

Hinckley & Bosworth Local Plan

**Preliminary Site Selection Paper
Regulation 19 Consultation**

2020-2039

February 2022

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1. Introduction

- 1.1 The document contains a preliminary summary of how all the sites submitted for development consideration were assessed to determine whether to take them forward as allocations in the Local Plan.
- 1.2 The borough council undertook three Call for Sites exercises alongside the consultation exercises on the local plan, these being:
 - Scope, Issues and Options Consultation (2018)
 - New Directions for Growth Consultation (2019)
 - Draft Local Plan Consultation (2021)
- 1.3 The Call for Sites exercises provided an invitation for landowners, developers and any other interested parties to put forward sites they believed were available and suitable for development. Those submitting sites were asked to complete a Site Suggestion Form The form asked for a range of information about the site and the promoter's intended use, such as identifying any contaminated land, environmental, topographical or accessibility constraints of the site.
- 1.4 All of the sites were assessed through the Strategic Housing and Employment Land Availability Assessment (SHELAA) unless indicated otherwise on the form. The SHELAA is an evidence base document to inform the plan making process as promoted by the NPF. The main role of the SHELAA is to:
 - Identify sites and broad locations with potential for development
 - Assess their development potential
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

It is not a decision-making document, and it does not in itself determine whether or not a site should be granted planning permission or allocated for development. The document has been prepared in line with the Leicestershire authorities' joint methodology (2019) and Hinckley and Bosworth Borough Council's own methodology (2020). Both are available on the council's web site.
- 1.5 In addition to sites submitted via the Call for Sites exercises, the borough council received many speculative approaches from site owners and promoters throughout development of the Local Plan. These sites were accepted and considered up to a closing date of September 2021 in terms of SHELAA. Sites submitted after this were given consideration for Local Plan purposes until December 2021.

- 1.6 The SHELAA report classifies sites into three categories: Developable, Deliverable or Non-Developable. The characteristics of each category are:
- Developable – the site must be considered suitable, available and achievable’
 - Deliverable – the site must meet the same criteria as Developable but must also be delivered within the first 5 years,
 - Non-Developable – the site is considered this category if it either has significant constraints on site and/or it cannot meet the suitable, available or achievable criteria.
- 1.7 The SHELAA provides a ‘policy-off’ evidence base of each site assessed and is the starting point for determining the locations for housing and employment allocations. This is where sites are assessed in terms of available evidence and ‘policy on’ value judgement is made, the key consideration being ‘does the site reflect the proposed Local Plan development strategy?’. This more in-depth assessment produces a list of potential development sites that the borough council can then use to decide what are their preferred sites to allocate to meet defined needs in appropriate locations (in line with the development strategy, urban and rural split and settlement hierarchy). The identified preferred sites were then shared with opposition ward Members and colleagues at Leicestershire County Council to gain their views particularly in required infrastructure such as highways and education provision. The sites will still be subject to Sustainability Appraisal
- 1.8 A more in-depth examination of the site selection process and how the borough council determined their list of preferred sites will be contained in a Site Selection Topic Paper to accompany submission of the plan.

Urban Areas

Hinckley

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS1020	Hinckley	16	0.49	Site is within the settlement boundary so could come forward without allocation.	N/A
AS1021	Hinckley	100	4.13	Extension to the existing development	Allocate
AS1029A	Hinckley	846	33.85	Extension to this part of Hinckley north of the perimeter road would begin to encroach on the gap between Hinckley and Barwell	Discounted from further consideration.
AS1029B	Hinckley	55	1.49	Extension to this part of Hinckley north of the perimeter road would begin to encroach on the gap between Hinckley and Barwell	Discounted from further consideration.
AS1031A	Hinckley	271	7.96	Extension to this part of Hinckley north of the perimeter road would begin to encroach on the gap between Hinckley and Barwell	Discounted from further consideration.
AS1031B	Hinckley	425	16.99	Extension to this part of Hinckley north of the perimeter road would begin to encroach on the gap between Hinckley and Barwell	Discounted from further consideration.
AS302	Hinckley	29	0.89	Site falls within a Green Wedge and	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
				there are other suitable sites available.	consideration.
AS303 (LPR50)	Hinckley	260	8.06	Site falls within a Green Wedge and there are other suitable sites available.	Discounted from further consideration.
AS289	Hinckley	51	1.55	No obvious safe and suitable access is visible and there are flood risk concerns	Discounted from further consideration.
AS388	Hinckley	58	1.76	Majority of site outside borough. Also, more preferable sites in settlement.	Discounted from further consideration.
AS602	Hinckley	89	3.55	Site sits away from the settlement therefore not sustainable for housing development	Discounted from further consideration.
AS808	Hinckley	22	0.36	Has a planning permission for offices	N/A
AS977	Hinckley	58	1.17	Has planning permission	Committed
AS986	Hinckley	52	1.91	Retain exiting use	Discounted from further consideration.
AS911	Hinckley	30	0.53	Has planning permission	Committed
LPR22 (AS287)	Hinckley	30.00	65.90	Significant concerns around provision of safe and suitable access to A5. No need to allocate further strategic employment at this time as local need met	Discounted from further consideration.

