</b> OS Ref 211	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Netherley Court Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area. The site has an area of 0.17 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 55% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN83</b>	
<b>Previous Ref:</b> OS Ref 227	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Barrie Road Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area. The site has an area of 0.07 hectares.
<b>Justification for the</b>	The Open Space, Sports and Recreational

<b>Allocation:</b>	Facilities Study (July 2011) identified the site as having a quality score of 75% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN84</b>	
<b>Previous Ref:</b> OS Ref 384	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Ashby Road Sports Club
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated on the northern edge of Hinckley, to the west of Ashby Road. The site has an overall area of 2.13 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this open space has a quality score of 65% and there is a shortfall in this open space type in Hinckley. The site provides a recreational resource, providing facilities to undertake cricket. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN85</b>	
<b>Previous Ref:</b> OS Ref 269	<b>SHLAA Ref:</b> AS302
<b>Location:</b>	Ashby Road Allotments
<b>Details of Allocation:</b>	Open Space: Existing private allotments situated on the northern periphery of Hinckley, to the east of Ashby Road and North of the Northern Perimeter Road (A47). The site has an area of 0.63 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall of allotment provision in Hinckley and in the borough generally. Therefore allotments will be safeguarded with the opportunity for enhancement through policy DM8. The site has a quality score of 60%.
<b>HIN86</b>	
<b>Previous Ref:</b> OS Ref 118	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Falmouth Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area, standing by the junction with the A47 and Ashby Road. The site has an area of 0.13 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 65% and there is a

	shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN87</b>	
<b>Previous Ref:</b> OS Ref 119	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Wendover Drive Amenity Green Space
<b>Details of Allocation:</b>	Amenity Green Space standing within a residential area to the north east of Hinckley. The site has an area of 0.13 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN88</b>	
<b>Previous Ref:</b> OS Ref 90	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Newquay Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space within a residential area toward the northern periphery of Hinckley. The site has an area of 0.22 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 55% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN89</b>	
<b>Previous Ref:</b> OS Ref 121	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Woburn Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area. The site has an area of 0.05 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 60% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open

	space through policy DM8 and offer enhancement in the future.
<b>HIN90</b>	
<b>Previous Ref:</b> OS Ref 122	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Warwick Gardens Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area, east of Portland Drive. The site has an area of 0.06 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN91</b>	
<b>Previous Ref:</b> OS Ref 123	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Darwin Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area, to the rear of Norwood and Darwin Close. The site has an area of 0.10 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 60% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN92</b>	
<b>Previous Ref:</b> OS Ref 120	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Barwell Lane Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing alongside Barwell Lane. The site has an area of 0.35 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 55% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.



<b>HIN93</b>	
<b>Previous Ref:</b> HIN 48 OS Ref 22, 427, 476, 477 and 475	<b>SHLAA Ref:</b> AS624
<b>Location:</b>	Swallows Green Recreation Ground
<b>Details of Allocation:</b>	Open Space: Formal Park, Outdoor Sports Facilities, Children's Play Space and Young Persons Facilities. The site has an overall site area of 2.54 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the sites open space typologies to have quality scores of:</p> <ul style="list-style-type: none"> <li>• Formal Park- 75%</li> <li>• Children's play space <ul style="list-style-type: none"> <li>○ North- 70%</li> <li>○ South- 80%</li> </ul> </li> <li>• Outdoor Sports Facilities- 75%</li> <li>• Young persons facilities- 67%</li> </ul> <p>The Study identifies a shortfall in these open space types with the exception of formal parks where adequate provision is provided in Hinckley. This area of open space is multi-functional providing, a multi-use games area, two areas of equipped children's play space and a multi-use games area. This area is a vital and valuable recreational resource and as such will be allocated as open space to be safeguarded through policy DM8.</p> <p>Preferred option public consultation responses supported the retention of this site as a green space.</p>
<b>HIN94</b>	
<b>Previous Ref:</b> OS Ref 91	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Field Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space within a residential area to the east of the Hinckley. The site has an area of 0.75 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 65% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
<b>HIN95</b>	
<b>Previous Ref:</b> OS Ref 125	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Ribblesdale Avenue Amenity Green Space

<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area. The site has an area of 0.03 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 60% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN96</b>	
<b>Previous Ref:</b> OS Ref 126	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Coppice Walk Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area. The site has an area of 0.02 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 64% and there is a shortfall in this open space type in Hinckley. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN97</b>	
<b>Previous Ref:</b> HIN99, OS Ref 296	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Ashby Road Cemetery
<b>Details of Allocation:</b>	Open Space: Cemeteries and Churchyards standing east of Ashby Road and South of ASDA. The site has an area of 8.73 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 70% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN98</b>	
<b>Previous Ref:</b> OS Ref 223	<b>SHLAA Ref:</b> AS333
<b>Location:</b>	Proposed Hinckley Leisure Centre and Mount Road Amenity Green Space
<b>Details of Allocation:</b>	Leisure Facility and Open Space: Proposed Leisure Centre and Amenity Green Space north



	of Mount Road Car Park. The site has an area of 1.07 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that the existing amenity green space has a quality score of 70% and there is a shortfall in this open space type. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p> <p>The Council who own the Leisure Centre intend to replace the facility within Hinckley town centre as the current facility is no longer fit for purpose without significant investment. Accordingly, the Council has allocated the existing Leisure Centre for residential development under reference HIN08.</p> <p>This site provides an ideal location for the new facility as it is partly previously developed in nature, being the location of the former Council offices. The new Leisure Centre is expected to be operational in 2015 and will contain facilities including:</p> <ul style="list-style-type: none"> <li>• Main pool with an eight lane, 25 metre pool and 100 seats</li> <li>• Large learner pool</li> <li>• Family splash water fun element</li> <li>• Sauna and steam rooms</li> <li>• Sports hall with eight courts</li> <li>• Health and fitness studio with 120+ stations</li> <li>• Two dance studios and/or multi-purpose rooms</li> <li>• Catering area</li> <li>• Climbing wall</li> <li>• Village-style changing rooms</li> <li>• DDA compliant with changing place toilet</li> <li>• Integrated office accommodation</li> <li>• Car parking</li> <li>• Landscaping</li> <li>• Grassed play area</li> </ul>
<b>HIN99</b>	
<b>Previous Ref:</b> OS Ref 297	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Unitarian Chapel Green Space, Baines Lane
<b>Details of Allocation:</b>	Open Space: Cemeteries and Churchyards situated off Council Road, close to Hinckley town

	centre. The site has an area of 0.24 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 70% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN100</b>	
<b>Previous Ref:</b> OS Ref 306	<b>SHLAA Ref:</b> AS333
<b>Location:</b>	St Mary's Churchyard, Church Walk
<b>Details of Allocation:</b>	Open Space: Cemeteries and Churchyards situated in Hinckley Town Centre. The site has an area of 0.43 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 75% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN101</b>	
<b>Previous Ref:</b> OS Ref 14	<b>SHLAA Ref:</b> AS333
<b>Location:</b>	Argents Mead and Memorial Garden
<b>Details of Allocation:</b>	Open Space: Formal Park in the heart of Hinckley. The site has an overall area of 1.44 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the formal park as having a quality score of 80%. The Study identifies that Hinckley has adequate formal park provision. The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and a place of relaxation. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>HIN102</b>	
<b>Previous Ref:</b> HIN93, OS Ref 347	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Mount Grace High School Playing Field
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated to the north east of the school. The site has an

	overall area of 1.75 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this open space as having a quality score of 75% and there is a shortfall in this open space type in Hinckley. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN103</b>	
<b>Previous Ref:</b> HIN97, OS Ref 409	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Saint Peter's Catholic Primary School Playing Fields
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated in close proximity to the Town Centre. The site has an overall area of 0.49 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this open space as having a quality score of 60% and there is a shortfall in this open space type in Hinckley. The site provides a recreational and educational resource, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN104</b>	
<b>Previous Ref:</b> HIN 49, OS Ref 19 and 466	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Queens Park
<b>Details of Allocation:</b>	Open Space: Formal Park and Children's Play Space situated in-between Queens Road, Cleveland Road and London Road. The site has an overall area of 3.99 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the play space as having a quality score of 60% and the recreation ground a quality score of 70%. The Study identifies a shortfall in children's play space but an adequate supply of formal parks. The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation of this site can help safeguard it as a valued open space through policy DM8 and

	offer enhancement in the future.
<b>HIN105</b>	
<b>Previous Ref:</b> OS Ref 431	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Bowling Green, Bowling Green Road
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated in close proximity to the Town Centre. The site has an overall area of 0.15 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify an open space quality score for this site. The Study identified a shortfall in outdoor sports facilities in Hinckley. The site provides a recreational resource to Hinckley providing facilities to undertake bowling activities. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN106PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS807
<b>Location:</b>	The Carriages Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space in the centre of the approved residential site 'The Carriages' (11/00082/REM). The site has an overall area of 0.28 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space because the development of which it is part had not yet been constructed. The site will be fully assessed as part of the review of the Open Space Sports and Recreational Facilities Study. The site adds to the amenity of local residents of the new estate and visual quality of the area. The site fulfils the definition and criteria to be identified as open space and safeguarded through Policy DM8.
<b>HIN107</b>	
<b>Previous Ref:</b> HIN94, OS Ref 348, 713 and 726	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	John Cleveland College Playing Fields
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated to the south west of the school comprising playing fields, a synthetic turf pitch and tennis courts. The site has an overall area of 13.76 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this open space as having a quality score of 85%; a score was not provided for the turf pitch or tennis courts individually. The Study identifies a

	shortfall in this open space type in Hinckley. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football, athletics, tennis and cricket. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN108</b>	
<b>Previous Ref:</b> OS Ref 368	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hinckley Golf Club, Leicester Road
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated on the south eastern edge of Hinckley. The site has an overall area of 42.69 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify an open space quality score for this site. The Study identifies a shortfall in outdoors sports facilities in Hinckley. The site provides a recreational resource to Hinckley providing facilities to undertake golfing activities. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>HIN109PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS304
<b>Location:</b>	The Greens Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space to the south west of 'The Greens' development (11/01023/REM). The site has an overall area of 0.58 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space because the development of which it is part had not yet been constructed. The site will be fully assessed as part of the review of the Open Space Sports and Recreational Facilities Study. The site adds to the amenity of local residents of the new estate and visual quality of the area. The site fulfils the definition and criteria to be identified as open space and safeguarded through Policy DM8.
<b>HIN110</b>	
<b>Previous Ref:</b> OS Ref 724	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Clarendon Park Natural Walk
<b>Details of Allocation:</b>	Open Space: Natural and Semi-Natural Open Space. The site has an area of 1.64 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a

	quality score for this area of open space and quantity standards were not addressed for this open space type. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as a valued open space through policy DM9 and offer enhancement in the future.
<b>HIN111</b>	
<b>Previous Ref:</b> OS Ref 723	<b>SHLAA Ref:</b> AS306
<b>Location:</b>	The Big Pit, Ashby Road
<b>Details of Allocation:</b>	Open Space: Natural and Semi-Natural Open Space. The site has an area of 1.32 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this area of open space and quantity standards were not addressed for this open space type. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as a valued open space through policy DM9 and offer enhancement in the future.
<b>HIN112</b>	
<b>Previous Ref:</b> OS Ref 46	<b>SHLAA Ref:</b> AS975
<b>Location:</b>	Harwood Drive
<b>Details of Allocation:</b>	Open Space: Natural and Semi-Natural Open Space. The site has an area of 0.65 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this area of open space and quantity standards were not addressed for this open space type. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as a valued open space through policy DM9 and offer enhancement in the future.
<b>Community Facilities</b>	
<b>HIN162</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	St John's Church Hall, Coventry Road
<b>Details of Allocation:</b>	A congregational community facility situated Coventry Road. The allocation includes associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site serves the local community with activities such as slimming world and youth group. This facility will be



	safeguarded in line with policy DM25.
<b>HIN163</b>	
<b>Previous Ref:</b> HIN92/100	<b>SHLAA Ref:</b> AS290
<b>Location:</b>	Hinckley Wharf, Wharf Yard
<b>Details of Allocation:</b>	A congregational community facility utilising the water body for community activities. The allocation includes the water body and associated open space and hard standing.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site provides the facilities to host community activities such as angling club, sea cadets and training for water activities. This facility will be safeguarded in line with policy DM25.
<b>HIN164</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Westfield Community and Educational Hub, Rosemary Way
<b>Details of Allocation:</b>	<p>A collection of three facilities, one a congregational community facility and two educational community facilities;</p> <ul style="list-style-type: none"> <li>• Westfield Community Centre</li> <li>• Westfield Infant School</li> <li>• Westfield Junior School</li> </ul> <p>These facilities stand adjacent one another, divided by a shared playing field. The site stands close to the centre of Hinckley surrounded by residential properties. The allocation includes associated hardstanding but excludes open space which will be safeguarded in line with policy DM8.</p>
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing primary educational services to local residents and a number of community activities including art class, slimming world and kids club. These facilities will be safeguarded in line with policy DM25.
<b>HIN165</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hollycroft Medical Centre, Clifton Way
<b>Details of Allocation:</b>	A community health care facility forming the primary facility within the Hollycroft residential estate. The allocation includes the associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only medical centre within a reasonable walking distance of the estate. This facility will be

	safeguarded in line with policy DM25.
<b>HIN166</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hope Community Church , Deveron Way
<b>Details of Allocation:</b>	A congregational community facility situated adjacent the Clifton Way Local Centre within the Hollycroft Estate.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site a focal point for community activity with activities to include scouts, a youth club, baby group and slimming world. This facility will be safeguarded in line with policy DM25.
<b>HIN167</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Gwendoline Community House, Gwendoline Avenue
<b>Details of Allocation:</b>	A congregational community facility situated within the Wykin Estate.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing some limited community activities such as Zumba and day trips. This facility will be safeguarded in line with policy DM25.
<b>HIN168</b>	
<b>Previous Ref:</b> HIN88	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Battling Brook Community Hub, Frederick Avenue
<b>Details of Allocation:</b>	Includes three facilities, Battling Brook Primary School, Community Centre with a pre-school and Millfield Day Centre providing educational and congregational community facilities. The allocation includes associated hardstanding but excludes associated areas of open space which will be safeguarded in line with policy DM8.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a range of educational and congregational community services to the local community. These facilities are to be safeguarded in line with policy DM25.
<b>HIN169</b>	
<b>Previous Ref:</b> HIN89	<b>SHLAA Ref:</b>
<b>Location:</b>	Redmoor High School, Wykin Road
<b>Details of Allocation:</b>	An educational community facility situated off Wykin Road. The allocation includes associated hardstanding but excludes associated areas of open space which will be safeguarded in line with policy DM8.



