

Appendix 3 – Proposed Land for Development and Proposed Future Directions for Growth

Appendix 3 identifies all additional proposed land for development, as set out in Policies NEW03 and NEW04.

All sites are shown in the maps that follow in this Appendix, set out in the following order:

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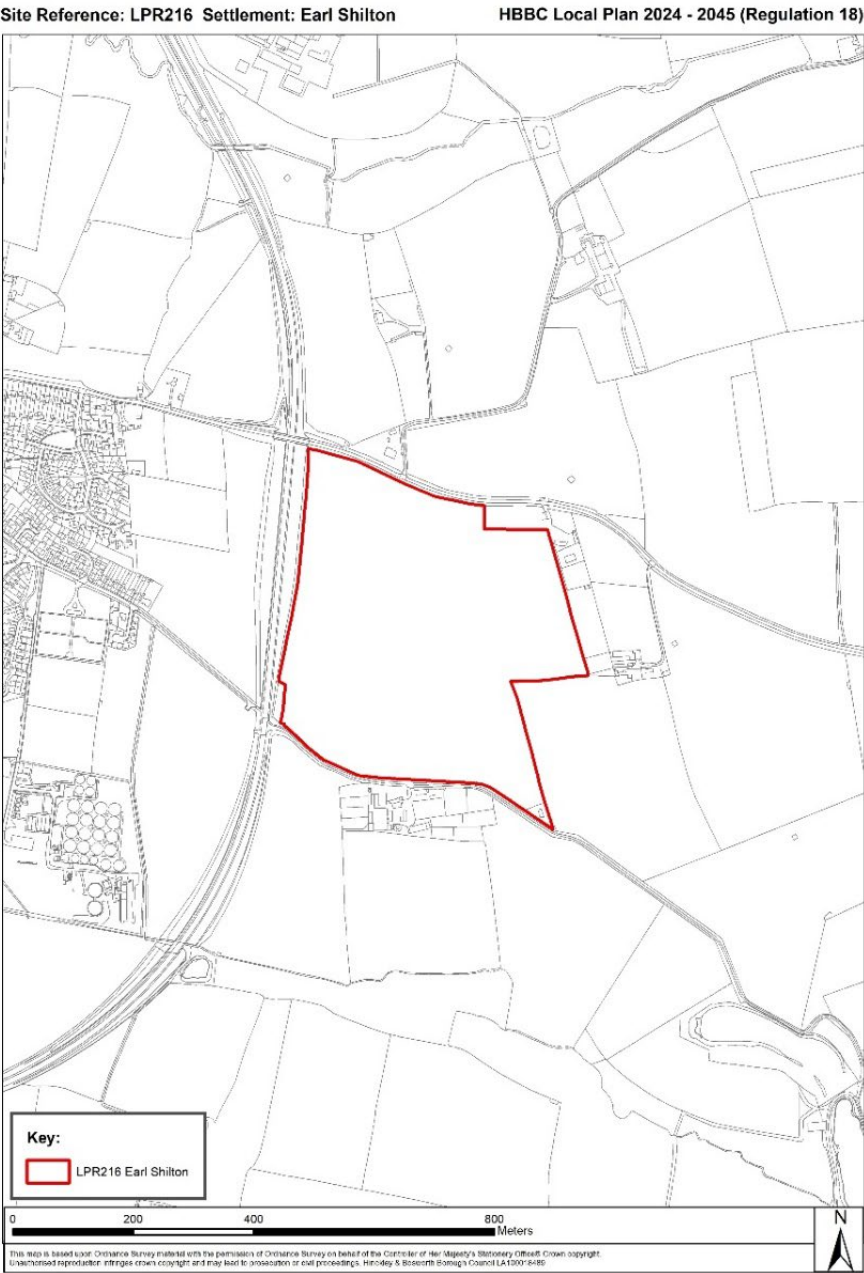
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Each map identifies the extent of the site as it has been submitted most recently to the Borough Council via the Strategic Housing and Employment Land Availability Assessment (SHELAA) process. The only exceptions are where land crosses into adjacent administrative areas. There is no guarantee that the maps will be the final red line boundary for the site and are shown for illustrative purposes at this time. As the Local Plan progresses and site details are consulted on and finalised, the red line site boundaries and references may therefore be subject to change.

The information that follows each map includes the SHELAA site reference number, site name, site area (in hectares, Ha), the settlement hierarchy tier and relevant site information, including details of the proposed use (if known) along with any relevant planning history.