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
LPR31 (and LPR145)	Hinckley	500	38.50	Extension to the existing development	Allocate
LPR47	Hinckley	526	21.02	Extension to this part of Hinckley north of the perimeter road would begin to encroach on the gap between Hinckley and Barwell	Discounted from further consideration.
LPR48	Hinckley	364	21.02	Extension to this part of Hinckley north of the perimeter road would begin to encroach on the gap between Hinckley and Barwell	Discounted from further consideration.
LPR92	Hinckley	550	29.00	Development in this location would close gap to Wykin village absorbing it into the urban area and impacting on its individual identity.	Discounted from further consideration.
LPR138	Hinckley	122	6.16	Site falls within the settlement boundary so could come forward without allocation	Discounted from further consideration.
LPR144A	Hinckley	367	10.80	Development in this location would close gap to Wykin village absorbing it into the urban area and impacting on its individual identity.	Discounted from further consideration.

Burbage

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS1005	Burbage	16	0.49	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
AS1015	Burbage	95	3.80	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
AS1018	Burbage	101	4.05	The site sits away from the settlement and there are more preferable sites available.	Discounted from further consideration.
AS134	Burbage	75	14.60	Site represents an appropriate extension to Burbage. Housing to be delivered limited to allow close fit behind existing built form	Allocate
AS150	Burbage	230	9.19	Retain existing use as flood risk makes it unsuitable for housing development.	Discounted from further consideration.
AS113	Burbage	58	5.17	Most of site lies outside the borough.	Discounted from further consideration.
AS120	Burbage	58	2.31	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
AS127	Burbage	24	0.70	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
AS138	Burbage	144	5.76	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
AS121	Burbage	49	1.47	Lack of adequate access, other	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
				preferential sites in settlement	consideration.
AS133	Burbage	114	5.00	Away from settlement, more preferable sites	Discounted from further consideration.
AS126	Burbage	48	1.45	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
AS135	Burbage	105	4.44	Considered a suitable extension of Burbage alongside AS134	Allocate
AS809	Burbage	28	0.76	Concern that a safe, appropriate access cannot be achieved and other preferential sites in settlement.	Discounted from further consideration.
AS971	Burbage	64	2.55	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
AS122 (AS122B)	Burbage	37	1.11	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
LPR16 (LPR27)	Burbage	3,500	236.14	Although the site has merits for housing, other suitable alternative sites are available.	Discounted from further consideration.
LPR21	Burbage	63	1.92	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
LPR28	Burbage	18	0.56	Partly within settlement boundary and brownfield so could come forward without allocation - remainder of site what about this?	Discounted from further consideration.
LPR26	Burbage	313	12.50	Not in conformity with the made	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
				Burbage NDP	consideration.
LPR40	Burbage	545	21.81	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
LPR36 (AS130)	Burbage	135	11.50	Although the site has merits for housing, other suitable alternative sites are available.	Discounted from further consideration.
LPR44	Burbage	N/A	26.95	Brownfield site suitable for redevelopment for employment uses only due to contaminated land.	Discounted from further consideration.
LPR131	Burbage	500	16.00	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
LPR133	Burbage	100	2.60	Although the site has merits for housing, other suitable alternative sites are available.	Discounted from further consideration.
LPR135	Burbage	36	0.90	Lack of adequate access, other preferential sites in settlement	Discounted from further consideration.
LPR141	Burbage	116	3.40	Land is remote and away from settlement, access unlikely to be suitable	Discounted from further consideration.

Barwell

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS1017	Barwell	93	3.71	Away from settlement and other alternative sites available.	Discounted from further consideration.
AS1019	Barwell	13	0.33	No obvious suitable access to site.	Discounted from further consideration.
AS56	Barwell	37	1.13	No obvious suitable access to site.	Discounted from further consideration.
AS67	Barwell	71	2.86	Away from settlement and within Green ~Wedge	Discounted from further consideration.
AS58	Barwell	2,200	133.32	Current allocation.	Allocate
AS86	Barwell	42	0.80	Identified Category C employment site so could be redeveloped without allocation.	Discounted from further consideration.
AS600	Barwell	107	4.26	Away from settlement and within Green Wedge	Discounted from further consideration.
AS612	Barwell	49	1.33	Site sits away from the settlement and therefore not sustainable for housing	Discounted from further consideration.
AS66	Barwell	43	1.31	Within Green Wedge and other alternative sites available.	Discounted from further consideration.
LPR34	Barwell	30	0.91	Identified Category B employment site so retain current use	Discounted from further consideration.
LPR75	Barwell	185	0.85	Within green wedge and alternative	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
				preferable sites available.	consideration.
LPR76	Barwell	25	4.31	Part of the site is subject to a current appeal and the other part is a current planning application.	Discounted from further consideration.
AS606	Barwell	16	0.47	Within green wedge and alternative preferable sites available.	Discounted from further consideration.