<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a secondary school (lower school) serving pupils aged between 11 to 14 years. This facility will be safeguarded in line with policy DM25.
<b>HIN170</b>	
<b>Previous Ref:</b> HIN95	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Dorothy Goodman Lower School, Stoke Road
<b>Details of Allocation:</b>	An educational community facility providing specialised educational services. It is situated toward the northern periphery of Hinckley. The allocation includes associated hardstanding but excludes associated areas of open space which will be safeguarded in line with policy DM8.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an Academy providing specialised educational services to children between the ages of 4 (and a half) to 14 years. These facilities are to be safeguarded in line with policy DM25.
<b>HIN171</b>	
<b>Previous Ref:</b> HIN90	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Richmond Primary School, Stoke Road
<b>Details of Allocation:</b>	An educational community facility situated off Stoke Road. The allocation includes associated hardstanding but excludes associated areas of open space which will be safeguarded in line with policy DM8.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility providing primary education to local resident children. This facility will be safeguarded in line with policy DM25.
<b>HIN172</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS625
<b>Location:</b>	Green Towers Hinckley Club for Young People, Richmond Road
<b>Details of Allocation:</b>	A congregational community facility providing for a range of physical activities for the young residents of Hinckley. The facility is situated on Richmond Park. The allocation includes associated hardstanding but excludes associated areas of open space which will be safeguarded in line with policy DM8.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a range of activities including a Dance Hall, Skate Park and Recording studio. This unique concentration of facilities and services for

	the young people of Hinckley will be safeguarded in line with policy DM25.
<b>HIN173</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hynca Lodge and St Francis Community Centre, St Francis Close
<b>Details of Allocation:</b>	A community healthcare facility and a congregational community facility on Tudor Road, within a residential area. The allocation includes associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies Hynca Lodge provides specialised mental health facilities and is the only such facility in Hinckley. The community centre provides a congregational focus for local residents through the provision of various activities including Rainbows, Guides, Zumba and Tai Chi. These facilities will be safeguarded in line with policy DM25.
<b>HIN174</b>	
<b>Previous Ref:</b> HIN85	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hinckley and Bosworth Community Hospital, Ashby Road
<b>Details of Allocation:</b>	A large community health care facility forming the central hospital for Hinckley. The facility stands on the northern edge of Hinckley, off Ashby Road.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as Hinckley's largest healthcare facility providing a range of healthcare services. This facility will be safeguarded in line with policy DM25.
<b>HIN175</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Dorothy Goodman Upper School, Middlefield Lane
<b>Details of Allocation:</b>	An educational community facility providing specialised educational services. It is situated within a residential area of Hinckley. The allocation includes associated hardstanding but excludes associated areas of open space which will be safeguarded in line with policy DM8.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an Academy providing specialised educational services to children aged between 14 to 18 years. These facilities are to be safeguarded in line with policy DM25.

<b>HIN176</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS358
<b>Location:</b>	North Warwickshire and Hinckley College, Lower Bond Street
<b>Details of Allocation:</b>	An educational community facility standing within Hinckley Town Centre. The allocation includes associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a further education college providing a range of educational services to a wide catchment. This facility will be safeguarded in line with policy DM25.
<b>HIN177</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Trinity Centre, Trinity Vicarage Road
<b>Details of Allocation:</b>	A community congregational facility situated off Trinity Vicarage Road. The allocation includes the associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site a focal point for community activity with activities to include scouts, a drama group and weight watchers. This facility will be safeguarded in line with policy DM25.
<b>HIN178</b>	
<b>Previous Ref:</b> HIN96	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Holliers Walk Primary School, Holliers Walk
<b>Details of Allocation:</b>	An educational community facility on the edge of Hinckley Town Centre. The allocation includes the associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site an educational community facility providing primary education to local resident children. This facility will be safeguarded in line with policy DM25.
<b>HIN179</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS361
<b>Location:</b>	The Pathways Centre, Baptist Walk
<b>Details of Allocation:</b>	A congregational community facility standing on the edge of Hinckley Town Centre. The allocation includes associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a congregational focus for local residents through the provision of various activities including girls and boys brigade, a cyber café and arts and crafts groups. These facilities will be safeguarded in line with policy

	DM25.
<b>HIN180</b>	
<b>Previous Ref:</b> HIN14	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hinckley Library, Lancaster Road
<b>Details of Allocation:</b>	An educational community facility in Hinckley Town Centre.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as Hinckley's only public library. The facility provides a range of services such as internet, tourist information and under 5's reading club. This facility will be safeguarded in line with policy DM25.
<b>HIN181</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	St Mary's Church of England Primary School, Station Road
<b>Details of Allocation:</b>	An educational community facility situated in the heart of the Town Centre. This allocation includes both buildings and the associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site an educational community facility providing primary education to local resident children. This facility will be safeguarded in line with policy DM25.
<b>HIN182</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	St Mary's Community Hall, St Mary's Community Hall
<b>Details of Allocation:</b>	A congregational community facility situated in the heart of the Town Centre.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a congregational focus for local residents through the provision of community activities. This facility will be safeguarded in line with policy DM25.
<b>HIN183</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b>
<b>Location:</b>	Station View Health Centre, Southfield Road
<b>Details of Allocation:</b>	A community health care facility on the peripheries of Hinckley Town Centre. The allocation includes parking to the rear.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing health care and pharmacy facilities to local residents. This facility will be safeguarded in line with policy DM25.

<b>HIN184</b>	
<b>Previous Ref:</b> HIN98	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hinckley Health Hub, Hill Street
<b>Details of Allocation:</b>	Includes four community health care facilities situated within Hinckley Town Centre: <ul style="list-style-type: none"> <li>• Castle Mead Medical Centre</li> <li>• Orchard Resource Centre</li> <li>• Maples Medical Centre</li> <li>• Hinckley District Hospital and Health Centre</li> </ul> This site also includes three pharmacies.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review identifies this site as providing a range of health related services to the residents of Hinckley. These facilities are to be safeguarded in line with policy DM25.
<b>HIN185</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	St Peter's Catholic Primary School, London Road
<b>Details of Allocation:</b>	An educational community facility within Hinckley Town Centre. The allocation includes associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility providing primary education to local resident children. This facility will be safeguarded in line with policy DM25.
<b>HIN186</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS808
<b>Location:</b>	The Midlands Studio College, Spa Lane
<b>Details of Allocation:</b>	An educational community facility standing on the edge of Hinckley Town Centre. The allocation includes associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a college specialising in business, engineering and health and social care for pupils ages between 14 to 18 years. This facility will be safeguarded in line with policy DM25.
<b>HIN187</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Mount Grace High School, Leicester Road
<b>Details of Allocation:</b>	An educational community facility standing in close proximity to Hinckley Town Centre. The allocation includes associated hardstanding but excludes associated areas of open space.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a

	secondary school (lower school) serving pupils aged between 11 to 14 years. This facility will be safeguarded in line with policy DM25.
<b>HIN188</b>	
<b>Previous Ref:</b> HIN94	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	John Cleveland College, Butt Lane
<b>Details of Allocation:</b>	A large educational community facility standing on the south eastern corner of Hinckley. The allocation includes associated hardstanding but excludes associated areas of open space which will be safeguarded in line with policy DM8.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a large secondary school with sixth form. It also provides additional activities such as ladies hockey club, local history group and cricket club. This facility will be safeguarded in line with policy DM25.
<b>Settlement boundary</b>	
<b>HIN01</b>	
<b>Previous Ref:</b> HIN83	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Settlement Boundary for Hinckley
<b>Details of Allocation:</b>	The revised settlement boundary hugs the settlement's built form and curtilages and includes new site allocations.
<b>Justification for the Allocation:</b>	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
<b>Residential Site Allocations</b>	
<b>HIN02</b>	
<b>Previous Ref:</b> EOI 254 and 508	<b>SHLAA Ref:</b> AS299
<b>Location:</b>	Land west of Hinckley, Normandy Way
<b>Details of Allocation:</b>	Allocate site for residential development of 610 dwellings, a local shop or Neighbourhood Centre, Primary School and open space and play provision. The site has an overall area of 39.65 hectares.
<b>Justification for the Allocation:</b>	The full AS299 site was surveyed within the extended Phase 1 Habitat Survey and water voles were identified which are located close to the Ashby Canal, a full protected species survey would be required with a planning application on this site. See Habitat Survey Figure 12b and Target notes 31 – 38.

	<p>The site is Greenfield and has been identified following extensive site searches to exhaust all possible options of brownfield and then green field sites within the Local Plan 2001 settlement boundary. Due to a lack of available sites to meet the Hinckley Housing requirement identified within the Core Strategy this site has been selected to meet the shortfall.</p> <p>There is an existing access available to the south east corner of the site, and a further road access is required to deliver the development which would need to be located to the north of the site onto the Northern Perimeter Road West.</p> <p>The site has access to high order facilities and services such as Hospital, schools, college, the town centre, employment opportunities and recreation.</p> <p>As described above the site will deliver a one form entry primary school to accommodate the children of the development.</p> <p>Safe pedestrian links will have to be created from the development into the urban area to create that sustainable and essential link.</p> <p>A small neighbourhood centre or local shop will also be required on site as the site is beyond the reasonable walking distance of any of the existing district, local or neighbourhood centres as identified within the District, Local and Neighbourhood Centre Review (February 2012).</p> <p>A particular focus will need to be made on the boundary landscaping to enhance the newly created urban fringe and the transition from urban to rural, in accordance with the Landscape Character Assessment (July 2006). The development must focus on the connection with the existing urban area as the Landscape Character Assessment highlights sensitivity around the sites feeling of remoteness from the urban area.</p> <p>The proposed allocated is set back significantly from the Conservation Area of Ashby Canal.</p> <p>The rural character of this area is already eroded</p>
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	<p>by Triumph, Hinckley and the A47 which is a strategic access.</p> <p>During the preferred option consultation 2 letters of support for the site were received and no objections.</p>
<b>Modifications Justification</b>	<p>Following the Pre-Submission (Regulation 19) consultation period in February 2014, the minimum number of dwellings to be allocated to this site has increased from 610 to 850. The reasons for this increase are as follows:</p> <ul style="list-style-type: none"> <li>• The site area and number of units to be delivered on this site has increased in line with the on-going discussions with the site developer.</li> <li>• The number of units has increased in order to deliver a full one form entry primary school instead a part thereof which 610 dwellings would deliver.</li> <li>• The scheme of 850 dwellings will ensure delivery of the facilities on the site, and also the delivery of vital infrastructure to connect the site with the main urban area which is critical to the success of the allocation as outlined within the strategic policy.</li> </ul> <p>When assessed in the Sustainability Appraisal Addendum, it was concluded that this site would have a major positive impact on a number of the sustainability objectives due to the ability of the site to deliver additional facilities and services to an area of the town which is currently underprovided for. The assessment found that there could be negative impacts relating to a number of the objectives, particularly relating to transport and the number of new vehicles that the development would introduce to the area. It is however considered that these negative impacts would be faced regardless of the location of the development yet this would be mitigated to a degree through the delivery of additional services as part of the site which would reduce the number of car journeys from the site.</p> <p>It was concluded that, when comparatively</p>



	assessed against all reasonable alternatives for this scale of residential development within Hinckley, this site is appropriate for residential allocation.
<b>HIN03 (removed)</b>	
<b>Previous Ref:</b> EOI 765	<b>SHLAA Ref:</b> AS1049
<b>Location:</b>	Land to the South East of Wykin Park South, located within Hinckley urban area, the site currently forms a small proportion of Wykin Park.
<b>Details of Allocation:</b>	Allocate site for residential development for a minimum of 17 dwellings. The site has an overall area of 0.51 hectares.
<b>Justification for the Allocation:</b>	<p>This site would constitute a loss of a small proportion of Wykin Park which is classed as a formal park within the typologies of the Open Space, Sport and Recreational Facilities Study (July 2011). Within the Study (page 350) it states that this open space typology within Hinckley is in excess of the quantity and accessibility standards therefore it is considered that the loss in this location would be acceptable in terms of reducing the requirement to use open countryside to meet the housing requirement for Hinckley. Also this location is within close proximity to existing facilities and services such as schools and open space and the use would be in conformity with the adjacent land uses.</p> <p>Access could be gained through the adjacent new housing development.</p> <p>There are no known ecological items of value but a habitat survey will be required with the planning application.</p> <p>This development is acceptable in principle subject to detailed design in accordance with the 6Cs Design Guide (6CsDG). A transport statement would need to be prepared in accordance with DfT and 6CsDG, 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. Omaha Drive is still subject to a Section 38 agreement with Jelson Ltd and is not publicly maintained.</p>
<b>Modifications Justification</b>	This site is now no longer available for development and can therefore <b>no longer be allocated</b> for residential use.

<b>HIN03</b>	
<b>Previous Ref:</b> EOI 765	<b>SHLAA Ref:</b> AS295
<b>Location:</b>	Land at 390 Coventry Road
<b>Details of Allocation:</b>	Allocate site for residential development for a minimum of 40 dwellings. The site has an overall area of 1.47 hectares.
<b>Justification for the Allocation:</b>	<i>This site was not included within the Pre-Submission (Regulation 19) consultation version of the document.</i>
<b>Modifications Justification</b>	<p>Although greenfield this site is contained within the existing settlement boundary of Hinckley and would make a significant contribution to the delivery of the housing requirement in Hinckley.</p> <p>This site is bounded by existing residential development to the west and south, the Ashby Canal to the east and the Tungsten Park employment area to the north.</p> <p>When assessed in the Sustainability Appraisal Addendum, it was concluded that this site would have a positive impact on a number of the sustainability objectives. The assessment found that there could be negative impacts relating to three of the objectives, all relating to the number of new vehicles that the development would introduce to the area. It is not however considered that this is of significant concern as the impacts would be similar regardless of location. This impact is lessened however due to its location on Coventry Road close to bus services and facilities.</p> <p>The site was not judged to have any direct or indirect significant adverse impacts against any of the sustainability objectives.</p> <p>It was concluded that, when comparatively assessed against all reasonable alternatives for residential development within Hinckley, this site is appropriate for residential allocation.</p>
<b>HIN04</b>	
<b>Previous Ref:</b> EOI 466, HIN22	<b>SHLAA Ref:</b> AS629
<b>Location:</b>	Land at 59 Langdale Road, located within the urban area of Hinckley, this site is hard standing and scrub land; it is bounded by predominantly residential properties.
<b>Details of Allocation:</b>	Allocate site for residential development for a minimum of 3 dwellings. The site has an overall area of 0.16 hectares.