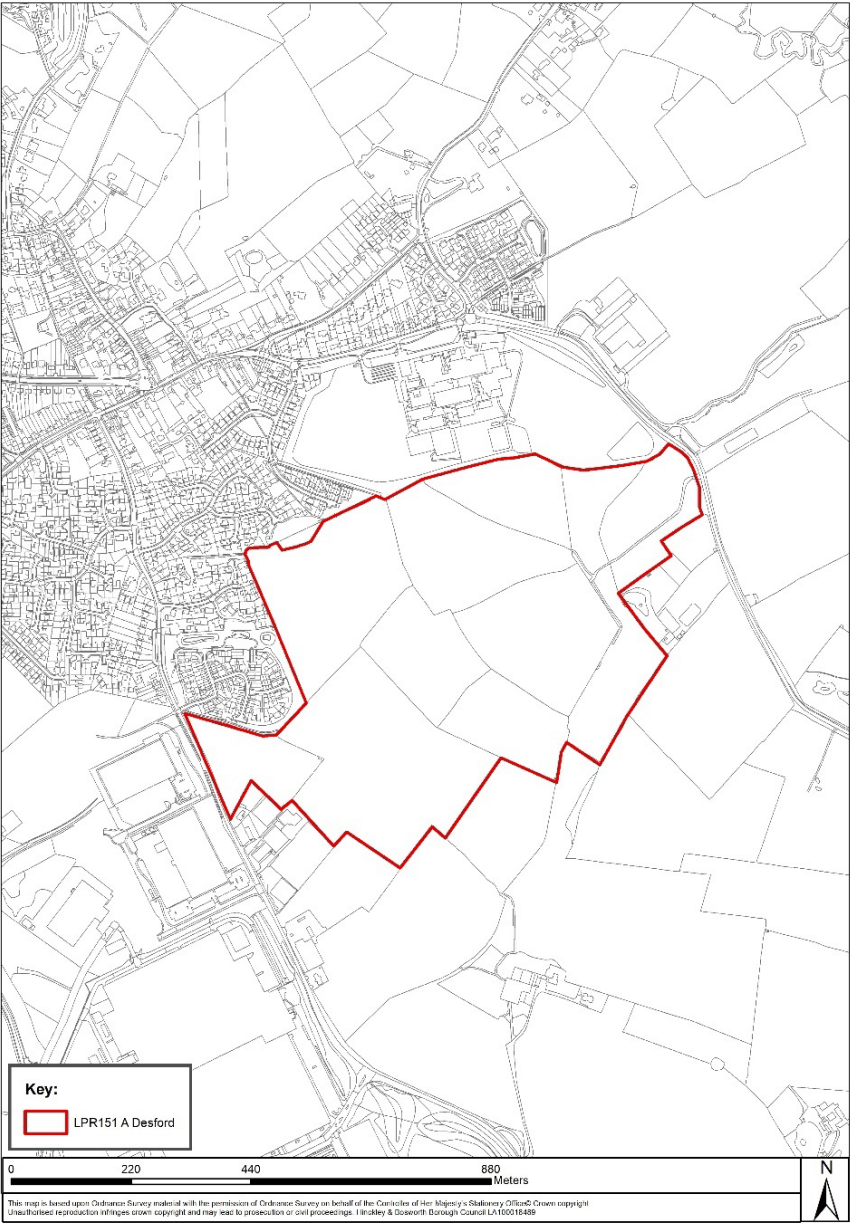
For the avoidance of doubt, these proposed development sites are additional beyond those already consulted on in previous stage of Plan preparation.

Proposed Strategic Sites and New Settlements (sites of 500 dwellings or more)



Category	Site Specific Details
Site Reference:	LPR216
Site Name:	Land South of the A47, Earl Shilton
Site Size:	20.51 (2 d.p.)
Settlement Hierarchy Tier:	Urban Area

Category	Site Specific Details
Site Information:	Site proposed to be allocated for up to 513 dwellings, which would be expected to be delivered as part of a comprehensive development with previous Regulation 18 proposed site allocation on Land East of Earl Shilton (SHELAA site ref LPR200) for around 2,000 dwellings (note parts of this site will deliver beyond the plan period).