Earl Shilton

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS217	Earl Shilton	611	24.45	Majority of site has planning permission	Discounted from further consideration.
AS235	Earl Shilton	61	1.65	Already included in SUE area (AS237)	Allocate
AS253	Earl Shilton	10	0.25	No obvious suitable access, away from main settlement	Discounted from further consideration.
AS237	Earl Shilton	1,600	111.97	SUE allocation	Allocate
AS224	Earl Shilton	50	1.31	Site has planning permission	Committed
AS591	Earl Shilton	24	0.72	Site lies a way from main settlement	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
				and other alternative preferable sites available.	consideration.
AS982	Earl Shilton	24	0.73	Under Construction	Committed
LPR2	Earl Shilton	41	1.23	No obvious suitable access visible.	Discounted from further consideration.
LPR11	Earl Shilton	70	3.94	No obvious suitable access visible.	Discounted from further consideration.
LPR12	Earl Shilton	36	1.10	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.
LPR52 A	Earl Shilton	226	13.22	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.
LPR52 B	Earl Shilton	53	1.59	No obvious suitable access, away from main settlement	Discounted from further consideration.
LPR53	Earl Shilton	19	0.57	No obvious suitable access, away from main settlement	Discounted from further consideration.
LPR54	Earl Shilton	25	0.77	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.
LPR55	Earl Shilton	32	0.67	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.
LPR56	Earl Shilton	160	7.54	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.
LPR57	Earl Shilton	303	18.91	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
LPR58	Earl Shilton	16	0.70	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.
LPR59 A	Earl Shilton	17	0.51	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.
LPR59 B	Earl Shilton	53	1.59	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.
LPR60	Earl Shilton	24	0.74	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.
LPR128	Earl Shilton	140	9.49	Site has planning permission.	Committed
LPR137	Earl Shilton	16	0.60	Site sits a way from main settlement and other alternative sites available.	Discounted from further consideration.

2. Key Rural Centres

Barlestone

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS455	Land North of Barton Road	83	3.25	This site has a resolution to grant	Allocate
AS676	The Crabtree, Land East of	50	2.47	Site is within 800 metres of a bus stop, primary school, local centre, post office and open space.	Discounted from further consideration.

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	Bagworth Road			However, there are uncertainties and potential impacts to achieving appropriate access.	
AS41	Land at Spinney Drive and Brookside	75	2.96	This combined site is partly an existing allocation in the Local Plan which will carry forward. It is allocated for a minimum of 49 dwellings in the Local Plan. Site has a potentially higher capacity but some accessibility issues on site have necessitated reduction of the developable area.	Allocated
AS42	Land south of Spinney Drive,	78	3.07		
AS615	Land at Church Farm, Washpit Lane	12	0.43	Although the site is adjacent to the settlement boundary, a suitable access is not likely. More suitable alternatives are available.	Discounted from further consideration.
AS623	Land rear of 80 Newbold Road	82	3.2	Although the site is adjacent to the settlement boundary it would constitute a rather divorced extension to the built form. In addition, a suitable access is not visible. More suitable alternatives are available.	Discounted from further consideration.
AS969	Land off Bagworth Road	44	1.6	The site is a long, relatively thin section of agricultural land which extends away from the settlement to the north. Although classed as	Discounted from further consideration.

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
				developable, the layout of this site would mean that its development would not lend itself as a natural extension to the settlement boundary of Barlestone. More suitable alternatives are available.	
LPR20	Land North of Garden Farm, East of Bagworth Road	50	1.18	The site is adjacent to the settlement boundary and has potential for housing development there are concerns about achieving a safe access. More suitable alternatives are available.	Discounted from further consideration.
LPR72	Land off Bosworth Road	72	3.48	The site is adjacent to the settlement boundary and has potential for housing development there are concerns about impact on biodiversity. More suitable alternatives are available.	Discounted from further consideration.
AS53	Land South of Cunnery Close	176	7.59	Site is within 800 metres of a bus stop, primary school, local centre and open space. However, there is no current visible access. It is adjacent to the A447 so access from here unlikely to be acceptable. More suitable alternatives are available.	Discounted from further consideration..
LPR126	74A Newbold Road, Rear of	92	3.61	Although the site is adjacent to the settlement boundary it would	Discounted from further consideration.

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	Barlestone MOT Garage			constitute a rather divorced extension to the built form. In addition, a suitable access is not visible	

Desford

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS200	Forest View Farm, Land east of Peckleton Lane	1,121	74.73	Large strategic scale site, separated from main settlement, therefore, does not accord with the proposed development strategy for housing. No need to allocate for strategic employment either as have met needs.	Discounted from further consideration.
AS201	Land East of Peckleton Lane	80	3.84	Site now has planning permission	Committed
AS206	The Old Sewage Works (Former Water Reclamation Works), Lindridge Lane	40	1.45	The site is situated away from the settlement boundary, so it is disconnected from Desford. In addition, there are contaminated land concerns with the site.	Discounted from further consideration.
AS466	Land West of Shericles Way,	35	1.25	Although sites is adjacent to the settlement boundary there is no	Discounted from further consideration.