<p><b>Justification for the Allocation:</b></p>	<p>This site was identified within the Core Strategy for 6 properties. It previously benefited from planning permission for 5 dwellings which has now expired. The borough council own this land and confirm that it is available for redevelopment within the plan period. The density has been reduced from that assumed at the time of the Core Strategy as it is the intention of the borough council to replace the existing garages within any new housing scheme, thereby reducing the net developable area for housing.</p> <p>The site is previously developed land which should be allocated first on a sequential basis.</p> <p>It was assumed within the Core Strategy (Table 1) that the site would deliver 6 dwellings, as this allocation is for 3 there is a requirement to add 3 dwellings onto the residual housing requirement for Hinckley.</p> <p>The extended phase 1 Habitat Survey found that there was no ecological value on the site.</p> <p>This development is acceptable in principle subject to detailed design in accordance with the Highways, Transportation and Design guidance document used by Leicestershire County Council (6CsDG). Detailed highways comments would be based on the proposed scheme.</p>
<p><b>Modifications Justification</b></p>	<p>In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.</p>
<p><b>HIN05 (removed)</b></p>	
<p><b>Previous Ref:</b> EOI 192 and EOI 252, HIN01 and 02</p>	<p><b>SHLAA Ref:</b> AS288 and 289</p>
<p><b>Location:</b></p>	<p>Land West of Nutts Lane and south of the Railway Line, located within the urban area of Hinckley, this site abuts residential properties fronting Nutt's Lane and is bounded by existing infrastructure such as the railway line and the A5.</p>
<p><b>Details of Allocation:</b></p>	<p>Allocate site for residential development for a minimum of 57 dwellings. The site has an overall area of 1.71 hectares.</p>

<p><b>Justification for the Allocation:</b></p>	<p>This site is two adjacent parcels of land which were submitted by their respective owners to the SHLAA. Highways have confirmed that access can be gained but is restricted in terms of dwelling numbers off the available access point.</p> <p>The Extended Phase 1 Habitat Survey didn't identify any constraints to the development of this site.</p> <p>This site will be included within the revised settlement boundary which has been amended to take into account the permitted development within the Nutt's Lane area.</p> <p>This development is acceptable in principle subject to detailed design in accordance with the 6CsDG. An acceptable access to the site is likely to be achieved by a simple priority junction to the requirements of the 6CsDG. However as it is likely that the adjacent site HIN06 will only be able to gain an acceptable access from the road provided to this site, provision should be made to accommodate an access to cater for the combined developments (86 houses). This is likely to require a right turn lane and a ghost island. There is a concern whether this is achievable within the highway corridor, and the proximity of the rail bridge may also be a constraint in delivering this layout. There is the added complication of accommodating the access to the industrial site on the opposite side of the road. Adequate visibility splays are likely to be achievable at the new access but need to be assessed as part of the detailed design of the access. There is existing congestion at the Nutts Lane/Coventry Road junction and the additional traffic generated as a result of this development may require works to be carried out to mitigate this impact. If the 2 sites are considered together (HIN02/06) a transport assessment and travel plan in accordance with DfT and 6CsDG guidance will be required. There may be a need for mitigation measures, or impacts may be so significant that we would recommend refusal. Improvements to Nutts Lane Canal bridge to the north of the site delivered as part of the Taylor Wimpey development (HIN03) are likely to deliver an available route to local schools. The nearest bus</p>
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	stops and services (convenience store) on Coventry Road are approximately 600 metres from site access so within 10 minutes walking time.
<b>Modifications Justification</b>	The Strategic Flood Risk Assessment (2014) has identified that a significant proportion of this site is covered by Flood Zone 3b and this has been reflected within the Sustainability Appraisal Addendum. When assessed against the reasonable alternatives for residential development within Hinckley, this site cannot be considered as one of the most appropriate sites for allocation. <b>The allocation has therefore been removed.</b>
<b>HIN05</b>	
<b>Previous Ref:</b>	<b>SHLAA Ref:</b> AS332
<b>Location:</b>	Former Manchester Hosiery Site
<b>Details of Allocation:</b>	Allocate site for residential development for a minimum of 10 dwellings. The site has an overall area of 0.19 hectares.
<b>Justification for the Allocation:</b>	<i>This site was not included within the Pre-Submission (Regulation 19) consultation version of the document.</i>
<b>Modifications Justification</b>	<p>This site is the location of the former Manchester Hosiery factory which was demolished in 2014. It is a brownfield site within the town of Hinckley and is currently surrounded on all sides by residential development. It is therefore a sustainable location for the development of further dwellings.</p> <p>When assessed in the Sustainability Appraisal Addendum, it was concluded that this site would have a positive impact on a number of the sustainability objectives. The assessment found that there could be negative impacts relating to three of the objectives, all relating to the number of new vehicles that the development would introduce to the area. It is not however considered that this is of significant concern as the impacts would be similar regardless of location. This impact is lessened however due to its location close to the town centre, providing easy access to the multitude of facilities within the town.</p> <p>The site was not judged to have any direct or indirect significant adverse impacts against any of the sustainability objectives.</p>

	It was concluded that, when comparatively assessed against all reasonable alternatives for residential development within Hinckley, this site is appropriate for residential allocation.
<b>HIN06</b>	
<b>Previous Ref:</b> EOI 489, HIN26	<b>SHLAA Ref:</b> AS651
<b>Location:</b>	Garages adjacent to 70 John Nichols Street, located within a residential area of Hinckley. The site was used for garages leased through the Council.
<b>Details of Allocation:</b>	Allocate site for residential development for a minimum of 1 dwelling. The site has an overall area of 0.07 hectares.
<b>Justification for the Allocation:</b>	<p>As described above the site currently consists of garages, the intention is to develop the site for 1 dwelling and re-configure the site to replace the old garages which are still in use. This is to mitigate any negative impact in regards to the loss of parking in this residential area which was a concern raised by the Highway Authority.</p> <p>It was assumed within the Core Strategy (Table 1) that the site would deliver 3 dwellings, as this allocation is for 1 there is a requirement to add 2 dwellings onto the residual housing requirement for Hinckley.</p> <p>The site is previously developed and is within the urban area so should be redeveloped.</p> <p>The Extended Phase 1 Habitat Survey does not identify the site as having any ecological value.</p> <p>There were no representations received to this allocation at Preferred Option stage.</p> <p>This development is acceptable in principle subject to detailed design in accordance with the 6CsDG, there are concerns that the removal of off street parking (garages) will result in vehicles parking within the public highway. Evidence that sufficient parking for residents within the area will remain needs to be provided at application stage.</p>
<b>Modifications Justification</b>	In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for

	residential development and is therefore included as an allocation.
<b>HIN08</b>	
<b>Previous Ref:</b> EOI 459, HIN16	<b>SHLAA Ref:</b> AS351
<b>Location:</b>	Hinckley Leisure Centre, Coventry Road, located within Hinckley Town Centre AAP boundary and is currently the Leisure Centre.
<b>Details of Allocation:</b>	Allocate site for residential development for a minimum of 66 dwellings. The site has an overall area of 1.33 hectares.
<b>Justification for the Allocation:</b>	<p>The Council who own the Leisure Centre intend to replace the facility within Hinckley Town Centre as the current facility is no longer fit for purpose without significant investment.</p> <p>Due to the sites sustainable location and context it has been assumed that a higher density of 60 dwellings per hectare (dph) is achievable on this site.</p> <p>It was assumed within the Core Strategy (Table 1) that the site would deliver 44 dwellings however with the increased density the number to be deducted from the residual housing requirement for Hinckley is 22 dwellings.</p> <p>The allocation of this site is in general conformity with the Core Strategy and the Hinckley Town Centre AAP.</p> <p>This development is acceptable in principle subject to detailed design in accordance with the 6CsDG. Detailed highways comments would be based on the proposed scheme. A transport assessment 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.</p>
<b>Modifications Justification</b>	<p>In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley.</p> <p>Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.</p>
<b>HIN09</b>	
<b>Previous Ref:</b> UHIN06, ELS 09/10	<b>SHLAA Ref:</b> AS911, AS912

I65, EOI 281 and EOI 735	
<b>Location:</b>	Land north of Willowbank Road, located on the edge of Hinckley Town Centre boundary
<b>Details of Allocation:</b>	Allocate site for residential development to deliver a minimum of 19 dwellings. The site has an overall area of 0.26 hectares and is currently scrubland and derelict garages.
<b>Justification for the Allocation:</b>	<p>This site is brownfield land and its allocation for residential development will enable the efficient re-use in this sustainable location close to the town centre including the Bus Station and the Train Station. The density assumed for this site is 60dph which reflects the density of the adjacent housing site to the south of Willowbank Road and its sustainable location.</p> <p>The Employment Land and Premises Review included an element of this site within the Hawley Road Industrial Estate, specifically the disused garages to the west of the site. These garages do not perform any employment function therefore redevelopment of these as part of a wider residential scheme is considered appropriate and will have no impact on the employment land supply within Hinckley.</p> <p>The sites have been submitted to be considered through the Strategic Housing Land Availability Assessment process by the respective land owners which demonstrates it is available for development.</p> <p>There are no known ecological items of value but a habitat survey will be required with the planning application.</p> <p>This site is newly identified and has been selected because of its status as brownfield land and its sustainable location.</p> <p>This development is acceptable by the Highway Authority in principle subject to detailed design in accordance with the 6CsDG. At the planning application stage a transport statement would need to be prepared in accordance with DfT and 6CsDG guidance, which would show the impact of the development. Willowbank Road beyond the new extension is too narrow for access and would need to be widened, however its status is</p>



	not clear (it is not public highway). The area covered by As912 is currently occupied by garages, however it is not clear whether they are currently being used, as the surrounding dwellings appear to have adequate off-street parking. The site appears to include the Havelock Buildings which have inadequate off-road parking, and hence extensive on-street parking occurs, which can make access difficult. Removal of this building and provision of improved off-street parking as part of any future development may improve this situation.
<b>Modifications Justification</b>	In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.
<b>HIN10</b>	
<b>Previous Ref:</b> EOI 475, HIN24	<b>SHLAA Ref:</b> AS637
<b>Location:</b>	Richmond Park Garages, located within the urban area of Hinckley, this site is currently local authority owned garages.
<b>Details of Allocation:</b>	Allocate site for residential development for a minimum of 2 dwellings. The site has an overall area of 0.05 hectares.
<b>Justification for the Allocation:</b>	<p>The site is within the existing settlement boundary of Hinckley and is defined as previously developed land. Highways have confirmed that the site is accessible for residential use.</p> <p>The site is owned by the borough council and the redevelopment of the site will facilitate the delivery of replacement garages where appropriate.</p> <p>The Extended Phase 1 Habitat Survey did not identify any ecological assets on the site.</p> <p>It was assumed within the Core Strategy (Table 1) that the site would deliver 2 dwellings, as this allocation is for 2 dwellings nothing will be deducted from the residual housing requirement for Hinckley.</p> <p>This development is acceptable in principle</p>

	subject to detailed design in accordance with the 6CsDG.
<b>Modifications Justification</b>	In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.
<b>HIN11</b>	
<b>Previous Ref:</b> HIN20 and 41, EOI 457 and EOI 538	<b>SHLAA Ref:</b> AS385/601
<b>Location:</b>	Land to the East of Middlefield Lane. Located within the urban area of Hinckley, this site is the former Council Depot which has now been vacated. Part of the rear garden of 124 Middlefield Lane is also included within this allocation.
<b>Details of Allocation:</b>	Allocate site for residential development for a minimum of 53 dwellings. The site has an overall area of 1.56 hectares.
<b>Justification for the Allocation:</b>	<p>The Council owned depot has now been relocated and this site is vacant previously developed land. Within the Employment Land and Premises Review (July 2013) the loss of this part of the employment site for residential use will have little impact on the wider employment area.</p> <p>The land to the rear of 124 Middlefield Lane will be developed as part of the wider scheme and will enable the utilisation of under used garden land which has been confirmed as available by the land owner.</p> <p>The site is surrounded by predominantly residential development so the re-development will remove this non-conforming use from this area. The site is located within the urban area so is sustainable.</p> <p>There are no known ecological items of value but a habitat survey will be required with the planning application.</p> <p>This development is acceptable in principle subject to detailed design in accordance with the 6CsDG. Detailed highways comments would be based on the proposed scheme. A transport</p>

	statement would need to be prepared in accordance with DfT and 6CsDG, which would show the impact of the development. Middlefield Lane north of Richmond Gate is only a track and will need upgrading to a suitable standard. Additional infrastructure may be required to mitigate against the impact of the development on the surrounding network. Bus services are available within a short walking distance of the site on Netherley Road.
<b>Modifications Justification</b>	In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.
<b>HIN12</b>	
<b>Previous Ref:</b> EOI 474, HIN23	<b>SHLAA Ref:</b> AS636
<b>Location:</b>	Land rear of 2-14 Middlefield Place, located within the Hinckley urban area, the site is currently hard standing and amenity green space.
<b>Details of Allocation:</b>	Allocate site for residential development for a minimum of 5 dwellings. The site has an overall area of 0.22 hectares.
<b>Justification for the Allocation:</b>	<p>This site has been identified for only 5 dwellings in order to enable the replacement of the existing green space in a manner which is more conducive to its future use.</p> <p>The site currently consists of unsightly underutilised hard standing and is deliverable as it is within the ownership of the borough council.</p> <p>The Extended Phase 1 Habitat Survey does not identify ecological value within the site.</p> <p>It was assumed within the Core Strategy (Table 1) that the site would deliver 8 dwellings, as this allocation is for a minimum of 5 dwellings an additional 3 must be added to the residual housing requirement for Hinckley.</p> <p>This development is acceptable in principle subject to detailed design in accordance with the 6CsDG.</p>
<b>Modifications Justification</b>	In addition to the justification stated above, this site was assessed in the Sustainability Appraisal