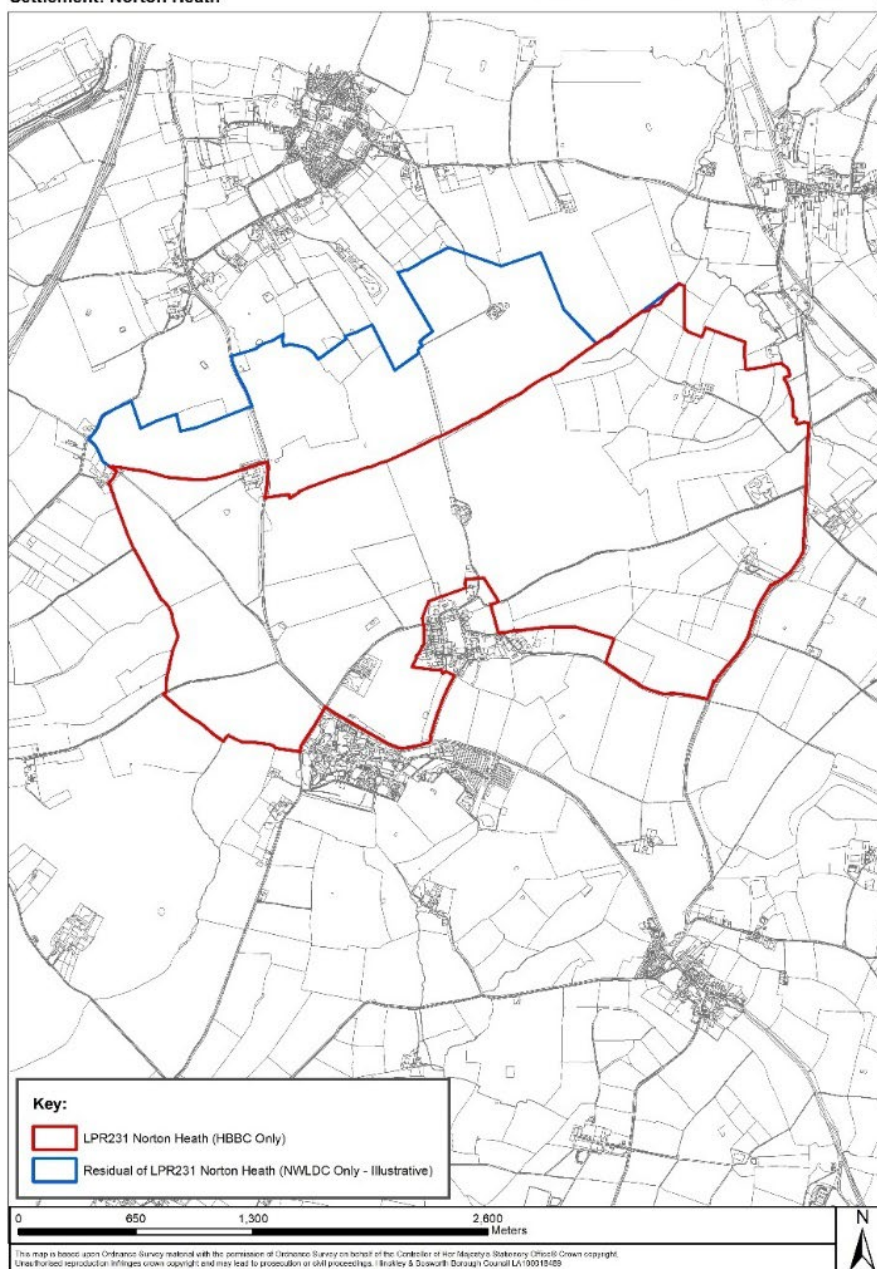


Category	Site Specific Details
Site Reference:	LPR151 A
Site Name:	Land South of Desford, Desford
Site Size:	42.10 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre

Category	Site Specific Details
Site Information:	Site proposed to be allocated for up to 500 dwellings, as well as facilities for health care provision, local centre, areas for children's play, allotments, community orchards, sports pitches and provision of a new link road between Leicester Lane and Peckleton Lane. The Site therefore has the potential to address a number of local issues and identified infrastructure capacity constraints in the settlement of Desford.