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
				visible access.	
AS592	Land at Hunts Lane Farm	54	1.96	The site is situated away from the settlement boundary and is more related to Newbold Verdon.	Discounted from further consideration.
AS610	Land at Clay Lane Fields, off Little Lane	51	1.83	The site is situated away from the settlement boundary so is disconnected from Desford.	Discounted from further consideration.
LPR24	Land west of Neovia, Peckleton Lane	1,260	84.34	Large strategic scale site, separated from main settlement, therefore, does not accord with the proposed development strategy for housing. No need to allocate for strategic employment either as have met needs.	Discounted from further consideration.
LPR35	Land North of Kirkby Road, Ashfield Farm	120	5.53	Reserve site Desford Neighbourhood plan	
LPR83	Land South of Hunts Lane	100	11	Reserve site Desford Neighbourhood plan	
LPR84	Land at and north of 39 Station Road	89	3.51	Although the site has some merits for housing, there are other more suitable alternatives available.	Discounted from further consideration.
LPR85	Land North of Hunts Lane	276	14.72	Although the site has some merits for housing, the scale is greater than required to reflect the aim for Desford in the development strategy	Discounted from further consideration.

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
				and settlement hierarchy. Also, there are other more suitable alternatives available.	
LPR86	Land North of Leicester Lane (east of Barns Way)	138	5.4	Although the site has some merits for future extension to the site at Barns Way under construction, the scale is greater than required to reflect the aim for Desford in the development strategy and settlement hierarchy. Also, there are other more suitable alternatives available.	Discounted from further consideration.
LPR87	Land at Hill Rise, Station Road	28	1.03	The site is situated away from the settlement boundary so is disconnected from Desford.	Discounted from further consideration.
LPR119	Land South of Forest Rise	155	6.07	Although the site has some merits for future extension to the site at Peckleton Lane, the scale is greater than required to reflect the aim for Desford in the development strategy and settlement hierarchy. Also, there are other more suitable alternatives available.	Discounted from further consideration.

Groby

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS1008	Land south of Sacheverell Way, (West of A46 and north of M1)	516	38.59	Site falls within the Rothley Brook Meadows Green Wedge in an area identified as particularly sensitive in terms of coalescence. Breaching Sacheverell Way would also drastically change the development form of Groby.	Discounted from further consideration.
AS272	Land to south of Slate Pit Lane	298	15.92	The site lies away from Groby and there is no visible access.	Discounted from further consideration.
AS273	Land West of Slate Pit Lane	202	7.9	The site lies away from Groby and there is no visible access.	Discounted from further consideration.
AS276	Land to the rear of 232 Markfield Road, bounding Elsalene Close/Drive	45	1.62	The site is disconnected from the main settlement by the A50.	Discounted from further consideration.
AS275	Land at Elsalene Drive	60	2.37	The site is disconnected from the main settlement by the A50.	Discounted from further consideration.
AS257	Land east of Grey Close	9	0.28	No obvious suitable access is visible	Discounted from further consideration.
AS268	Land at Groby Pool House and Stables	40	1.96	The site is disconnected from the main settlement by the A50.	Discounted from further consideration.
AS705	Land at Laurel Farm, South of	45	1.8	This is a current allocation in the Local Plan that is being rolled	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	Leicester Road (West of Sacheverall Way)			forward.	consideration.
AS978	Lakes and Land at Old Hall, Newtown Lindford Lane	401	21.39	The site is disconnected from the main settlement by the A50.	Discounted from further consideration.
AS981	Land to the South of Groby Pool House, north of the A50	255	13.58	The site is disconnected from the main settlement by the A50.	Discounted from further consideration.
LPR30	Land east of Groby Cemetery and Ratby Road	105	4.41	Site falls within the Rothley Brook Meadows Green Wedge and has been subject to several dismissed appeals.	Discounted from further consideration.
LPR49A	Land north of Markfield Road (A50)		11.56	No need to allocate for strategic employment either as have met needs. In addition, Highways colleagues would not support additional access from A50	Discounted from further consideration.
LPR49B	Land north of Markfield Road (A50)		23.49	No need to allocate for strategic employment either as have met needs. In addition, Highways colleagues would not support additional access from A50	Discounted from further consideration.

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
LPR134	Land south of Groby Road, Glenfield		74.34 (23.61 ha within HBBC)	Cross-boundary site with part within adjoining Blaby district so cannot be delivered in isolation.	Discounted from further consideration.

Market Bosworth

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
LPR127	Land off Shenton Lane	90	3.56	A planning application (20/00345/OUT) for residential development of the site was refused in January 2021. It is considered that the reasons for refusing planning permission mean the site is not currently suitable for consideration as a residential allocation.	Discounted from further consideration
AS1050	Land to the North of Station Road (west)	106	4.16	Site does not accord with the made Neighbourhood Plan and there are suitable alternative sites available	Discounted from further consideration