	<p>Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.</p>
<b>HIN13</b>	
<b>Previous Ref:</b> RLAC 08/00086, ELS 09/10 I68, EOI 725	<b>SHLAA Ref:</b> AS916
<b>Location:</b>	<p>Essentia House, 56 Upper Bond Street, located within Hinckley Town Centre Area Action Plan boundary, the site is partly demolished and the existing building is vacant.</p>
<b>Details of Allocation:</b>	<p>Allocate site for residential development for the minimum of 23 dwellings. The site has an overall area of 0.16 hectares. The site has previously benefited from planning permission for residential development.</p>
<b>Justification for the Allocation:</b>	<p>This site is covered by Policy 12A of the Hinckley Town Centre Area Action Plan (March 2011), the allocation is consistent with that policy.</p> <p>The site has received planning permission for a mixed use scheme for the erection of offices and residential development under reference 08/00086/FUL. As a result of this permission the Leicester and Leicestershire HMA Employment Land Study (2009) identifies Essentia House as a Tier 1 site (available for immediate development). The subsequent Employment Land and Premises Review (2013) identified Essentia House as a 'C' Site where 25% other mixed use options would be allowed to reflect the planning permission. As the planning permission has not been implemented an allocation for residential development will enable the efficient re-use of this site.</p> <p>The site is within a sustainable location close to services and facilities, its development would constitute the redevelopment of previously developed land.</p> <p>There are no known ecological assets on the site.</p> <p>This development is acceptable in principle subject to detailed design in accordance with the 6CsDG. Detailed comments would be based on</p>

	the proposed scheme. 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.
<b>Modifications Justification</b>	In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.
<b>HIN14</b>	
<b>Previous Ref:</b> UHIN01, ELS 09/10 I69, EOI 491, HIN18	<b>SHLAA Ref:</b> AS361
<b>Location:</b>	Stockwell Head (Land East of Baptist Walk), located within the Hinckley Town Centre AAP boundary, the site forms part of an identified strategic development area (policy 2 of the Hinckley Town Centre Area Action Plan (March 2011)).
<b>Details of Allocation:</b>	Allocate site for residential development for the minimum of 40 dwellings. The site has an overall area of 0.8 hectares.
<b>Justification for the Allocation:</b>	<p>The area of the larger 'Strategic Development Area' site as identified within Policy 2 of the adopted Hinckley Town Centre AAP is proposed for housing as it is a derelict site where the original factory has been demolished. So the allocation delivers the re-use of previously developed land.</p> <p>The density assumed for this site is 60dph which reflects the density of the adjacent housing and its sustainable location and the proximity to local services and facilities.</p> <p>It was envisaged that the SDA would be delivered as a comprehensive scheme but as the site is still vacant it is envisaged that this sites development will act as a catalyst to the remaining sites redevelopment.</p> <p>The site is adjacent to the Hinckley Town Centre Conservation Area, the redevelopment of this site will enable the improvement to the context and setting of the Conservation Area.</p>

	<p>Within the Employment Land and Premises Review (2013) the site identified as Knitwear Factory, Holliers Walk has been identified as a 'C' Site where 50-75% of the site could be used for other purposes. Therefore this allocation is in line with the evidence.</p> <p>It was assumed within the Core Strategy (Table 1) that the site would deliver 40 dwellings, as this allocation is for a minimum of 40 dwellings nothing will be removed from the residual housing requirement for Hinckley.</p> <p>This development is acceptable in principle subject to detailed design in accordance with the 6CsDG. Detailed comments would be based on the proposed scheme. 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.</p>
<b>Modifications Justification</b>	<p>In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.</p>
<b>HIN15</b>	
<b>Previous Ref:</b> RLAL 07/00433, EOI 504 and EOI 764, ELS 09/10 - 182	<b>SHLAA Ref:</b> AS320
<b>Location:</b>	<p>Factory / Works, South of Wood Street (23 Wood Street), located within the urban area of Hinckley. Part of the site has been demolished but the remainder is still in use as an employment site.</p>
<b>Details of Allocation:</b>	<p>Allocate site for residential development to deliver a minimum of 5 dwellings. The site has an overall area of 0.1 hectares. The site has previously benefited from planning permission for residential development.</p>
<b>Justification for the Allocation:</b>	<p>This site is previously developed land and its allocation for residential development will enable the efficient re-use in this sustainable location</p>

	<p>close to the town centre. The wider site was assessed within the Employment Land and Premises Review and was identified as a category 'C' site which allows alternative uses. The full site was the subject of a pre-application for the entire site for 20 dwellings, however the factory is still in use so the allocation is for 5 plots on the part of the site which has been demolished. There are no known ecological items of value but a habitat survey will be required with the planning application.</p> <p>The site is acceptable in principle subject to detailed design in accordance with the 6CsDG.</p>
<b>Modifications Justification</b>	<p>In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.</p>
<b>HIN16</b>	
<b>Previous Ref:</b> RLAL 08/00127, EOI 763	<b>SHLAA Ref:</b> AS329
<b>Location:</b>	99-113 Castle Street, the former Kenny's Bar which has now closed for business and is therefore classed as previously developed land located within Hinckley Town Centre.
<b>Details of Allocation:</b>	Allocate site for residential development to deliver a minimum of 24 dwellings. The site has an overall area of 0.19 hectares. The site has previously benefited from planning permission for residential development.
<b>Justification for the Allocation:</b>	<p>This site is a vacant derelict site which constitutes previously developed land within the existing settlement boundary. The site is located on the periphery of the Primary Shopping Area but does not form part of the Primary or Secondary Shopping Frontage of Hinckley Town Centre as defined within the Hinckley Town Centre Area Action Plan (See section 12 of the AAP). The site is surrounded by residential development. The deliverability of this site can be demonstrated by the developer interest and the pre-application submissions which have been made in connection with the site. There are no known ecological items of value but a habitat survey will be required with the planning application. The sites location is highly</p>

	<p>sustainable being within the defined town centre, close to existing public transport links and existing services and facilities.</p> <p>The development of this site is acceptable in principle subject to detailed design in accordance with the 6CsDG. Detailed comments would be based on the proposed scheme for 24 houses. A transport statement would need to be prepared in accordance with DfT and 6CsDG guidance at planning application stage; this would show the impact of the development. Additional infrastructure may be required to mitigate against the impact of the development on the surrounding network. Access and parking to the standards of 6CsDG would be required.</p>
<b>Modifications Justification</b>	<p>In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.</p>
<b>HIN17</b>	
<b>Previous Ref:</b> EOI 436, HIN10	<b>SHLAA Ref:</b> AS334
<b>Location:</b>	<p>Land North of Mount Road (Vicarage Site) located within the Hinckley Town Centre AAP boundary and is currently within residential use of very low density.</p>
<b>Details of Allocation:</b>	<p>Allocate site for residential development for a minimum of 40 dwellings. The site has an overall area of 0.42 hectares.</p>
<b>Justification for the Allocation:</b>	<p>This site is partly brownfield land and its allocation for residential development will enable the efficient re-use of this site. It is in a sustainable location close to the town centre including the Bus Station, Train Station, existing services and facilities and is within a predominantly residential area.</p> <p>The site is considered to be deliverable as a planning application has been submitted.</p> <p>The residential re-development of this site is considered to be in accordance with the policy within the Hinckley Town Centre AAP.</p> <p>A total of 18 dwellings will be taken off the</p>



	<p>residual housing requirement for Hinckley by allocating this site, as it was assumed in the Core Strategy (Table 1) that 22 dwellings would be developed on this site. As the capacity has increased the additional dwellings can be deducted from the residual requirement.</p> <p>The Highway Authority considers that this development is acceptable in principle subject to detailed design in accordance with the 6CsDG. The site has no frontage to the publicly maintained highway. The footway along Argents Mead is obstructed by trees and not suitable for pedestrian use. Lighting appears not to be to Highway Authority standards. Visibility around the bend is restricted and any new access would need to be located to provide adequate visibility. Traffic calming may be required to reduce vehicle speeds. The width of Argents Mead may be inadequate to accommodate additional traffic (depending on access proposals for adjacent redevelopment of Council offices). 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.</p>
<b>Modifications Justification</b>	<p>In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.</p> <p>The Sustainability Appraisal Addendum identified that this site lies in close proximity to a number of designated heritage assets and therefore has the potential to impact on these dependent on design. It is noted that the site should be appropriately designed to ensure that any potential impact is suitably mitigated.</p>
<b>HIN18</b>	
<b>Previous Ref:</b> ELS 09/10 I70, UHIN07, EOI 495	<b>SHLAA Ref:</b> AS336
<b>Location:</b>	Land South of Southfield Road
<b>Details of Allocation:</b>	Allocate site for residential development of 68 dwellings. The site has an overall area of 1.2

	hectares.
<b>Justification for the Allocation:</b>	<p>This site is partly brownfield land and its allocation for residential development will enable the efficient re-use of this site. It is in a sustainable location close to the town centre including the Bus Station, Train Station, existing services and facilities and is within a predominantly residential area.</p> <p>There is an access road and path that runs adjacent to the site which leads to Hinckley train station and crosses the width of the site, this path also crosses the railway line via the railway bridge into Burbage.</p> <p>A total of 48 dwellings will be taken off the residual housing requirement for Hinckley by allocating this site, as it was assumed in the Core Strategy (Table 1) that 20 dwellings would be developed on this site. As the capacity has increased the additional dwellings can be deducted from the residual requirement.</p> <p>Policy 8 of the Hinckley Town Centre AAP identifies this site for a comprehensive mixed use redevelopment including offices and a transport interchange. The Employment Land and Premises Review identifies the site as a category 'C' employment area and advises 25% other uses allowed for this site. This site has been derelict for a number of years with no prospect of employment development coming forward. Therefore in order to bring this site back into use it has been allocated for residential development.</p> <p>In relation to highways, ribbon development with off-street parking would be a suitable form of development for this site. As there is no single point of access with this type of development, junction visibility will not be an issue, although pedestrian visibility splays (2m x 2m) will be required on the driveways serving each property. Also, there is good forward visibility along Southfield Road in either direction on both the straight section and on the outside of the bend towards Station Road, and vehicle speeds are limited to 30 mph.</p>

	There is an existing Traffic Regulation Order (double yellow lines) along the frontage of the site, which is likely to need amending to allow some degree of on-street parking. There are also zigzag markings associated with the Pelican crossing near the junction of Station Road, which ideally should not have vehicular driveways within the controlled zone. However, the crossing is at the extreme western end where the site narrows significantly, and therefore development in this area is not likely to be achievable.
<b>Modifications Justification</b>	<p>Following the Pre-Submission (Regulation 19) consultation in February 2014, the capacity of this site has been increased to 68 dwellings to reflect discussions with the landowner.</p> <p>In addition to the justification stated above, this site was assessed in the Sustainability Appraisal Addendum alongside all reasonable alternatives for residential development in Hinckley. Following this assessment it was concluded that this would be a sustainable location for residential development and is therefore included as an allocation.</p>
<b>HIN148</b>	
<b>Previous Ref:</b>	<b>SHLAA Ref:</b> AS914
<b>Location:</b>	Denis House, Hawley Road
<b>Details of Allocation:</b>	Allocate site for residential development for a minimum of 56 dwellings. The site has an overall area of 0.31 hectares.
<b>Justification for the Allocation:</b>	<i>This site was not included within the Pre-Submission (Regulation 19) consultation version of the document.</i>
<b>Modifications Justification</b>	<p>This site is the location of the Denis House employment site. A previous planning application for the development of residential units had gained permission on this site but has since expired. A new expression of interest has however been submitted to the Borough Council which confirms the deliverability of the site and the appropriateness of an allocation. It is a brownfield site within the town of Hinckley and is currently surrounded on all sides by residential development. It is therefore a sustainable location for the development of further dwellings.</p> <p>When assessed in the Sustainability Appraisal Addendum, it was concluded that this site would have a positive impact on a number of the</p>

	<p>sustainability objectives. The assessment found that there could be negative impacts relating to three of the objectives, all relating to the number of new vehicles that the development would introduce to the area. It is not however considered that this is of significant concern as the impacts would be similar regardless of location. This impact is lessened however due to its location close to the town centre, providing easy access to the multitude of facilities within the town.</p> <p>The site was not judged to have any direct or indirect significant adverse impacts against any of the sustainability objectives.</p> <p>It was concluded that, when comparatively assessed against all reasonable alternatives for residential development within Hinckley, this site is appropriate for residential allocation.</p>
<b>Residential Site Allocations with Planning Permission*</b>	
<b>HIN19PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS662/663
<b>Location:</b>	Land at Outlands Drive
<b>Details of Allocation:</b>	An approved residential scheme for 246 dwellings with associated infrastructure, public open space and vehicular and pedestrian access situated to the western side of Hinckley.
<b>Justification for the Allocation:</b>	This residential scheme was approved under reference 05/00335/OUT in March 2006 and is currently under construction.
<b>HIN20PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> As772
<b>Location:</b>	5 Wharf Yard
<b>Details of Allocation:</b>	An approved residential scheme for a dental laboratory and clinic with two office units and nine apartments with vehicular access and parking situated off Coventry Road.
<b>Justification for the Allocation:</b>	This residential scheme was approved under reference 11/00808/FUL in May 2012.
<b>HIN21PP</b>	
<b>Previous Ref:</b> HIN03	<b>SHLAA Ref:</b> AS293
<b>Location:</b>	Land adjacent former Greyhound Stadium, Nutts Lane
<b>Details of Allocation:</b>	An approved residential scheme for the erection of 83 dwellings incorporating access, public open space, balancing pond, pumping station and associated earthworks, landscaping, car parking and ancillary works located adjacent to

	Ashby Canal.
<b>Justification for the Allocation:</b>	The residential scheme was approved under reference 12/00341/FUL in May 2012.
<b>HIN22PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS976
<b>Location:</b>	Former Jarvis Porter Site, Coventry Road
<b>Details of Allocation:</b>	An approved residential scheme for the erection of 122 dwellings.
<b>Justification for the Allocation:</b>	The residential scheme was approved under reference 12/01119/OUT in August 2013.
<b>HIN23PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS371
<b>Location:</b>	Land south of Sword Drive
<b>Details of Allocation:</b>	An approved residential scheme for the erection of 145 dwellings and the construction of roads and sewers with associated parking located to the north of Hinckley close to the Northern Perimeter Road.
<b>Justification for the Allocation:</b>	The scheme was approved under reference 08/00349/FUL in November 2008.
<b>HIN24PP</b>	
<b>Previous Ref:</b> HIN21	<b>SHLAA Ref:</b> AS627
<b>Location:</b>	Hinckley Club for Young People, Stoke Road
<b>Details of Allocation:</b>	An approved residential scheme for the erection of 65 dwellings with associated access and landscaping located to the north of Hinckley.
<b>Justification for the Allocation:</b>	The scheme was approved under reference 11/00571/FUL in September 2012.
<b>HIN25PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS383
<b>Location:</b>	Land at St Francis Close
<b>Details of Allocation:</b>	An approved residential scheme for the erection of 28 dwellings located to the north of Hinckley off Tudor Road.
<b>Justification for the Allocation:</b>	This scheme was approved under reference 12/00821/FUL in January 2013.
<b>HIN26PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS307
<b>Location:</b>	Land south of Brick Pit, Ashby Road
<b>Details of Allocation:</b>	An approved outline planning permission for residential development for 25 dwellings located off Ashby Road.
<b>Justification for the Allocation:</b>	The Scheme was approved outline permission under reference 05/00684/OUT; planning permission was subsequently permitted for the extension of time for the extant outline planning permission under reference 12/00950/EXT in June 2013.