Site Reference: LPR231 (In Part, HBBC Only)
Settlement: Norton Heath

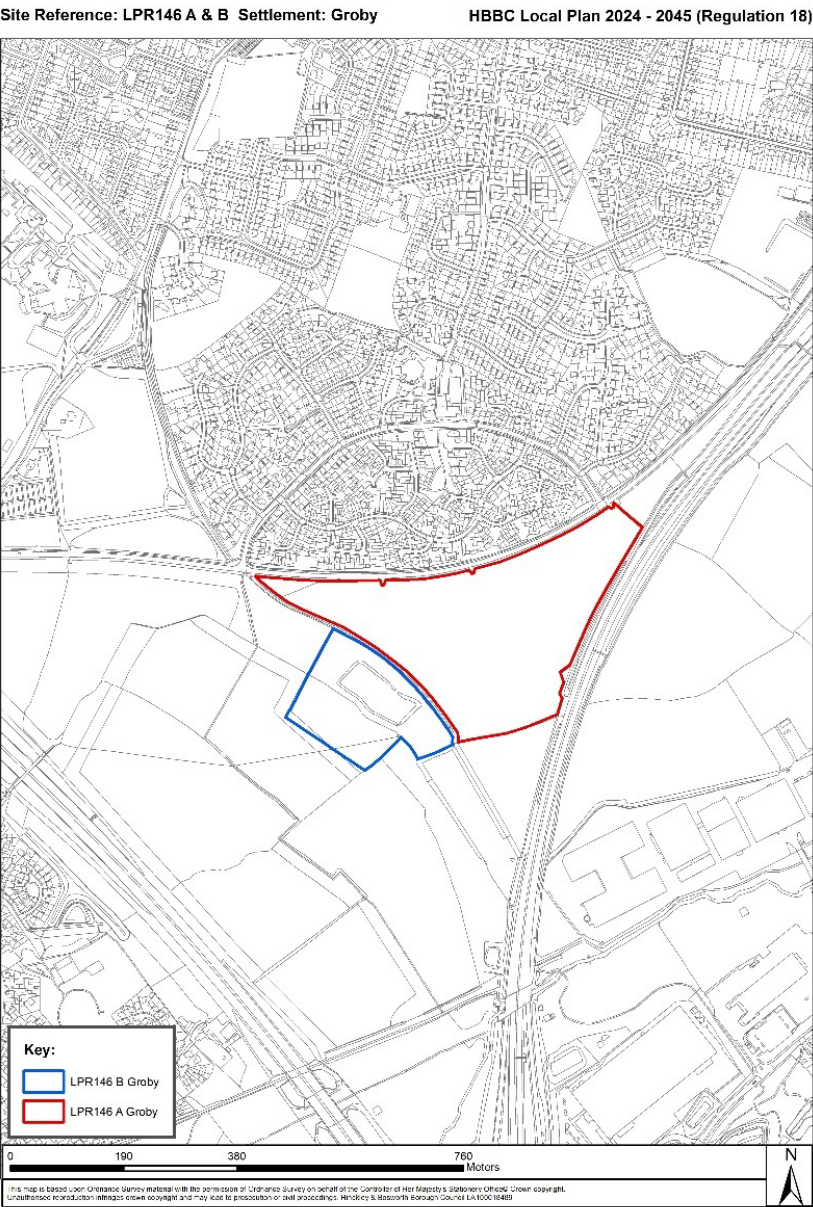
HBBC Local Plan 2024 - 2045 (Regulation 18)



Category	Site Specific Details
Site Reference:	LPR231 (In Part, HBBC Only)
Site Name:	New Settlement: Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath'
Site Size:	536.00 in HBBC (700.08 total) (2 d.p.)
Settlement Hierarchy Tier:	New Settlement

Category	Site Specific Details
Site Information:	The site lies predominantly within Hinckley and Bosworth borough but also extends across the borough boundary into North West Leicestershire District. The overall proposal is proposed to be allocated for a mixed-use new settlement development, comprising three connected villages. The element within Hinckley and Bosworth is shown as the parcel edged in red. This site is proposed to be allocated for a minimum of 7,500 homes (circa 2,250 to be delivered in the plan period) and 20ha of employment land (7 ha within the plan period), as well as facilities for primary and secondary education, sports, leisure and community facilities, district and local centres. The site will also include significant public open space together with a suitable buffer to adjoining land uses including Twycross Zoo. As the wider assessment site (SHELAA site ref LPR231) crosses administrative boundaries with North West Leicestershire District Council. Therefore, this residual part of the site beyond our administrative boundaries has been shown edged in blue for illustrative purposes only.

Proposed Non-Strategic Major Development (sites of 101–499 dwellings)