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS401	Land to rear of Harcourt Spinney	52	1.86	The site would have limited connectivity to the settlement and be set relatively isolated in open countryside. The site is not currently considered suitable as a residential allocation.	Discounted from further consideration
AS392	Land to the North of Station Road (east)	63	4.08	Appeal dismissed as the site does not accord with the made Neighbourhood Plan and there are suitable alternative sites available	Discounted from further consideration
AS393	Land to the South of Station Road	100	7.79	Current Local Plan and made Neighbourhood Plan allocation. A Masterplan to guide development of the site was adopted by the council as a Supplementary Planning Document in May 2021	Recommended for allocation
LPR139	Land south of Station Road (Phase 2)	243	10.8	The site falls behind site AS393 and appears a sensible extension to the settlement	Recommended for allocation

Markfield

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
LPR125	Land at Ratby	48	1.62	Has planning permission	Committed

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	Lane				
AS419	Land West of Billa Barra Lane	50	1.81	The site sites away from Markfield so is not considered a sustainable location.	Discounted from further consideration
AS417	Land off Little Shaw Lane	32	1.17	The site sites away from Markfield so is not considered a sustainable location.	Discounted from further consideration
AS407	Land South of Pinewood Drive	10	0.52	Has planning permission	Committed
AS421	Land at 50 Ashby Road	7	2.02	Most of site within Markfield	Discounted from further consideration
AS403	Land North West of Thornton Lane (Hilmarco),	53	2.09	The site sites away from Markfield so is not considered a sustainable location.	Discounted from further consideration
AS278	Land to the North East of Leicester Road, Field Head	204	7.99	Most of site within Charnwood district- Access only in HBBC	N/A
AS672	Land North of Little Shaw Lane (Poplar Cottage),	94	3.68	The site sites away from Markfield so is not considered a sustainable location.	Discounted from further consideration
AS687	Land at Stepping Stone	15	0.53	No obvious access to the site is visible.	Discounted from further consideration

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	Farm, West of Croft Way				
AS692	Land off Little Shaw Lane, Holly Hill Farm (upper site)	136	5.32	The site sites away from Markfield so is not considered a sustainable location.	Discounted from further consideration
AS693	Land off Little Shaw Lane, Holly Hill Farm (Lower East Site)	17	0.62	The site sites away from Markfield so is not considered a sustainable location.	Discounted from further consideration
AS415	Land off Hill Lane	134	5.26	There may be issues with access to the site and there are more suitable alternatives.	Discounted from further consideration
AS405	Upper Grange Farm, Ratby Lane	115	4.51	Although the site has some merits for housing and/or employment development, there are other suitable alternatives available.	Discounted from further consideration
LPR19	Land East of Stanton Lane (South of C J Upton & Sons Ltd)		2.05	Site has planning permission	Committed
LPR32	Land South of Little Shaw Lane, East of		22.1	County Highways would not support access from A511. In addition, no further allocation for strategic	Discounted from further consideration

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	J22, M1,			employment land at this time as local need has been met.	
LPR42A	Land at Cliffe Lane (A)		1.9	County Highways would not support access from A511. In addition, no further allocation for strategic employment land at this time as local need has been met.	Discounted from further consideration
LPR42B	Land at Cliffe Lane (B)		17.24	County Highways would not support access from A511. In addition, no further allocation for strategic employment land at this time as local need has been met.	Discounted from further consideration
LPR70	Land East of Ratby Lane and South of Jacqueline Road	150	5.57	Although the site has some merits for housing development, there are other suitable alternatives available.	Discounted from further consideration
LPR93	Land South of Forest Road	38	1.28	Although the site has some merits for housing and/or employment development, there are other suitable alternatives available.	Discounted from further consideration
LPR94	Land South of London Road	450	25.09	Site allocated in Markfield Neighbourhood Plan	Committed
LPR95	Land at Cliffe Hill Farm		10.95	County Highways would not support access from M1. In addition, no further allocation for strategic	Discounted from further consideration

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
				employment land at this time as local need has been met.	
LPR96	Land to the East of Ratby Lane	164	6.44	Site is no longer available as per correspondence from promoter	Discounted from further

Newbold Verdon

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS1036	Land to the west of the Firs	75	2.95	Although the site has some merits for housing development, there are other suitable alternatives available.	Discounted from further consideration
AS445	Land south of Desford Road	300	13.97	Although the site has some merits for housing development, there are other suitable alternatives available.	Discounted from further consideration
AS435	Land South of Verdon Sawmills	18	0.63	Site is not adjacent to the settlement boundary for Newbold Verdon and would not be a sustainable site for housing.	Discounted from further consideration
AS440	Land at Four Winds	11	0.38	Although the site has some merits for housing development, there are other suitable alternatives available.	Discounted from further consideration
AS448	Land North of Desford Road	53	2.06	Although the site has some merits for housing development, there are	Discounted from further consideration