<b>HIN27PP</b>	
<b>Previous Ref:</b> HIN42	<b>SHLAA Ref:</b> AS895
<b>Location:</b>	Land between Upper Bond Street and Druid Street
<b>Details of Allocation:</b>	An approved residential scheme for 17 dwellings close to the town centre.
<b>Justification for the Allocation:</b>	The scheme was initially approved under reference 08/00037/FUL; planning permission was subsequently permitted for the extension of time under reference 11/00058/EXT in April 2011.
<b>HIN28PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS1018
<b>Location:</b>	Land rear of 31 and 33 Canning Street
<b>Details of Allocation:</b>	An approved residential scheme for 7 dwellings with associated access close to the town centre.
<b>Justification for the Allocation:</b>	The scheme was approved under reference 11/00627/FUL in September 2011.
<b>HIN29PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS743
<b>Location:</b>	3 Cleveland Road
<b>Details of Allocation:</b>	An approved residential scheme for the erection of 14 apartments with associated works close to Hinckley Town Centre.
<b>Justification for the Allocation:</b>	The scheme was approved under reference 11/00435/EXT in October 2011.
<b>HIN30PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS352
<b>Location:</b>	1 Trinity Vicarage Road
<b>Details of Allocation:</b>	An approved residential scheme for the demolition of an existing factory and redevelopment to form 13 flats close to the town centre.
<b>Justification for the Allocation:</b>	The scheme was approved planning permission under reference 07/0055/FUL; planning permission was subsequently permitted for the extension of time for the extant planning permission under reference 10/00588/EXT in November 2010.
<b>HIN31PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS345
<b>Location:</b>	Westfield Nurseries, Westfield Road
<b>Details of Allocation:</b>	An approved residential scheme for the erection of 10 dwellings adjacent to the railway line.
<b>Justification for the Allocation:</b>	The scheme was approved planning permission under references 06/00352/FUL in August 2006 and 07/01185/FUL in December 2007.
<b>HIN32PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS781

<b>Location:</b>	The Cottage, Station Road
<b>Details of Allocation:</b>	An approved residential scheme for the demolition of a dwelling and the erection of nine apartments.
<b>Justification for the Allocation:</b>	The scheme was approved planning permission under reference 14/00326/FUL in July 2014
<b>HIN33PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS324
<b>Location:</b>	Beavers Bar, London Road
<b>Details of Allocation:</b>	An approved residential scheme for the erection of 11 flats and one dwelling
<b>Justification for the Allocation:</b>	The scheme was approved planning permission by appeal under reference 13/00086/FUL in December 2013.
<b>HIN34PP</b>	
<b>Previous Ref:</b> HIN28	<b>SHLAA Ref:</b> AS807
<b>Location:</b>	North Warwickshire and Hinckley College, London Road
<b>Details of Allocation:</b>	An approved residential scheme for 132 dwellings, open space and associated works located to the south east of Hinckley.
<b>Justification for the Allocation:</b>	The scheme was approved planning permission under reference 11/00082/REM in April 2011.
<b>HIN35PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS304
<b>Location:</b>	Land adjacent Hinckley Golf Club, Leicester Road
<b>Details of Allocation:</b>	An approved residential scheme for 184 dwellings with associated open space on the edge of Hinckley adjacent to Hinckley Golf Course. The capacity on site was reduced to 183 dwellings on amended scheme 14/00084/REM approved in April 2014.
<b>Justification for the Allocation:</b>	The scheme was approved planning permission under reference 11/01023/REM in May 2012. The capacity on site was reduced by 14/00084/REM approved in April 2014.
<b>HIN190PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	27 Upper Bond Street
<b>Details of Allocation:</b>	A prior approval of change of use from offices to 24 flats
<b>Justification for the Allocation:</b>	This proposal is permitted development, so by submission of prior approval in May 2014 is justification of an intention to implement the change of use
<b>HIN191PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Land at Paddock Way

<b>Details of Allocation:</b>	An approved residential scheme for 10 dwellings located south of Coventry Road
<b>Justification for the Allocation:</b>	The scheme was approved planning permission on appeal under reference 13/00685/OUT

\*Sites referenced PP are sites with planning permission for residential development over 5 dwellings, permitted up to the 1 September 2014.

<b>Allocations which relate to but stand away from the settlement*</b>	
<b>HIN189</b>	
<b>Previous Ref:</b> OS Ref 720, 721 and 390	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hinckley Sports Ground, Leicester Road
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities situated north of Leicester Road on the eastern edge of Hinckley. The site includes Hinckley Rugby, Football and Cricket Clubs. The site has an overall area of 19.48 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify an open space quality score for this site in its entirety. The study identified a quality score of 80% for both the tennis court and the synthetic turf pitch. The Study identified a shortfall in outdoor sports facilities in Hinckley. The site provides an important and concentrated recreational resource to Hinckley providing facilities to undertake cricket, tennis, rugby and football in addition to providing a leisure resource in the form of spectator sports. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM9.

\*These allocations appear on the borough-wide proposals map



## **Burbage Urban Area**

## **Burbage** **Site Selection Justifications**

### Core Strategy requirements

The Core Strategy set out a minimum requirement for 295 new homes to be delivered in Burbage. The residual housing requirement for Burbage is described below:

$$\begin{array}{r}
 \text{Burbage Requirement (295)} \\
 + \\
 \text{Expired Permissions (47)} \\
 + \\
 \text{Alterations (4)} \\
 - \\
 \text{Dwellings completed (114)} \\
 - \\
 \text{Dwellings committed (permissions) (186)}
 \end{array}$$

Burbage Residual Housing Requirement = **46 dwellings**

The sites included in this calculation are listed below.

### Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
Meadow View, Lychgate Lane	07/00544/FUL	1	Yes	As751	1
5 Lutterworth Road	07/00674/FUL	8	Yes	As166	8
Rear of 47 Lutterworth Road	08/00080/OUT	1	Yes	As770	1
20 School Close	08/00634/FUL	1	Yes	As786	1
Land rear of 39 Coventry Road	08/00865/FUL	1	Yes	As157	1
Land adj HLP Warehouse, Bridge Road	09/00581/DEEM	1	No	As851	0
Wynnes Motor Services, 73 Sapcote Road *	10/00032/EXT	5	Yes	As170	5
Sketchley Brook (final phase) **	10/00518/OUT	30	Yes	As1095	30
<b>Total:</b>					<b>47</b>

\* This permission supersedes a permission committed in Table 1 of Core Strategy

\*\* The final phase of 30 dwellings has expired since 1 April 2014. Due to the size of the site and a wish to bring forward the site for development it has been included as part of the mixed use allocation BUR02

Alterations:

Location	SHLAA Ref No.	Reason for alteration	Dwellings added to residual requirement
Garages and land off Woodbank	As643	Site capacity reduced from 7 dwellings in the Core Strategy to 3 dwellings in the SHLAA Review 2013	4
<b>Total:</b>			<b>4</b>

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Watling Street Farm, Watling Street	89/01369/4	2	Yes	As741	0
Rear of 45 Lutterworth Road	05/00832/FUL	1	Yes	As165	0
54 Coventry Road	06/01069/FUL	1	Yes	As156	0
The Bungalow, Elm Tree Drive	06/01147/FUL	2	Yes	As172	0
Sunnydene Works, Woodland Avenue	07/01125/FUL	22	Yes	As168	0
15 Sunnyhill	07/01331/FUL	5	Yes	As763	0
29 Britannia Road	08/00014/FUL	10	Yes	As160	0
Rear of 49 Newstead Avenue	08/00287/FUL	4	Yes	As144	0
55 Cowper Road	08/00312/REM	14	Yes	As145	0
Rear of 60 Lychgate Lane	08/01102/FUL	1	No	As832	1
34C Grove Road	09/00008/FUL	1	Yes	As806	0
3 Burbage Road	09/00397/COU	-1	No	N/A	-1
Land rear of 333 and 335 Rugby Road	09/00506/FUL	3	No	As848	3
20 Coventry Road *	09/00543/FUL	1	Yes	As753	0
58 Brookside	09/00615/FUL	1	No	As853	1
Moat House, New Road	09/00922/FUL	8	No	As900	8
Moat House, New Road	09/00922/FUL	30 (C2 use rooms)	No	As900	30
53 Lutterworth Road	10/00078/FUL	1	No	As879	1

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Whitehouse Farm, Workhouse Lane	10/00127/FUL	1	No	As910	1
Clewards, Lutterworth Road	10/00532/FUL	1	No	As128	1
6 The Ridgeway	10/00547/FUL	1	No	As876	1
36 Grove Road	10/00700/FUL	1	No	As844	1
A O Henton Engineering Co Ltd, Cotes Road	10/00883/FUL	14	No	As154	14
81 Church Street	11/00659/COU	-1	No	N/A	-1
1 Cowper Road	11/00688/FUL	1	No	As1007	1
Land adj 35 Sapcote Road	11/00743/FUL	6	No	As1008	6
Land south of 26-28 Britannia Road	12/00154/FUL	42	No	As123	42
Land adj 17 Marigold Drive *	12/00217/REM	1	Yes	As659	0
63 Sketchley Road	12/00516/FUL	2	No	As1036	2
47 Hinckley Road *	12/00519/FUL	9	Yes	As742	0
6 Boyslade Road East	12/00587/FUL	1	No	As1011	1
Sketchley Brook Site (133 dwelling site) **	12/00698/REM	12	Yes	As1095	12
<b>Total:</b>					<b>124</b>
<b>Minus Dwellings demolished (10)</b>					<b>114 (net)</b>

\* This permission supersedes a permission committed in Table 1 of Core Strategy

\*\* The Sketchley Brook sites were included in the developable site row of Table 1 of the Core Strategy for 270 dwellings. Therefore only 105 of the 375 permitted dwellings on the northern site should be included in the residual calculation. As at 1 April 2014 12 dwellings have been completed, so the capacity of 105 dwellings has not yet been exceeded

### Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
29 Britannia Road	08/00014/FUL	1
55 Cowper Road	08/00312/REM	1
34C Grove Road	09/00008/FUL	1
Clewards, Lutterworth Road	10/00532/FUL	1
47 Hinckley Road	11/00334/EXT	1
63 and 63A Sketchley Road	11/00881/COU	2
6 Boyslade Road East	12/00587/FUL	1
Meadow View, Lychgate Lane	12/00817/FUL	1
123 Sketchley Road	13/00983/FUL	1
<b>Total:</b>		<b>10</b>

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land rear of 45 Lutterworth Road	05/00832/FUL	1	Yes	As165	0
The Bungalow, Elm Tree Drive	06/01147/FUL	1	Yes	As172	0
Sketchley Brook (all phases)**	10/00518/OUT, 12/00697/REM & 12/00698/REM	363	Yes	As103 / As1094 / As1095	93
72 Fletcher Road	10/00530/FUL	1	No	As899	1
Land adj 34 Forresters Road *	11/00346/EXT	1	Yes	As152	0
126 Featherstone Drive	12/00129/FUL	1	No	As1010	1
Land south of 26-28 Britannia Road	12/00154/FUL	10	No	As123	10
20 Coventry Road *	12/00510/FUL	1	Yes	As870	0
Meadow View, Lychgate Lane	12/00817/FUL	1	No	As751	1
Rear of 82 Coventry Road	12/00942/FUL	3	No	As1096	3
Land adj 2 Paddock Lane	12/00952/FUL	1	No	As157	1
Land south of 26-28 Britannia Road	12/01079/FUL	9	No	As123	9
Woodfields, 119 Sapcote Road ****	12/01030/FUL	1	No	As1058	0
Land off Three Pots Road	13/00094/FUL	34	No	As116	34
Land at Workhouse Lane	13/00147/FUL	35	No	As125	35
Rear of 46 Lutterworth Road (Plot 7) *	13/00214/REM	1	Yes	As161	0
Rear of 46 Lutterworth Road (Plot 6) *	13/00216/REM	1	Yes	As162	0
46 Lutterworth Road *	13/00614/REM	2	Yes	As773	0
Land adj 153 Coventry	13/00733/REM	1	No	As1009	1

Road					
123 Sketchley Road	13/00983/FUL	1	No	As1097	1
24A Britannia Road **	14/00115/FUL	2	No	As1093	2
<b>Total:</b>					<b>192</b>
<b>Minus Superseded Permissions (1), Large Sites Expiry Rate (3) and Small Site Expiry Rate (2):</b>					<b>186 (net)</b>

\* This permission supersedes a permission committed in Table 1 of Core Strategy

\*\* The capacity on this site has been amended by a permission granted between 1 April 2014 and 31 August 2014

\*\*\* The Sketchley Brook site was included in the developable site row of Table 1 of the Core Strategy for 270 dwellings. The site has permission for 375 dwellings, so the permitted capacity of this site should be limited to 105 dwellings for the residual calculation. As at 1 April 2014 12 dwellings have been completed, so a capacity of 93 dwellings remains

\*\*\*\* This permission is not currently considered to be deliverable

In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green spaces and play provision are addressed and the strategic green infrastructure network as detailed in Core Strategy policy 20 is implemented.