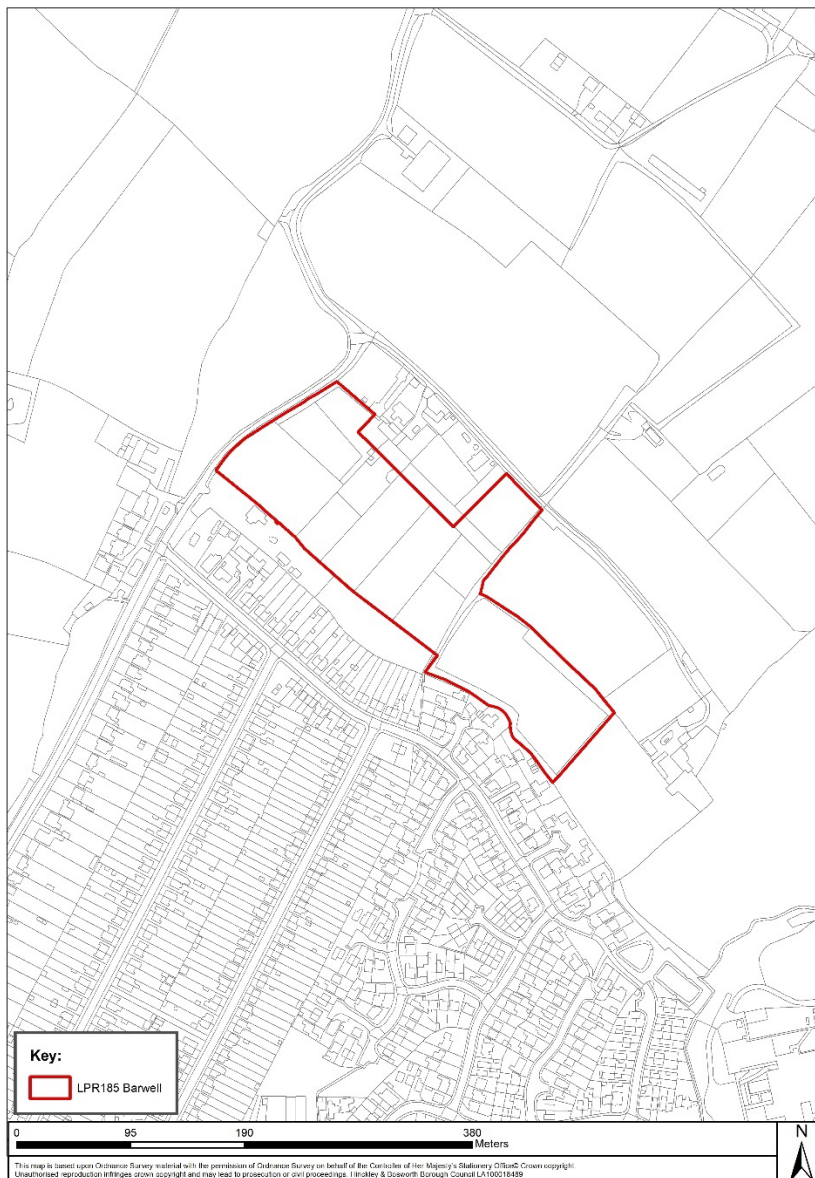
Category	Site Specific Details
Site Reference:	LPR146 A & B
Site Name:	Land South of Sacheverell Way, Groby
Site Size:	12.53 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre

Category	Site Specific Details
Site Information:	Site proposed to be allocated for up to 170 dwellings, with the built form sited within the land edged in red only. The land edged in blue would include no built form and is included as an opportunity to provide an area of naturalistic parkland to the west of the site and could also accommodate SUDS, biodiversity enhancements and provide recreation benefits.

Proposed Small Non-Strategic Development Sites (sites of 11–100 dwellings)

Site Reference: LPR185 Settlement: Barwell

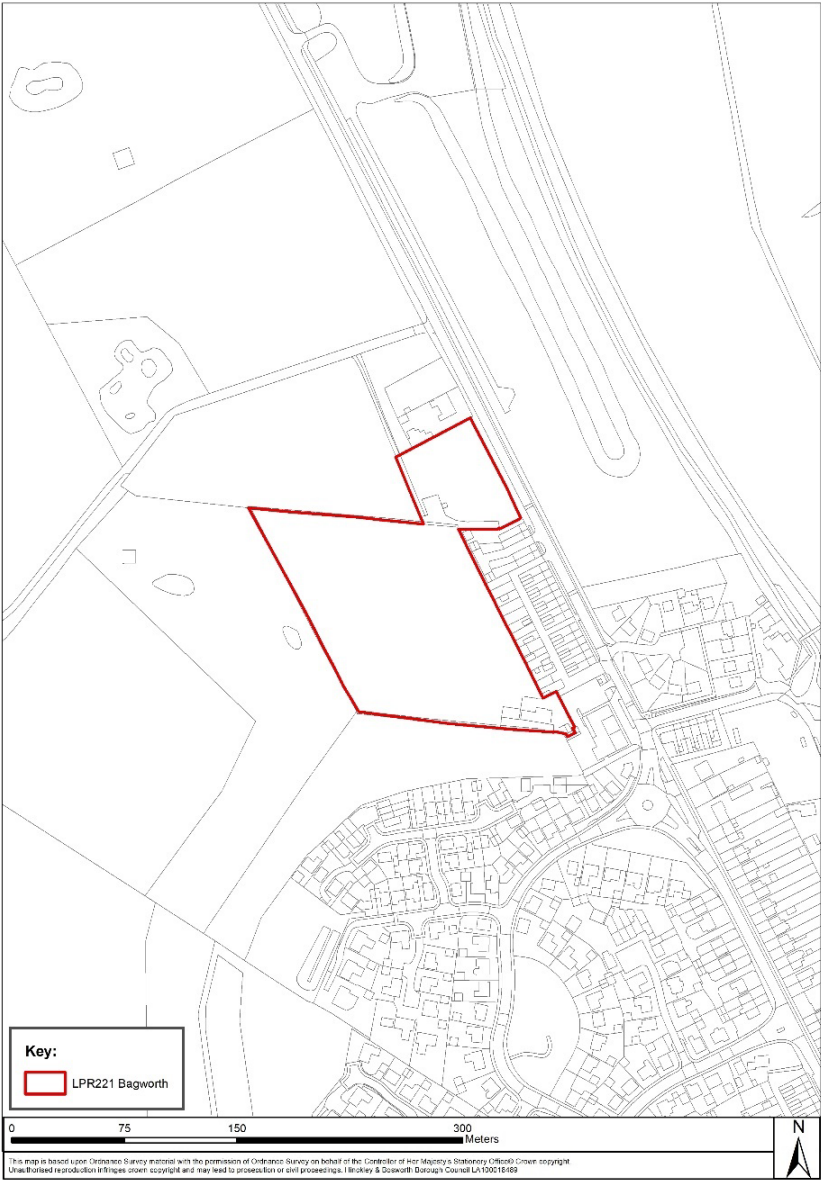
HBBC Local Plan 2024 - 2045 (Regulation 18)