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
				other suitable alternatives available.	
LPR38A	Land to the east of Brascote Lane (A)	165	9.15	Allocation of the site would provide a range of additional social infrastructure benefits for the local community	Allocate
LPR38B	Land to the east of Brascote Lane (B)	260	15.33		
LPR67	Land North of Verdon Sawmills	112	25.44	Site is not adjacent to the settlement boundary for Newbold Verdon and would be more related to Newbold Heath where we are not looking to allocate. Therefore, not a sustainable site for housing.	Discounted from further consideration
LPR98A	Land north of Barlestone Road(A)	188	10.03	Although the site has some merits for housing development, there are other suitable alternatives available.	Discounted from further consideration
LPR98B	Land north of Barlestone Road(B)	108	4.23	Although the site has some merits for housing development, there are other suitable alternatives available.	Discounted from further consideration
LPR98C	Land north of Barlestone Road(C)	31	1.12	Although the site has some merits for housing development, there are other suitable alternatives available.	Discounted from further consideration
LPR99	Land off Barlestone	22	0.78	Although the site has some merits for housing development, there are	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	Road			other suitable alternatives available.	consideration

Ratby

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS474	Woodman Hill, Desford Lane	522	27.86	The site sits away from the settlement and there are accessibility and significant school capacity concerns. In addition, the scale of development does not reflect the aims for Ratby set out in the development strategy.	Discounted from further consideration
AS475	Land off Station Road	60	2.36	The site is not well connected to the settlement and there are more suitable alternatives.	Discounted from further consideration
AS476	Land west of 43 Park Road	14	0.5	The site is subject to flood risk	Discounted from further consideration
AS477A	Land to the rear of Brethren Meeting Hall, Station Road (A)	55	1.84	The site is subject to flood risk	Discounted from further consideration
AS477B	Land to the	31	1.05	The site is subject to flood risk	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	rear of Brethren Meeting Hall, Station Road (B)				consideration
AS1013	Land North of Kirby Grange Farm off Taverner Drive	19	0.7	The site is a wooded area that acts as a buffer with the M1.	Discounted from further consideration
LPR15	Land to the rear of 4 – 28 Markfield Road	9	0.47	Site has planning permission	Committed
LPR106	Land south of Markfield Road	90	3.41	Site would be combined with LPR107. There are significant school capacity concerns in Ratby hence the scale of development cannot be sustained.	Discounted from further consideration
LPR107	Land West of Ratby	500	39.08		

Stoke Golding

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS1028	Land at Tithe Farm, 12 Wykin Lane	84	3.31	No obvious suitable access is visible	Discounted from further consideration

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS542	Land fronting High Street & back of The Hollies, High Street,	23	0.84	No obvious suitable access is visible	Discounted from further consideration
AS534	Land at Park House, Main Street	153	8.06	No obvious suitable access is visible	Discounted from further consideration
AS543	Land to the rear of Paddock view, 57 Roseway	36	1.29	Under construction	Committed
AS541	Stoke Fields Farm, Hinckley Road,	101	3.97	Resolution to grant planning permission	Discounted from further consideration
AS540	Land at Hinckley Road	70	2.75	Site has planning permission	Committed
AS539	Land off Pine Close	19	1.94	Although the site has some merits there are other suitable alternative sites	Discounted from further consideration
LPR1	Land North of Ridgeway	66	2.58	Would close the gap between Stoke Golding and Dadlington	Discounted from further consideration
LPR41	Land off Wykin Lane	195	7.64	Allowed on appeal	Committed
LPR51	Land opposite	37	1.34	Land not well related to Stoke	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	Ivy House Farm, High Street			Golding.	consideration

Thornton

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS19	The Farmhouse, Main Street	49	1.78	The site sits apart from Thornton and there are other suitable alternative sites.	Discounted from further consideration
AS22	Land at Manor Farm, Main Street	17	0.6	Much of site sits mostly within the current settlement boundary.	Discounted from further consideration
AS32	Land rear of 216 Main Street	52	2.04	There is no obvious suitable access	Discounted from further consideration
AS33	Land rear of Sharpes Close	53	2.09	Site would represent a suitable extension to Thornton	Allocate
AS36	Land at Thornton Nurseries and land south of Reservoir Road,	23	0.85	Site would represent a suitable extension to Thornton	Allocate

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS686	Land off Beech Drive,	49	3	Currently subject to appeal	Pending appeal

3. Rural Villages

Bagworth

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS1	Land adjacent 78 Main Street	22	0.8	Site is not well related to the settlement	Discounted from further consideration
AS3	Land to the rear and side of Laurel House (The Silk Forest), Main Street	7	0.43	Site is within settlement boundary	Allocate
AS5	Land at Station Road (Part 1, North of Barlestone Road)	30	1.09	Concerns that a safe, suitable access could not be delivered	Discounted from further consideration
AS6	Land at Station Road (Part 2)	41	1.48	Concerns that a safe, suitable access could not be delivered	Discounted from further consideration

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS7	Land at Station Road (Part 3, South of Sports Ground)	44	1.58	Concerns that a safe, suitable access could not be delivered	Discounted from further consideration
AS12	Land on Dismantled Railway Sidings, East of Station Road	74	2.89	Mainly wooded site with no suitable access visible	Discounted from further consideration
AS16	Land west of Station Road, including 339 Station Road	17	0.61	Site represents a suitable extension to Bagworth	Allocate
AS1027	Land to the rear of former Maynard Arms	50	1.79	No common boundary with the public highway	Discounted from further consideration
LPR23	Land at Bagworth Working Mens Club, Station Road	45	1.1	Although there are merits to the site for housing development there are other more suitable developments	Discounted from further consideration
LPR71	Land off Murphy Drive and Chestnut Drive	85	7.1	Site has significant biodiversity constraints	Discounted from further consideration