### Preferred Options Consultation Responses

At the preferred option consultation stage there were a number of potential housing allocations put forward. These included:

<b>Preferred Option Site Allocations (2009)</b>		
<b>Previous references</b>	<b>Location</b>	<b>Proposed number of dwellings</b>
BUR01	Land between A5 and Rugby Road, Burbage	236 dwellings
BUR30	Land rear of 99-107 Lutterworth Road	4 dwellings
BUR31	32 Lychgate Lane	2 dwellings
BUR32	Land off Woodbank	7 dwellings
BUR33	29 Britannia Road	3 dwellings

None of the preferred option residential sites received a significant level of objection. The highest number of objections was 15 representations for BUR01 'Land between the A5 and Rugby Road'. This site has subsequently received planning permission under reference 10/00518/OUT. This site has planning permission for 375 dwellings; it was included in the developable site row in Table 1 of the Core Strategy for 270 dwellings, so the permitted capacity of this site should be limited to 105 dwellings for the residual calculation.

### Progressing from the Preferred Options to selecting sites for allocation

Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection

process. Of most relevance for Burbage, the following studies have been updated or completed:

- Strategic Housing Land Availability Assessment (2013)
- Open Space, Sports and Recreational Facilities Study (2011)
- District, Local and Neighbourhood Centre Review (2012)
- Community, Cultural and Tourism Facilities Review (2013)
- Employment Land and Premises Review (2013)

These studies have provided an updated baseline position since 2009, identifying open spaces and community facilities for protection.

In line with the sequential approach advocated in the Core Strategy, sites within the existing settlement boundary were considered first. In order to minimise greenfield development the residential development off Rugby Road is to be intensified so meet the residual housing requirement for Burbage.

Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

The Extended Phase 1 Habitat Survey has assessed additional sites and the Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

#### Sites to be allocated at September 2014

<b>Burbage Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
<b>Retail</b>			
BUR58N	Brookside	Neighbourhood Centre	DM22
BUR59L	Boyslade Road and Tilton Road	Local Centre	DM22
BUR60N	Atkins Way	Neighbourhood Centre	DM22
BUR61N	Church Street	Neighbourhood Centre	DM22
BUR62N	Windsor Street	Neighbourhood Centre	DM22
<b>Employment</b>			
BUR50PP	Hinckley Commercial Park	New Employment Site	DM19/ Core Strategy Policy 4
BUR51	Logix Distribution Park	Employment Site	DM19
BUR52	Sketchley Meadows Industrial Estate	Employment Site	DM19

<b>Burbage Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
BUR53	Hinckley Business Centre, London Road /Burbage Road	Employment Site	DM19
BUR54	Warehouse, South of Coventry Road	Employment Site	DM19
BUR55	Works West of Britannia Road	Employment Site	DM19
BUR56	Works, North of Windsor Street	Employment Site	DM19
BUR57	Sapcote Road Industrial Estate	Employment Site	DM19
<b>Open Space</b>			
BUR08PP	Sketchley Brook Green Corridor	Amenity Green Space and Green Corridor	DM8
BUR09	Rugby Road Recreation Area	Formal Park / Outdoor Sports Facilities / Children's Play Space and Young Persons Facilities	DM8
BUR10	Sketchley Brook Recreational Corridor	Private Allotments, Amenity Green Space and Green Corridor	DM8
BUR11	Farm Road Amenity Green Space	Amenity Green Space	DM8
BUR12	Tilton Road Recreation Ground	Formal Park / Children's Play Space and Young Persons Facilities	DM8
BUR13	Aster Way Amenity Green Space	Amenity Green Space	DM8
BUR14	Hyacinth Way Amenity Green Space	Amenity Green Space	DM8
BUR15	Iris Close Amenity Green Space	Amenity Green Space	DM8
BUR16	Azalea Walk Amenity Green Space	Amenity Green Space	DM8
BUR17	Lilac Close Amenity Green Space	Amenity Green Space	DM8
BUR18	Pennant Road Amenity Green Space	Amenity Green Space	DM8
BUR19	Troon Way Flood Retention Basin	Amenity Green Space	DM8
BUR20	Armour Close Amenity Green Space	Amenity Green Space	DM8
BUR21	Colts Close Recreation Ground	Amenity Green Space/ Outdoor Sports Facilities / Children's Play Space and Young Persons	DM8



<b>Burbage Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
		Facilities	
BUR22	Sketchley Hill Primary School Playing Field, Sketchley Road	Outdoor Sports Facilities	DM8
BUR23	Grange Drive Amenity Green Space	Amenity Green Space	DM8
BUR24	Maple Close Amenity Green Space	Amenity Green Space	DM8
BUR25	Westminster Drive Amenity Green Space	Amenity Green Space	DM8
BUR26	Canberra Way Amenity Green Space	Amenity Green Space	DM8
BUR27	Far Lash Amenity Green Space	Amenity Green Space	DM8
BUR28	Hasting High School Playing Field, St Catherine's Close	Outdoor Sports Facilities	DM8
BUR29	Woodland Avenue Allotments	Allotments	DM8
BUR30	Millers Green Amenity Green Space	Amenity Green Space	DM8
BUR31	Swains Green Amenity Green Space	Amenity Green Space	DM8
BUR32	Twycross Road Amenity Green Space	Amenity Green Space	DM8
BUR33	Abbotts Green Amenity Green Space	Amenity Green Space	DM8
BUR34	Bowman Green Amenity Green Space	Amenity Green Space	DM8
BUR35	Burbage Junior School Playing Field, Grove Road	Outdoor Sports Facilities	DM8
BUR36	Hinckley Road Recreation Ground	Formal Park / Outdoor Sports Facilities and Children's Play Space	DM8
BUR37	Woodland Avenue Green Space	Amenity Green Space/ Children's Play Space and Young Persons Facilities	DM8
BUR38	The Meadows Amenity Green Space	Amenity Green Space	DM8
BUR39	St Catherine's Churchyard, Church Street	Cemeteries and Churchyards	DM8
BUR40	Burbage Constitutional Bowls Club, Church Street	Private Outdoor Sports Facility	DM8

<b>Burbage Site Allocations</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
BUR41	Pughes Paddock	Formal Park	DM8
BUR42	Burbage Church of England Infant School Playing Fields, Grove Road	Outdoor Sports Facilities and Children's Play Space	DM8
BUR43	The Horsepool	Formal Park	DM8
BUR44	War Memorial Garden	Formal Park	DM8
BUR45	Britannia Road Recreation Ground	Outdoor Sports Facilities, Children's Play Space and Young Persons Facilities	DM8
BUR46	Workhouse Lane Allotments	Allotments	DM8
BUR47	Lychgate Close Amenity Green Space	Amenity Green Space	DM8
BUR48	De-La-Bere Crescent Amenity Green Space	Amenity Green Space	DM8
BUR49	Station Nature Gardens	Natural and Semi-Natural Open Space	DM8/DM9
<b>Community Facility</b>			
BUR65	Sketchley Hill Primary School, Sketchley Road	Community Facility	DM25
BUR66	The Burbage Surgery and Extension, Tilton Road	Existing and Extended Community Facility	DM25
BUR67	Burbage Baptist Church, Higham Way	Community Facility	DM25
BUR68	The Clarke Community Centre, Hereford Way	Community Facility	DM25
BUR69	Hasting High School, St Catherine's Close	Community Facility	DM25
BUR70	Burbage Junior School, Grove Road	Community Facility	DM25
BUR71	Burbage Church of England Infant School, Grove Road	Community Facility	DM25
BUR72	Burbage Methodist Church, Windsor Street	Community Facility	DM25
BUR73	Millennium Hall, Britannia Road	Community Facility	DM25
BUR74	Burbage Library, Church Street	Community Facility	DM25
BUR75	The Meadows Community Centre, The Meadows	Community Facility	DM25
<b>Cultural and Tourism Facilities</b>			
BUR63	Sketchley Grange Hotel	Cultural and Tourism	DM22

Burbage Site Allocations			
Reference	Location	Designation	Policy
	and Spa, Sketchley Lane	Facility	
BUR64	Hinckley Island Hotel, Watling Street	Cultural and Tourism Facility	DM22
BUR01	Burbage Settlement Boundary	Settlement Boundary	Core Strategy Policy 4
Residential Site Allocations			
BUR02	Land north at Brookfield Road and Sketchley Brook	110 dwellings	Core Strategy Policy 4
BUR03	Wynne Motor Services, 73 Sapcote Road	5 dwellings	
Residential Site Allocations with Planning Permission*			
BUR04PP	Land at Sketchley Brook	375 dwellings	Core Strategy Policy 4
BUR05PP	Land south of 26-28 Britannia Road	52 dwellings	
BUR77PP	Land south of 26-28 Britannia Road	9 dwellings	
BUR78PP	Land off Three Pots Road	34 dwellings	
BUR79PP	Land at Workhouse Lane	35 dwellings	

\*Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 September 2014.

Site references with the final suffix of N identify Neighbourhood Centres.  
Site references with the final suffix of L identify Local Centres

<b>Allocations which relate to but stand away from the settlement **</b>			
<b>Reference</b>	<b>Location</b>	<b>Designation</b>	<b>Policy</b>
BUR76	Burbage Common and Wood	Natural and Semi-Natural Open Space	DM8/DM9
Hinckley/Barwell/Earl Shilton/Burbage Green Wedge			

\*\*These Allocations appear on the Borough-wide proposals map.

<b>Site Selection Justifications</b>	
<b>Retail</b>	
<b>BUR58N</b>	
<b>Previous Ref:</b> BUR20	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Brookside Neighbourhood Centre
<b>Details of Allocation:</b>	A small shopping parade in a residential area standing to the north of Burbage.
<b>Justification for the Allocation:</b>	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's

	boundaries which are reflected in the allocation. The vitality of the Neighbourhood Centre is safeguarded by policy DM22.
<b>BUR59L</b>	
<b>Previous Ref:</b> BUR18	<b>SHLAA Ref:</b> AS146
<b>Location:</b>	Boyslade Road and Tilton Road Local Centre
<b>Details of Allocation:</b>	A cluster of local shops providing for the day to day needs of local residents. The allocation includes non retail uses associated with the centre such as the garage and Burbage surgery.
<b>Justification for the Allocation:</b>	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Local Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded by policy DM22.
<b>BUR60N</b>	
<b>Previous Ref:</b> BUR19	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Atkins Way Neighbourhood Centre
<b>Details of Allocation:</b>	A small shopping parade in a residential area. The allocation includes the public house opposite the parade and associated parking areas.
<b>Justification for the Allocation:</b>	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Neighbourhood Centre is safeguarded by policy DM22.
<b>BUR61N</b>	
<b>Previous Ref:</b> BUR17	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Church Street Neighbourhood Centre
<b>Details of Allocation:</b>	A linear spread of a variety of local shops providing a diverse range of goods. The centre spans from the junction with Britannia Road to Church Street.
<b>Justification for the Allocation:</b>	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Neighbourhood Centre is safeguarded by policy DM22.
<b>BUR62N</b>	
<b>Previous Ref:</b> BUR16	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Windsor Street Neighbourhood Centre
<b>Details of Allocation:</b>	A linear spread of a variety of local shops providing a diverse range of goods. The centre

	spans from the junction with Britannia Road to Church Street.
<b>Justification for the Allocation:</b>	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Neighbourhood Centre is safeguarded in line with policy DM22.
<b>Employment</b>	
<b>BUR50PP</b>	
<b>Previous Ref:</b> BUR01	<b>SHLAA Ref:</b> AS103
<b>Location:</b>	Hinckley Commercial Park Employment
<b>Details of Allocation:</b>	A new employment site under construction adjacent to Logix Park. This employment area is also known as Phase II, Hinckley Commercial Park and is located off the A5 (Watling Street). Companies such as Geo Post/DPD will be located in the employment area. The site has an area of 17.23 hectares
<b>Justification for the Allocation:</b>	<p>The site was granted outline planning permission under reference 10/00518/OUT in August 2011 and subsequently full planning permission for the infrastructure and open space elements of the scheme under reference 11/00856/REM in January 2012.</p> <p>The Employment Land and Premises Review (July 2013) identifies Hinckley Commercial Park as a new employment site currently under construction. This site is a category A site to be retained for 100% employment use.</p>
<b>BUR51</b>	
<b>Previous Ref:</b> BUR03	<b>SHLAA Ref:</b> AS106
<b>Location:</b>	Logix Distribution Park
<b>Details of Allocation:</b>	Logix Park is a modern distribution centre located to the west of Burbage with access onto the A5. The site is a key industrial estate/distribution park with various occupiers including Johnson Apparelmaster, Armstrong Logistics and Syncreon. The site has an area of 19.15 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.