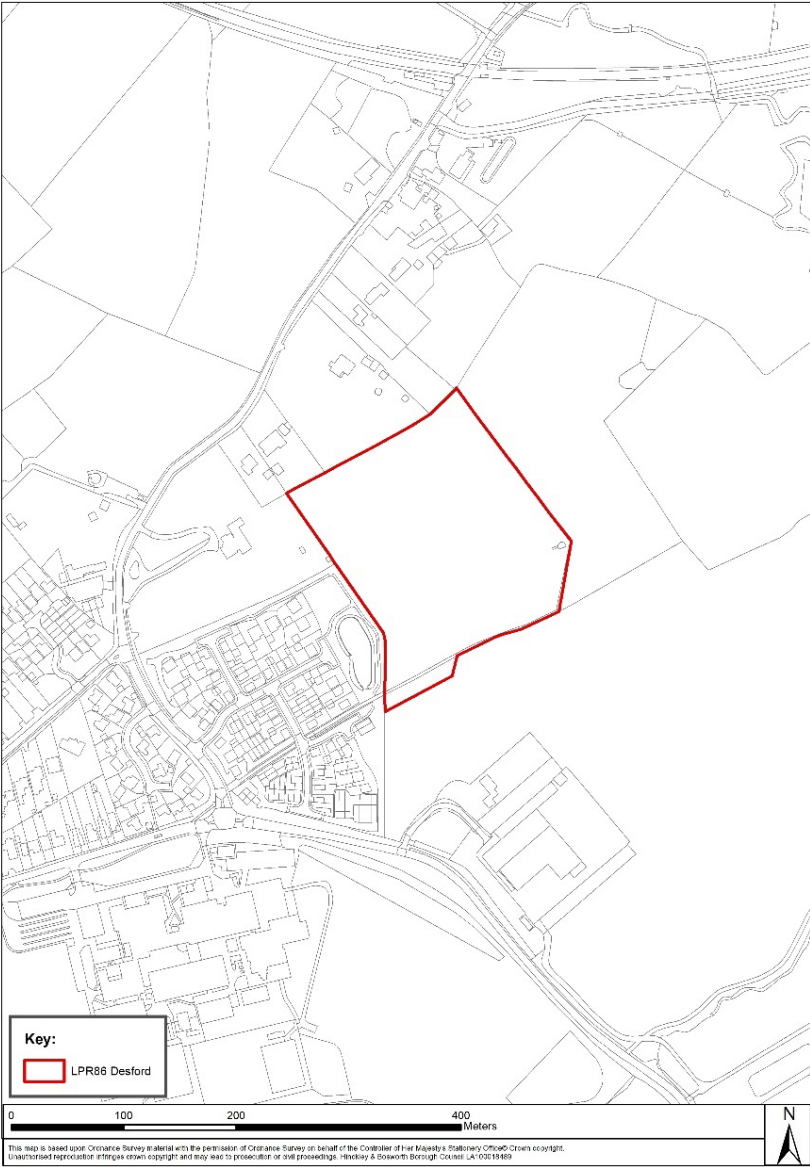
Category	Site Specific Details
Site Reference:	LPR185*
Site Name:	Land South of New Barn Farm, Kirkby Road, Barwell*
Site Size:	3.67 (2 d.p.)
Settlement Hierarchy Tier:	Urban Area

Category	Site Specific Details
Site Information:	Site proposed to be allocated for up to 60 dwellings. A live planning application is also pending on the site (22/00121/FUL) and is therefore marked with an * in Policy NEW03.