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
LPR130	Land off Barlestone Road	64	2.4	Site sits away from the settlement and access is unlikely to be suitable	Discounted from further consideration

Congerstone

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
LPR79	Land North & West of Chapel Lane	35	1.26	Site is considered a suitable extension to Congerstone	Allocate
LPR80	Land at Fox Covert Farm, Main Street	59	2.31	There are concerns about the deliverability of the site	Discounted from further consideration
LPR81	Land North of Bosworth Road	15	0.53	There are concerns that a safe and suitable access can be delivered	Discounted from further consideration
LPR82	Land West of Shackerstone Road	8	0.26	Although the site has merits for housing there are other suitable alternatives	Discounted from further consideration

Higham-on-the-Hill

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
As1006	Land between Vale View site and Old water works field	55	1.98	There is no obvious suitable access to the site at this time	Discounted from further consideration
AS700	Land 117 Main Street	11	0.36	Development of the site would likely require the loss/partial loss of an important heritage asset within the conservation area	Discounted from further consideration
AS708	Land east of Hilary Bevins Close	14	0.51	There is no obvious suitable access to the site	Discounted from further consideration
LPR63	East of and Rear of Nos 5 - 43 Nuneaton Lane	48	1.74	The access from Nuneaton Lane is a single track road. The access is not considered suitable to serve a residential development.	Discounted from further consideration
LPR90	Land at Wood Lane, adj Cherry Orchard Estate,	71	2.78		

Sheepy Magna

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
As1010	Land North and west of Main Road,	109	6.55	There is no direct access to the site.	Discounted from further consideration
AS518	The Rectory, Church Lane	11	0.36	There is no obvious access to the site.	Discounted from further consideration
AS519	Land off Oakfield Way and Meadow Close	58	2.29	There is no obvious access to the site.	Discounted from further consideration
AS616	Land adjacent to 152 Main Road	18	0.66	Site presents an appropriate extension to the settlement	Allocate
AS618	The Poplars, 131 Main Road	59	2.32	Site presents an appropriate extension to the settlement	Allocate

Stanton under Bardon

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
LPR61	Land East of 5 Thornton Lane	57	2.22	Site sits away from the settlement and other alternative sites available	Discounted from further consideration
LPR110	Land to rear of	52	1.87	Access from Cliffe Hill Road would	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	Bell Close			be poorly connected to the settlement	consideration
LPR111	Land adjacent to 5 Meadow Lane	8	0.27	Although the site has some merits for housing development other alternative suitable sites are available.	Discounted from further consideration
LPR120	Land at White House Farm, Ellistown Lane	140	6.69	Away from settlement and not well connected to settlement	Discounted from further consideration
LPR129	Land opposite White House Farm, Ellistown Lane	28	0.99	Away from settlement and not well connected to settlement	Discounted from further consideration
LPR154	Land off Main Street	56	2.21	Reserve site in the emerging NDP	Allocate

Twycross

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS566	Land to north of Orton Rd and south of A444	251	15.05	Large strategic scale site which does not accord with the proposed development strategy for Twycross.	Discounted from further consideration

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
LPR8	Land adjacent A444 and Ashby Road	56	2.2	Concern about achieving a safe and appropriate access.	Discounted from further consideration
LPR10	Land Off Orton Lane	20	0.85	Existing allocation	Allocate
LPR64	Land off Hallfield Close	20	1.09	No obvious access is visible	Discounted from further consideration
LPR65	Land North of Orton Lane	42	1.51	Concern over the capacity of Orton Lane to accommodate further growth	Discounted from further consideration

Witherley

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
AS582	Land off Church Lane	9	0.3	Potential heritage constraints	Discounted from further consideration
AS585	Land East of Kennel Lane (south)	88	4.46	Concern about access and the width of the highway to accommodate additional development	Discounted from further consideration
AS586	Land East of Kennel Lane (north)	81	3.16	Concern about access and the width of the highway to accommodate additional development	Discounted from further consideration
AS587	Chapel Field,	37	1.34	Concern about access and the width of the highway to accommodate	Discounted from further

Site Reference	Location	Approximate capacity	Site Area (hectares)	Justification	Status (Allocate/Discount/Commitment)
	Chapel Lane			additional development	consideration
AS589	Atherstone Hunt Kennels, Kennel Lane	126	4.95	Concern about access and the width of the highway to accommodate additional development	Discounted from further consideration
LPR17	Land South of Chapel Lane	10	0.55	This is a smaller part of AS587 so same justification applies.	Discounted from further consideration

4. Rural Hamlets

Note in Hamlets – no proposed allocations as set out in settlement hierarchy – not considered sustainable. But plan allows for exception sites and local need established through neighbourhood plans.