<b>BUR52</b>	
<b>Previous Ref:</b> BUR02	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Sketchley Meadows Industrial Estate
<b>Details of Allocation:</b>	A key industrial estate for the borough situated on the north western corner of Burbage. The site is in industrial use with various occupiers. The site has an area of 12.48 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 100% employment uses. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>BUR53</b>	
<b>Previous Ref:</b> BUR04	<b>SHLAA Ref:</b> AS151
<b>Location:</b>	Hinckley Business Centre, London Road/Burbage Road
<b>Details of Allocation:</b>	A converted business complex on the edge of Hinckley with various occupiers and within light industrial use. The site has an area of 1.12 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. The site provides budget small business space and has a continuing demand for premises. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>BUR54</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS155
<b>Location:</b>	Warehouse, South of Coventry Road
<b>Details of Allocation:</b>	An isolated factory containing two occupiers situated in a suburban location. The site has an area of 0.20 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category C site, with 100% other uses allowed. The units are currently occupied and the site owners have not put the site forward for redevelopment. This site will be allocated in line with policy DM19.
<b>BUR55</b>	
<b>Previous Ref:</b> BUR06	<b>SHLAA Ref:</b> AS158
<b>Location:</b>	Works, West of Britannia Road
<b>Details of Allocation:</b>	A cluster of employment space within light industrial use within a residential area. The site has various occupiers. The site area is 0.54 hectares.
<b>Justification for the</b>	The Employment Land and Premises Review

<b>Allocation:</b>	(July 2013) identified this site as a category C site, with 100% other uses allowed. The units are currently occupied and the site owners have not put the site forward for redevelopment. This site will be allocated in line with policy DM19.
<b>BUR56</b>	
<b>Previous Ref:</b>	<b>SHLAA Ref:</b> AS159
<b>Location:</b>	Works, North of Windsor Street
<b>Details of Allocation:</b>	A converted factory now used for offices situated close to the centre of Burbage. The site has one occupier. The site has an area of 0.13 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. The site is fit-for-purpose and has little impact on the surrounding residential properties. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>BUR57</b>	
<b>Previous Ref:</b>	<b>SHLAA Ref:</b> AS169
<b>Location:</b>	Sapcote Road Industrial Estate
<b>Details of Allocation:</b>	A small industrial estate situated on the eastern side of Burbage. The site has is in industrial use and has various occupiers. The site area is 1.24 hectares.
<b>Justification for the Allocation:</b>	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. The site provides budget small business space and has a continuing demand for premises. Therefore this site will be safeguarded in line with policy DM19 to ensure a range of employment opportunities.
<b>Open Space</b>	
<b>BUR08PP</b>	
<b>Previous Ref:</b> BUR01	<b>SHLAA Ref:</b> AS103
<b>Location:</b>	Sketchley Brook Green Corridor
<b>Details of Allocation:</b>	Open Space: Amenity Green Space and Green Corridor to the south and west of approved residential site 'Land at Sketchley Brook' and employment site 'Hinckley Commercial Park' (10/00518/OUT and 11/00856/REM).
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space because the development of which it is part had not been constructed. The site will be fully assessed as part of the review of the Open Space Sports and Recreational



	Facilities Study. The site adds to the amenity of local residents and employees of the new residential estate and employment area and visual quality of the area. The site fulfils the definition and criteria to be identified as open space and safeguarded through Policy DM8.
<b>BUR09</b>	
<b>Previous Ref:</b> BUR08, OS Ref 24, 429, 430, 431, 480 and 479	<b>SHLAA Ref:</b> AS103
<b>Location:</b>	Rugby Road Recreation Area
<b>Details of Allocation:</b>	Open Space: Children's Play Space, Formal Park, Outdoor Sports Facilities and Young Persons Facilities situated in a recreation area adjacent the railway on the northern periphery of Burbage. The site has an overall area of 3.02 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores:</p> <ul style="list-style-type: none"> <li>• Children's play space: 60%</li> <li>• Young persons facilities: 40%</li> <li>• Forma Park: 45%</li> <li>• Outdoor Sports Facilities <ul style="list-style-type: none"> <li>○ Football Pitch: 40%</li> <li>○ Tennis Courts: 40%</li> <li>○ Bowling Green: 0%</li> </ul> </li> </ul> <p>There is an identified shortfall in the quality and quantity of all the above open space types in Burbage. This site provides the opportunity for a good selection of potential activities for a wide demographic range. The variety of open space typologies within close proximity is safeguarded as a valuable resource through policy DM8 and offers enhancement in the future.</p>
<b>BUR10</b>	
<b>Previous Ref:</b> BUR24, OS Ref 84, 291 and 104	<b>SHLAA Ref:</b> AS150
<b>Location:</b>	Sketchley Brook Recreational Corridor
<b>Details of Allocation:</b>	Open Space: Private Allotments, Green Corridor and Amenity Green Space spanning along the northern edge of Burbage following the railway line. The site has an overall area of 7.72 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores:



	<ul style="list-style-type: none"> <li>• Allotments: 25%</li> <li>• Green Corridor</li> <li>• Amenity Green Space: 40%</li> </ul> <p>The Study identified a shortfall in the quality and quantity of allotment provision and the quantity of amenity green space in Burbage.</p> <p>These areas of open space add to the amenity of local residents and visual quality of the area in addition to facilitating wildlife migration and providing links between the urban and rural hinterland. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
<b>BUR11</b>	
<b>Previous Ref:</b> BUR14, OS Ref 143	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Farm Road Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space spanning northward to Brookside and eastward to Higham Way. The site has an area of 3.30 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 70% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR12</b>	
<b>Previous Ref:</b> BUR11, OS Ref 516, 715 and 42	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Tilton Road Recreation Ground
<b>Details of Allocation:</b>	Open Space: Children's Play Space, Formal Park and Young Persons Facilities situated in a residential area. The site has an overall area of 4.9 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores:</p> <ul style="list-style-type: none"> <li>• Children's play space: 55%</li> <li>• Young persons facilities: 60%</li> <li>• Formal Park: 60%</li> </ul> <p>There is an identified shortfall in the quality and quantity of all the above open space types in</p>

	Burbage. The site provides a recreational resource to Burbage and adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old and provides a ball court for teenagers. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR13</b>	
<b>Previous Ref:</b> OS Ref 136	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Aster Way Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing north of Aster Way, backed onto by a number of residential properties. The site has an area of 0.11 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 40% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR14</b>	
<b>Previous Ref:</b> OS Ref 257	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hyacinth Way Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing between properties 8 and 10 Hyacinth Way. The site has an area of 0.02 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 47% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR15</b>	
<b>Previous Ref:</b> OS Ref 256	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Iris Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space spanning along the rear of Iris Close and Azalea Close. The site has an area of 0.13 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 47% and there is a

	shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR16</b>	
<b>Previous Ref:</b> OS Ref 129	<b>SHLAA Ref:</b> N/a
<b>Description:</b>	Azalea Walk Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing south of Azalea Walk within a residential area. The site has an area of 0.04 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 73% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR17</b>	
<b>Previous Ref:</b> OS Ref 130	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Lilac Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing at the end of Lilac Close within a residential area. The site has an area of 0.02 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 53% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR18</b>	
<b>Previous Ref:</b> OS Ref 142	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Pennant Road Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing within a residential area to the west of Burbage. The site has an area of 0.06 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 80% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a

	valued open space through policy DM8 and offer enhancement in the future.
<b>BUR19</b>	
<b>Previous Ref:</b> OS Ref 101	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Troon Way Flood Retention Basin
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing on the western edge of Burbage. The site has an area of 0.23 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 80% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area and provides an area of flood relief. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR20</b>	
<b>Previous Ref:</b> OS Ref 131	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Armour Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing at the end of Armour Close and Beaufort Close within a residential area. The site has an area of 0.29 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 85% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR21</b>	
<b>Previous Ref:</b> BUR09, OS Refs 253, 514, 44 and 700	<b>SHLAA Ref:</b> AS143
<b>Location:</b>	Colts Close Recreation Ground
<b>Details of Allocation:</b>	Open Space: Amenity Green Space, Children's Play Space, Outdoor Sports Facilities and Young Persons Facilities situated to the south west of the Burbage. The overall site area is 1.43 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores:</p> <ul style="list-style-type: none"> <li>• Amenity Green Space: 75%</li> <li>• Children's Play Space: 87%</li> </ul>

	<ul style="list-style-type: none"> <li>• Outdoor Sports Facilities: 75%</li> <li>• Young Persons Facilities: 0%</li> </ul> <p>There is an identified shortfall in the quantity of all of the above open space types in addition to a shortfall in the quality of children's play space, young persons facilities and outdoor sports facilities. The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old and provides a ball court for teenagers. In addition the site provides for football activities. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
<b>BUR22</b>	
<b>Previous Ref:</b> BUR29, OS Ref 345	<b>SHLAA Ref:</b>
<b>Location:</b>	Sketchley Hill Primary School Playing Field
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities standing to the rear of the school, adjacent Rugby Road. The site has an overall area of 1.02 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the playing fields as having a quality score of 75%. The Study identifies a shortfall in the quantity and quality of outdoor sports facilities in Burbage. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>BUR23</b>	
<b>Previous Ref:</b> OS Ref 139	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Grange Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing north of Grange Drive but also linking into Holly Close and Oak Close. The site has an area of 0.29 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. There is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open

	space through policy DM8 and offer enhancement in the future.
<b>BUR24</b>	
<b>Previous Ref:</b> OS Ref 138	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Maple Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing at the end of Maple Close and linking in with Willow Close. The site has an area of 0.04 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 60% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR25</b>	
<b>Previous Ref:</b> OS Ref 140	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Westminster Drive Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing to the south of Burbage within a residential area. The site has an area of 0.12 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 70% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR26</b>	
<b>Previous Ref:</b> OS Ref 100	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Canberra Way Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space south of Canberra Way on the southern edge of Burbage. The site has an area of 1.71 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 87% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR27</b>	
<b>Previous Ref:</b> BUR15, OS Ref 135	<b>SHLAA Ref:</b> N/a



<b>Location:</b>	Far Lash Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing to the east of Far Lash with Lash Hill path running along the rear. The site has an area of 1.20 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 70% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR28</b>	
<b>Previous Ref:</b> BUR26, OS Ref 343	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hasting High School Playing Field
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities standing to the rear of the school, spanning to Hinckley Road. The site has an overall area of 4.97 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the playing fields as having a quality score of 80%. The Study identifies a shortfall in the quantity and quality of outdoor sports facilities in Burbage. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football and cricket. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>BUR29</b>	
<b>Previous Ref:</b> BUR 21, OS Ref 267	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Woodland Avenue Allotments
<b>Details of Allocation:</b>	Open Space: Existing allotments situated north of Woodland Avenue in a residential area. The site has an area of 1.43 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quality of allotment provision in Burbage and a shortfall in the quantity of provision in the borough generally. Therefore allotments will be safeguarded with the opportunity for enhancement through policy DM8. The site has a quality score of 75%.</p> <p>Preferred option consultation responses supported the protection of allotments.</p>

<b>BUR30</b>	
<b>Previous Ref:</b> OS Ref 132	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Millers Green Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing at the end of Millers Green within a residential area. The site has an area of 0.15 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 53% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR31</b>	
<b>Previous Ref:</b> OS Ref 133	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Swains Green Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing north of Swains Green within a residential area. The site has an area of 0.22 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 67% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR32</b>	
<b>Previous Ref:</b> OS Ref 259	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Twycross Road Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing in a residential area to the south west of Burbage. The site has an area of 0.07 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 67% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR33</b>	
<b>Previous Ref:</b> OS Ref 134	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Abbotts Green Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing at



	the end of Abbotts Green and Carpenters Close within a residential area. The site has an area of 0.07 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 60% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR34</b>	
<b>Previous Ref:</b> OS Ref 260	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Bowman Green Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing on the corner of Bowman Green and Twycross Road. The site has an area of 0.05 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 67% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR35</b>	
<b>Previous Ref:</b> BUR27, OS Ref 344	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Burbage Junior School Playing Field
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities standing to the rear of the school, adjacent Hinckley Road Recreation Area. The site has an overall area of 1.58 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the playing fields as having a quality score of 70%. The Study identifies a shortfall in the quantity and quality of outdoor sports facilities in Burbage. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>BUR36</b>	
<b>Previous Ref:</b> BUR07, OS Refs 43, 442 and 517	<b>SHLAA Ref:</b> N/a

<b>Location:</b>	Hinckley Road Recreation Ground
<b>Details of Allocation:</b>	Open Space: Formal Park, Children's Play Space and Outdoor Sports Facilities situated to the west of Hinckley Road, adjacent Burbage Church of England Infants School. The overall site area is 2.91 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores:</p> <ul style="list-style-type: none"> <li>• Formal Park: 80%</li> <li>• Children's Play Space: 73%</li> <li>• Outdoor Sports Facilities: 80%</li> </ul> <p>There is an identified shortfall in the quality and quantity of all the above open space types in Burbage. The site adds to the amenity of local residents and the visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. In addition the site provides opportunities for football and cricket. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
<b>BUR37</b>	
<b>Previous Ref:</b> BUR13, OS Refs 255, 513 and 512	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Woodland Avenue Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space, Young Persons Facilities and Children's Play Space situated south of Woodland Avenue and adjacent Pickering Place. The overall site area is 0.78 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores:</p> <ul style="list-style-type: none"> <li>• Amenity Green Space: 75%</li> <li>• Young persons facilities: 60%</li> <li>• Children's play space: 87%</li> </ul> <p>There is an identified shortfall in the quality and quantity of all the above open space types in Burbage. The site adds to the amenity of local residents and the visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. In addition the site provides a ball</p>

	court for teenagers. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR38</b>	
<b>Previous Ref:</b> OS Ref 220	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Meadows Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing at the end of The Meadows and within a residential area. The site has an area of 0.07 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 55% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR39</b>	
<b>Previous Ref:</b> OS Ref 298	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	St Catherine's Churchyard, Church Street
<b>Details of Allocation:</b>	Open Space: Cemeteries and Churchyards situated around and to the rear of the church on the eastern edge of Burbage. The site has an area of 1.29 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 75% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
<b>BUR40</b>	
<b>Previous Ref:</b> OS Ref 399	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Burbage Constitutional Bowls Club
<b>Details of Allocation:</b>	Open Space: A private outdoor sports facility standing to the rear of the Burbage Constitutional Club on Church Street. The site has an area of 0.10 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify an open space quality score for this site. The Study identified a shortfall in outdoor sports facilities in Burbage. The site provides a recreational resource to Hinckley providing facilities to

	undertake bowling activities. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>BUR41</b>	
<b>Previous Ref:</b> OS Ref 137	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Pughes Paddock
<b>Details of Allocation:</b>	Open Space: Formal Park forming a small triangle of land forming a garden-like space. The site stands to the east of Grove Road, adjacent the infant school. The site has an area of 0.10 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the formal park as having a quality score of 100%. The Study identifies a shortfall in the quantity and quality of formal park provision in Burbage. The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and a place of relaxation. The allocation of this site can help safeguard it as a valued open space through policy DM8.
<b>BUR42</b>	
<b>Previous Ref:</b> BUR28, OS Ref 704 and 369	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Burbage Church of England Infant School Playing Fields
<b>Details of Allocation:</b>	Open Space: Outdoor Sports Facilities and Children's play space standing to the rear of the school. The site has an overall area of 0.47 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the playing fields as having a quality score of 85% but no quality score was identified for the children's play space. The Study identifies a shortfall in the quantity and quality of outdoor sports facilities and children's play space in Burbage. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football and athletics and play equipment for those under 12 years of age. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
<b>BUR43</b>	
<b>Previous Ref:</b> OS Ref 255	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Horsepool
<b>Details of Allocation:</b>	Open Space: Formal Park situated between