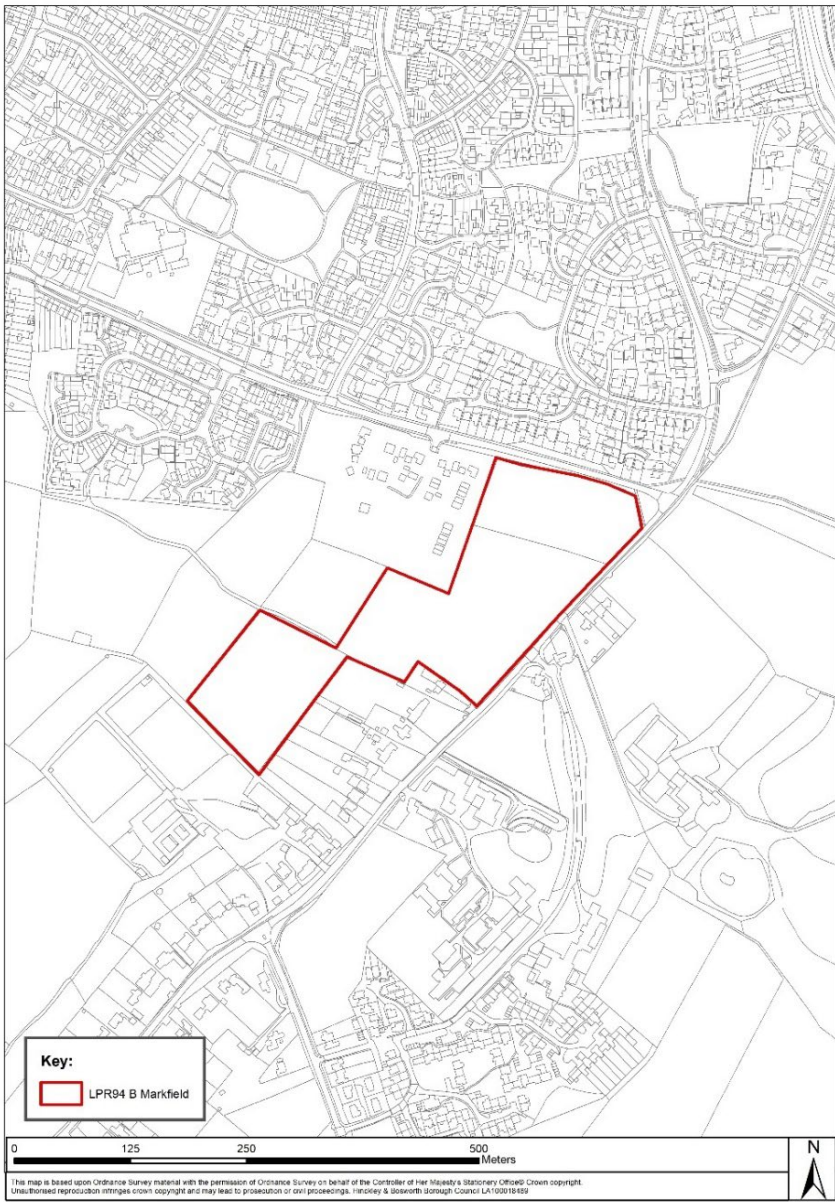
Site Reference: LPR221 Settlement: Bagworth HBBC Local Plan 2024 - 2045 (Regulation 18)



Category	Site Specific Details
Site Reference:	LPR221
Site Name:	Land West of Station Road, Bagworth
Site Size:	2.21 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for up to 46 dwellings.



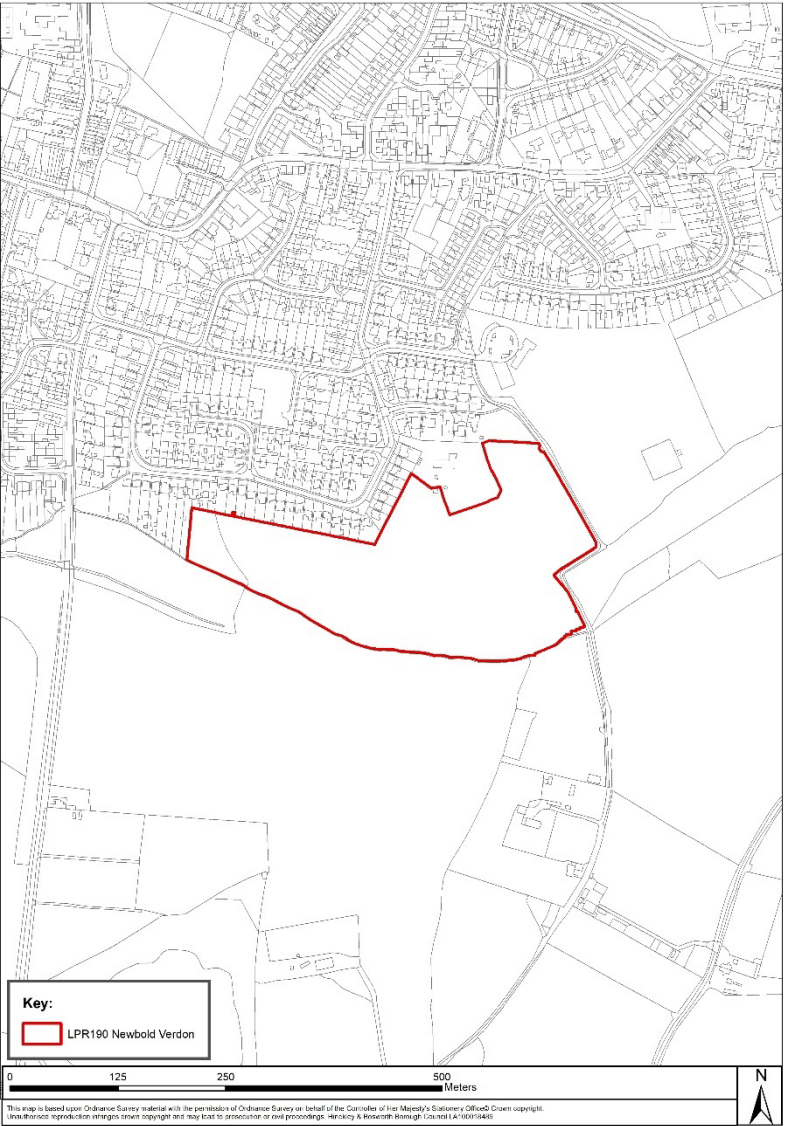
Category	Site Specific Details
Site Reference:	LPR86
Site Name:	Land off Barns Way and North of Leicester Lane, Desford
Site Size:	3.78 (2 d.p)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for up to 94 dwellings.