Barton in the Beans

Site Reference	Location	Approximate capacity	Site Area (hectares)
As889	Land off Congerstone Lane	19	0.76
AS505	Land off Nailstone Road	30	1.07

Botcheston

Site Reference	Location	Approximate capacity	Site Area (hectares)
AS190	Land at Kirby Grange	27	0.99
LPR66	Land at Manor Farm	33	1.38
AS194	Land North of Main Street	195	7.64
AS195	Land South and West of Merrylees Road/Main Street	36	1.28
AS196	Land off Main Street, Snowdene Farm	7	0.51

Bradgate Hill

No land or sites have been put forward for consideration in Bradgate Hill.

Cadeby

No land or sites have been put forward for consideration in Cadeby.

Carlton

Site Reference	Location	Approximate capacity	Site Area (hectares)
AS678	Land to the Rear of 58-62 Main Street	13	0.48
AS177	Land East of Bank Farm, Congerstone Lane	21	0.75
AS178	Land Opposite Shackerstone Walk	18	0.66
AS179	Land North of Congerstone Lane	11	0.36
AS182	Manor House Farm, 45 Main Street	32	1.16
AS183	Land to the rear of 53-69 Main Street	28	1.0
AS189	Land North of Northfields	51	2.01
LPR33	Land to the rear	20	0.72

Site Reference	Location	Approximate capacity	Site Area (hectares)
	of 69A Main Street,		

Copt Oak

Site Reference	Location	Approximate capacity	Site Area (hectares)
LPR148	Copt Oak Farm, Whitwick Road	471	25.13

Dadlington

Site Reference	Location	Approximate capacity	Site Area (hectares)
LPR114	Land off Hinckley Road, front section of site between Stoke Golding and Dadlington	20	0.71

Site Reference	Location	Approximate capacity	Site Area (hectares)
LPR115	Land off Hinckley Road, site between Stoke Golding and Dadlington.	54	1.94

Fenny Drayton

Site Reference	Location	Approximate capacity	Site Area (hectares)
AS579	Land opposite Redgate Public House, Rear of Countrywide, A5/A444	141	5.53
LPR88	Drayton Grange Farm	2,000	133

Kirkby Mallory

Site Reference	Location	Approximate capacity	Site Area (hectares)
AS1016	Land adjacent	21	0.75

Site Reference	Location	Approximate capacity	Site Area (hectares)
	to Preston Close		
AS461	Land on North East Side of Barwell Road	31	1.1
AS462	Land off Peckleton Road	76	2.99

Nailstone

Site Reference	Location	Approximate capacity	Site Area (hectares)
AS422	Land to the rear of 102 Main Street	46	2.03
AS1030	Land South of Rectory Lane	10	0.44
LPR14	Land off Bagworth Road	10	0.44
LPR122	Land Northwest of Occupation Road,	39	1.4
LPR123	Land Northeast	20	0.5

Site Reference	Location	Approximate capacity	Site Area (hectares)
	of Occupation Road		
LPR124	Land North of Rectory Lane	32	1.17

Norton Juxta Twycross

Site Reference	Location	Approximate capacity	Site Area (hectares)
AS559	Land off Main Street	8	1.2
AS560	27 Main Street	12	0.39
LPR102A LPR102B LPR102C	Land at Atherstone Road	1750	147.65
LPR136A LPR136B LPR136C	Land off A444 near Norton Juxta Twycross	3,020	192.17

Odstone

No land or sites have been put forward for consideration in Odstone.

Orton on the Hill

Site Reference	Location	Approximate capacity	Site Area (hectares)
LPR103	Shaw Farm, Orton Lane	10	0.44

Peckleton

Site Reference	Location	Approximate capacity	Site Area (hectares)
AS607	The Old Rectory, 32 Main Street	15	0.54
LPR4	Land South of 38 Main Street	78	3.07

Ratcliffe Culey

Site Reference	Location	Approximate capacity	Site Area (hectares)
AS1011	Land North of Main Road	59	2.31

Shackerstone

Site Reference	Location	Approximate capacity	Site Area (hectares)
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Site Reference	Location	Approximate capacity	Site Area (hectares)
AS593	Land at Derby Lane	51	1.82
LPR108	Land West of Congerstone Lane	17	0.61
LPR109	Land west of Main Street	70	2.75

Shenton

No land or sites have been put forward for consideration in Shenton.

Sibson

Site Reference	Location	Approximate capacity	Site Area (hectares)
AS527	Land above Mayfield, Twycross Road	52	2.03
As974	Land at Mayfield, Twycross Road	7	0.24

Stapleton

Site Reference	Location	Approximate capacity	Site Area (hectares)
LPR113	Greenacres Garden Centre, Ashby Road	20	0.84
AS469	Land to the South of Dadlington Lane	47	1.68
AS470	Land Opposite 1 Hinckley Road, East of Paddock Barn	15	0.53

Sutton Cheney

No land or sites have been put forward for consideration in Sutton Cheney.

Wellsborough

Site Reference	Location	Approximate capacity	Site Area (hectares)
AS1024	Land at Hill Top Farm, Bosworth Road	150	5.89

Wykin

Site Reference	Location	Approximate capacity	Site Area (hectares)
LPR116	Land at Wykin House Farm, Wykin Road	55	2.64