	Pughes Close, Pilgrims Close and New Road. The site has an area of 0.18 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the formal park as having a quality score of 85%. The Study identifies a shortfall in the quantity and quality of formal park provision in Burbage. The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and a place of relaxation. The allocation of this site can help safeguard it as a valued open space through policy DM8.
<b>BUR44</b>	
<b>Previous Ref:</b> OS Ref 44	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	War Memorial Garden
<b>Details of Allocation:</b>	Open Space: Formal Park forming a small triangle of land with a war memorial. The site stands at the junction with New Road and Church Street. The site has an area of 0.01 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the formal park as having a quality score of 80%. The Study identifies a shortfall in the quantity and quality of formal park provision in Burbage. The site adds to the amenity of local residents and visual quality of the area in addition to providing a place of reflection. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR45</b>	
<b>Previous Ref:</b> BUR10, OS Refs 41, 701, 439, 703 and 515	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Britannia Road Recreation Ground
<b>Details of Allocation:</b>	Open Space: Formal Park, Children's Play Space, Outdoor Sports Facilities and Young Persons Facilities situated on the southern periphery of Burbage. The overall site area is 4.91 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores:</p> <ul style="list-style-type: none"> <li>• Formal Park: 70%</li> <li>• Children's play space: 0%</li> <li>• Outdoor Sports Facilities: 60%</li> <li>• Young persons facilities <ul style="list-style-type: none"> <li>○ Ball court west: 40%</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Ball court east- 65%:</li> </ul> <p>There is an identified shortfall in the quality and quantity of all the above open space types in Burbage. The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old and provides two ball courts for teenagers. In addition the site provides for football activities. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
<b>BUR46</b>	
<b>Previous Ref:</b> BUR35, OS Ref 293	<b>SHLAA Ref:</b> AS127
<b>Location:</b>	Workhouse Lane Allotments
<b>Details of Allocation:</b>	Open Space: Existing allotments situated east of Workhouse lane on the southern periphery of Burbage. The site has an area of 1.45 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quality of allotment provision in Burbage and a shortfall in the quantity of provision in the borough generally. Therefore allotments will be safeguarded with the opportunity for enhancement through policy DM8. The site has a quality score of 80%.</p> <p>Preferred option consultation responses supported the protection of allotments.</p>
<b>BUR47</b>	
<b>Previous Ref:</b> OS Ref 258	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Lychgate Close Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing to the south of Twycross Road and along the entrance to Saddlers Close. The site has an area of 0.03 hectares.
<b>Justification for the Allocation:</b>	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 73% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
<b>BUR48</b>	
<b>Previous Ref:</b> OS Ref 141	<b>SHLAA Ref:</b> N/a



<b>Location:</b>	De-La-Bere Crescent Amenity Green Space
<b>Details of Allocation:</b>	Open Space: Amenity Green Space standing to the south of De-La-Bere Crescent within a residential area to the east of Burbage. The site has an area of 0.11 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as having a quality score of 75% and there is a shortfall in the quality of this open space type in Burbage. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
<b>BUR49</b>	
<b>Previous Ref:</b> OS Ref 59	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Station Nature Gardens
<b>Details of Allocation:</b>	Open Space: Natural and Semi-Natural open space forming a wooded slither of land along the railway line and to the rear of West Close. The site has an area of 0.10 hectares.
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 35% and quantity standards were not addressed for this open space type. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as a valued open space through policy DM9 and offer enhancement in the future.
<b>Community Facilities</b>	
<b>BUR73</b>	
<b>Previous Ref:</b>	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Millennium Hall, Britannia Road
<b>Details of Allocation:</b>	A popular congregational community facility situated adjacent to Britannia Road Recreation Ground. The allocation includes the scout hut to the rear and the parking and associated hardstanding.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a wide range of activities including fitness classes, playgroup, tai chi, yoga, Zumba and a number more. This facility will be safeguarded in line with policy DM25.
<b>BUR74</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Burbage Library, Church Street
<b>Details of Allocation:</b>	An educational community facility within the

	historic core of Burbage. The allocation includes the landscaping surrounding the library.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as Burbage's only public library. The facility provides a range of services such as internet, tourist information and under 5's reading club. This facility will be safeguarded in line with policy DM25.
<b>BUR75</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Meadows Community Centre, The Meadows
<b>Details of Allocation:</b>	A small congregational community facility within a residential area.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site serves the local community. This facility will be safeguarded in line with policy DM25.
<b>BUR71</b>	
<b>Previous Ref:</b> BUR28	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Burbage Church of England Infant School, Grove Road
<b>Details of Allocation:</b>	An educational community facility situated off Grove Road, adjacent to Pughes Paddock. The allocation includes associated hardstanding but excludes associated areas of open space which will be safeguarded through policy DM8.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site an educational community facility providing primary education to local children aged between 4-7 years old. This facility will be safeguarded in line with policy DM25.
<b>BUR70</b>	
<b>Previous Ref:</b> BUR27	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Burbage Junior School, Grove Road
<b>Details of Allocation:</b>	An educational community facility situated off Grove Road, standing north of the Infant School. The allocation includes associated hardstanding but excludes areas of open space which will be safeguarded through policy DM8.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site an educational community facility providing primary education to local children aged between 7-11 years old. This facility will be safeguarded in line with policy DM25.



<b>BUR65</b>	
<b>Previous Ref:</b> BUR29	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Sketchley Hill Primary School, Sketchley Road
<b>Details of Allocation:</b>	An educational community facility situated off Sketchley Road, standing adjacent Rugby Road. The allocation includes associated hardstanding but excludes areas of open space which will be safeguarded through policy DM8.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site an educational community facility providing primary education to local children in addition to providing yoga classes, folk dancing and a nursery. This facility will be safeguarded in line with policy DM25.
<b>BUR66</b>	
<b>Previous Ref:</b> BUR22	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Burbage Surgery, Tilton Road
<b>Details of Allocation:</b>	A community health care facility within the Boyslade and Tilton Road Local Centre. The allocation includes the parking to the rear and hardstanding to the front.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only doctors surgery in Burbage. This facility will be safeguarded in line with policy DM25.
<b>BUR68</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Clarke Community Centre, Herford Way
<b>Details of Allocation:</b>	A congregational community facility situated in a sheltered housing complex.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a congregational community facility for local elderly residents. This facility will be safeguarded in line with policy DM25.
<b>BUR69</b>	
<b>Previous Ref:</b> BUR26	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hasting High School, St Catherine's Close
<b>Details of Allocation:</b>	An educational community facility situated toward the northern limit of Burbage, surrounded by residential properties. The allocation includes the tennis courts and surrounding hardstanding but excludes the playing fields as these will be safeguarded as open space through policy DM8.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility providing secondary education to local children. This is the

	only secondary school in Burbage. This facility will be safeguarded in line with policy DM25.
<b>BUR67</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Burbage Baptist Church, Higham Way
<b>Details of Allocation:</b>	A congregational community facility at the junction with Higham Way and Sharpless Road. The allocation includes the associated hardstanding and garden to the rear.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a focal point for community activity with activities to include youth club, lunch club, rainbow tots, and brownies amongst others. This facility will be safeguarded in line with policy DM25.
<b>BUR72</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Burbage Methodist Church, Windsor Street
<b>Details of Allocation:</b>	A congregational community facility situated within Windsor Street Neighbourhood Centre. The allocation includes the area of hardstanding standing between the two buildings comprising the site.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site a focal point for community activity with activities to include youth club, guides, age concern, and brownies amongst others. This facility will be safeguarded in line with policy DM25.
<b>Cultural and Tourism Facilities</b>	
<b>BUR63</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> As110
<b>Location:</b>	Sketchley Grange Hotel and Spa, Sketchley Lane
<b>Details of Allocation:</b>	An identified Cultural and Tourism Facility on the eastern periphery of the settlement with large parking facilities surrounding the hotel.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities review (Jan 2013) identifies this site as providing a hotel, spa, restaurants, function rooms and conferencing suites which add to the tourism offer of the Borough. This facility will be safeguarded in line with policy DM24.
<b>BUR64</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Hinckley Island Hotel, Watling Street
<b>Details of Allocation:</b>	An identified Cultural and Tourism Facility standing away from the settlement adjacent to the M69 roundabout to the south of Burbage.

	The allocation includes the extensive parking, grounds and pond surrounding the hotel.
<b>Justification for the Allocation:</b>	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a hotel, spa, restaurants, function rooms and conferencing suites which add to the tourism offer of the Borough. This facility will be safeguarded in line with policy DM24.
<b>Settlement Boundary</b>	
<b>BUR01</b>	
<b>Previous Ref:</b> BUR25	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	The Settlement Boundary for Burbage
<b>Details of Allocation:</b>	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations.
<b>Justification for the Allocation:</b>	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
<b>Residential Site Allocations</b>	
<b>BUR02</b>	
<b>Previous Ref:</b> BUR01	<b>SHLAA Ref:</b> AS103
<b>Location:</b>	Land at Brookfield Road and Sketchley Brook
<b>Details of Allocation:</b>	Allocate site for residential development to deliver a minimum of 110 dwellings. The site has an overall area of 3.18 hectares.
<b>Justification for the Allocation:</b>	<p>This site is brownfield land and its allocation for residential development will enable the efficient re-use of the site in this sustainable location close to Hinckley town centre including the Bus Station and the Train Station.</p> <p>Policy 4 of the Core strategy identifies that new residential development should be <i>'focussed primarily to the north of Burbage adjacent to the Hinckley settlement boundary to support the Hinckley sub regional centre'</i>. This allocation is within this location.</p> <p>This site has already gained planning permission as part of a wider scheme under reference 10/00518/OUT for 375 dwellings. To meet the residual housing requirement for Burbage in line with Core Strategy Policy 4 this existing permission is to be intensified to make the best use of this brownfield site.</p>

	<p>The Employment Land and Premises Review (July 2013) includes part of this site. The Review identifies this site as a category C site with 50% alternative uses allowed. Although part of this site has already gone forward for residential development since the publication of the Review occupiers of the site have expressed their intention to relocate from their existing site to another location within the Borough. Therefore the redevelopment of this area as part of a wider residential scheme is considered appropriate and will have no impact on the employment land supply within Hinckley.</p> <p>There is an existing access available onto Rugby Road as part of the allocation BUR04PP which already has planning permission.</p>
<b>Modifications Justification</b>	<p>The Strategic Flood Risk Assessment (2014) identified that the site had the potential to suffer surface water flooding, mitigation would be required through appropriate SUDs as a requirement of policy DM10: Development and Design.</p> <p>The Sustainability Appraisal Addendum identified that this site was one of the most sustainable when assessed against the SA objectives.</p>
<b>BUR03</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS170
<b>Location:</b>	Wynne Motor Services, 73-75 Sapcote Road
<b>Details of Allocation:</b>	Allocate site for residential development to deliver a minimum of 5 dwellings. The site has an overall area of 0.17 hectares.
<b>Justification for the Allocation:</b>	<p>This site is brownfield land and its allocation for residential development will enable the efficient re-use of this site.</p> <p>The site is considered to be developable as planning permission has been approved on this site under reference 06/01369/OUT and subsequently 10/00032/EXT, however the planning permission has since expired.</p> <p>No objections were raised by the Highways Authority as part of the planning application process under references 06/01369/OUT and 10/00032/EXT.</p>

<b>Modifications Justification</b>	<p>The Strategic Flood Risk Assessment (2014) identified that the site did not have the potential for surface and ground water flooding and is not within a flood zone.</p> <p>The Sustainability Appraisal Addendum identified that this site was one of the most sustainable when assessed against the SA objectives.</p> <p>The updated Extended Phase 1 Habitat Survey (2014) and was identified as being of low ecological value.</p>
<b>Residential Site Allocations with Planning Permission*</b>	
<b>BUR04PP</b>	
<b>Previous Ref:</b> BUR01	<b>SHLAA Ref:</b> AS103
<b>Location:</b>	Land at Sketchley Brook
<b>Details of Allocation:</b>	An approved residential scheme for 375 dwellings with associated infrastructure, public open space and vehicular and pedestrian access situated to the north of Burbage.
<b>Justification for the Allocation:</b>	This residential scheme was approved under reference 10/00518/OUT for 375 dwellings in August 2011. Reserved Matters were approved for 212 dwellings under reference 12/00697/REM and 133 dwellings under reference 12/00698/REM in December 2012. Outline planning permission for the residual 30 dwellings still remains.
<b>BUR05PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS123
<b>Location:</b>	Land south of 26-28 Britannia Road
<b>Details of Allocation:</b>	An approved residential scheme for 52 dwellings with associated infrastructure and garages situated on the southern edge of Burbage.
<b>Justification for the Allocation:</b>	This residential scheme was approved under reference 12/00154/FUL in May 2012.
<b>BUR77PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS123
<b>Location:</b>	Land south of 26-28 Britannia Road
<b>Details of Allocation:</b>	An approved residential scheme for 9 dwellings situated on the southern edge of Burbage.
<b>Justification for the Allocation:</b>	This residential scheme was approved on appeal under reference 12/01079/FUL in October 2013

<b>BUR78PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS116
<b>Location:</b>	Land off Three Pots Road
<b>Details of Allocation:</b>	An approved residential scheme for 34 dwellings and associated infrastructure situated on the southern edge of Burbage.
<b>Justification for the Allocation:</b>	This residential scheme was approved on appeal under reference 13/00094/FUL in January 2014
<b>BUR79PP</b>	
<b>Previous Ref:</b> N/a	<b>SHLAA Ref:</b> AS125
<b>Location:</b>	Land at Workhouse Lane
<b>Details of Allocation:</b>	An approved residential scheme for the demolition of one dwellings and the erection of 35 dwellings and associated infrastructure situated on the southern edge of Burbage.
<b>Justification for the Allocation:</b>	This residential scheme was approved on appeal under reference 13/00147/FUL in February 2014

\*Sites referenced PP are sites with planning permission for residential development over 5 dwellings, permitted up to the 1 September 2014.

<b>Allocations which relate to but stand away from the settlement**</b>	
<b>BUR76</b>	
<b>Previous Ref:</b> BUR23, OS Ref 45	<b>SHLAA Ref:</b> N/a
<b>Location:</b>	Burbage Common and Wood
<b>Details of Allocation:</b>	Open Space: Natural and Semi-Natural Open Space forming a large wooded and grassed area to the north east of Burbage. The site has an area of 59.88 hectares
<b>Justification for the Allocation:</b>	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 75% and quantity standards were not addressed for this open space type. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as a valued open space through policy DM9 and offer enhancement in the future.

\*\* These Allocations appear on the Borough-wide proposals map.