

## Appendix 6: Non-developable sites within the plan period

### Housing:

Site Ref	Address/Location	Settlement	Developable Area (Ha)	Reason for classification
AS6	Land at Station Road, Bagworth (Part 2)	Bagworth	1.37	Highways access
AS7	Land at Station Road, Bagworth (Part 3, South of Sports Ground)	Bagworth	1.46	Highways access
AS56	Land North of Hinckley Road, Hinckley Road Allotments, Barwell	Barwell	1.04	Highways access, active land use on site
LPR141	Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage	Burbage	2.89	Location, highways access
LPR160	Land off The Outwoods, Burbage	Burbage	7.74	Highways access
LPR11	1 Nock Verges, off Thurlaston Lane, Earl Shilton	Earl Shilton	2.3	Highways access, active and recently implemented land uses within site
LPR165	Land at 180 Markfield Road, Groby	Groby	1.77	Unviable due to environmental constraints
LPR146 B	Land south of Sacheverell Way, Groby (Site B)	Groby	3.05	Highways access, environmental constraints
LPR167	The Oddfellows Arm, Main Street, Higham on the Hill	Higham on the Hill	0.9	Environmental constraints, potential harm on designated and non-designated heritage assets (including their setting)
LPR63	East of and Rear of Nos 5 - 43 Nuneaton Lane, Higham on the Hill	Higham on the Hill	1.61	Highways access
AS602	Land at Burbage Common Road and Leicester Road, Hinckley	Hinckley	3.02	Environmental constraints, active employment land use, land, soil and water constraints, location
AS986	Land at Nutts Lane and Hammonds Way, Hinckley	Hinckley	1.77	Location, surrounded by employment land uses on all sides, policy constraints

Site Ref	Address/Location	Settlement	Developable Area (Ha)	Reason for classification
				making the site unlikely to be developable over the plan period
LPR91	Part of Hinckley and district Hospital and Health Centre, Mount Road, Hinckley, LE10 1AG	Hinckley	0.6	Developability subject to being identified as surplus to NHS requirements.
AS435	Land South of Verdon Sawmills, Newbold Verdon	Newbold Verdon	0.58	Highways access
AS475	Land west of Park Road, Ratby	Ratby	1.56	Environmental constraints, highways access, land ownership constraints
AS534	Land at Park House, Main Street, Stoke Golding	Stoke Golding		Environmental constraints/ mitigation potentially impacting viability, highways access, heritage constraints, further information needed on high archaeological risk
AS1028	Land at Tithe Farm, 12 Wykin Lane, Stoke Golding	Stoke Golding	2.81	Highways access, heritage constraints, environmental constraints, environmental constraints/ mitigation potentially impacting viability

**Employment:**

Site Ref	Address/Location	Settlement	Relevant employment use class	Employment Use Developable Area in HBBC (Ha)	Reason for classification
AS126	Land at White House Farm, Workhouse Lane, Burbage	Burbage	E, B2 and B8	1.61	Location, highways access
AS435	Land South of Verdon Sawmills, Newbold Verdon	Newbold Verdon	E, B2 and B8	0.63	Highways access
AS475	Land west of Park Road, Ratby	Ratby	E, B2 and B8	1.56	Flood Zone 3B, highways access
AS593	Land at Derby Lane, Shackerstone	Shackerstone	E	1.82	Unachievable - not closely connected to STN or any other industrial use/estate, low market interest in this location and new infrastructure would be required
AS615 B	Land at Church Farm, Washpit Lane, Barlestone (Site B)	Barlestone	B8	0.43	Unachievable – low market interest in this location, highways access
LPR130	Land at Barlestone Road, Bagworth	Bagworth	E, B8	1.45	Unachievable – low market interest, location and highway access
LPR141	Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage	Burbage	E, B8	3.4	Highways access

<b>Site Ref</b>	<b>Address/Location</b>	<b>Settlement</b>	<b>Relevant employment use class</b>	<b>Employment Use Developable Area in HBBC (Ha)</b>	<b>Reason for classification</b>
LPR2	Land off Breach Lane, Earl Shilton	Earl Shilton	E, B2 and B8	1.23	Highways access
LPR42 A	Land at Cliffe Lane, Markfield (A)	Markfield	B8	1.9	Unsuitable, environmental constraints

**Leisure:**

<b>Site Ref</b>	<b>Address/Location</b>	<b>Settlement</b>	<b>Hectares within HBBC (Ha)</b>	<b>Reason for classification</b>
AS133	Land South of Lychgate Lane, Burbage	Burbage	4.56	The site and location are unsuitable for leisure use within the plan period.
LPR141	Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage	Burbage	3.4	The site and location are unsuitable, unavailable and unachievable for leisure use within the plan period.
AS986	Land at Nutts Lane and Hammonds Way, Hinckley	Hinckley	1.91	The site and location are unsuitable and unavailable for leisure use within the plan period.