Category	Site Specific Details
Site Reference:	LPR94 B
Site Name:	Land South of London Road and West of Ratby Lane (Parcel B), Markfield
Site Size:	5.64 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre

Category	Site Specific Details
Site Information:	Site proposed to be allocated for 0.9 ha for retail uses, 0.9 ha of cemetery use, and residual land for up to 95 dwellings. The exact layout of the proposed site is to be agreed at a more detailed stage of plan progression.

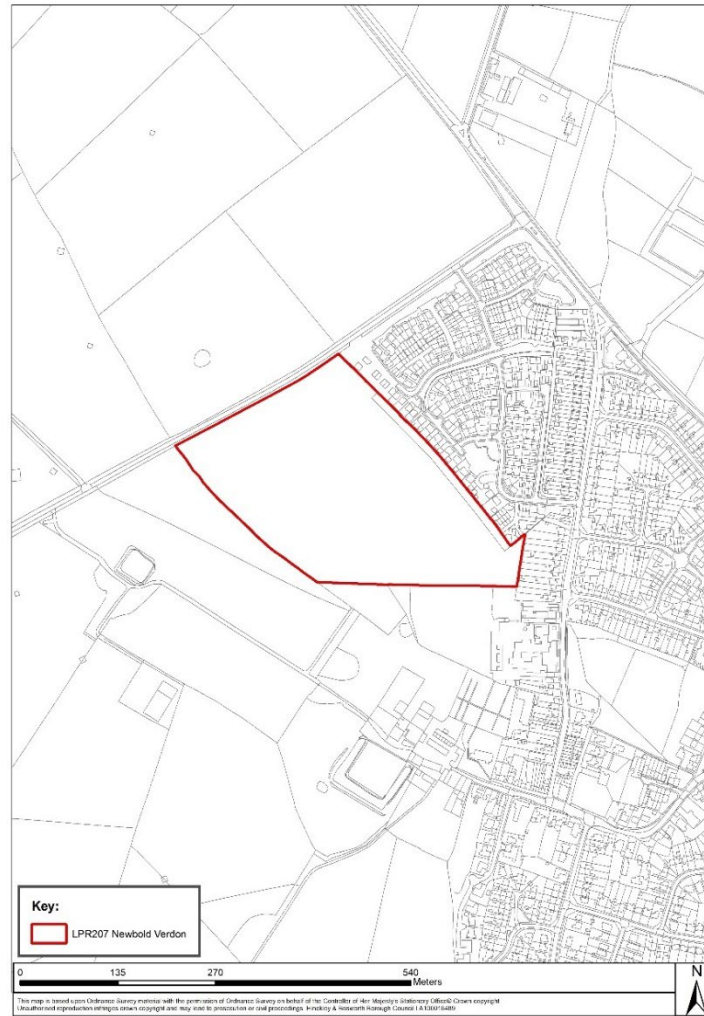
Site Reference: LPR190 Settlement: Newbold Verdon HBBC Local Plan 2024 - 2045 (Regulation 18)



Category	Site Specific Details
Site Reference:	LPR190*
Site Name:	Land South of Arnolds Crescent, Newbold Verdon*
Site Size:	6.61 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for up to 135 dwellings.

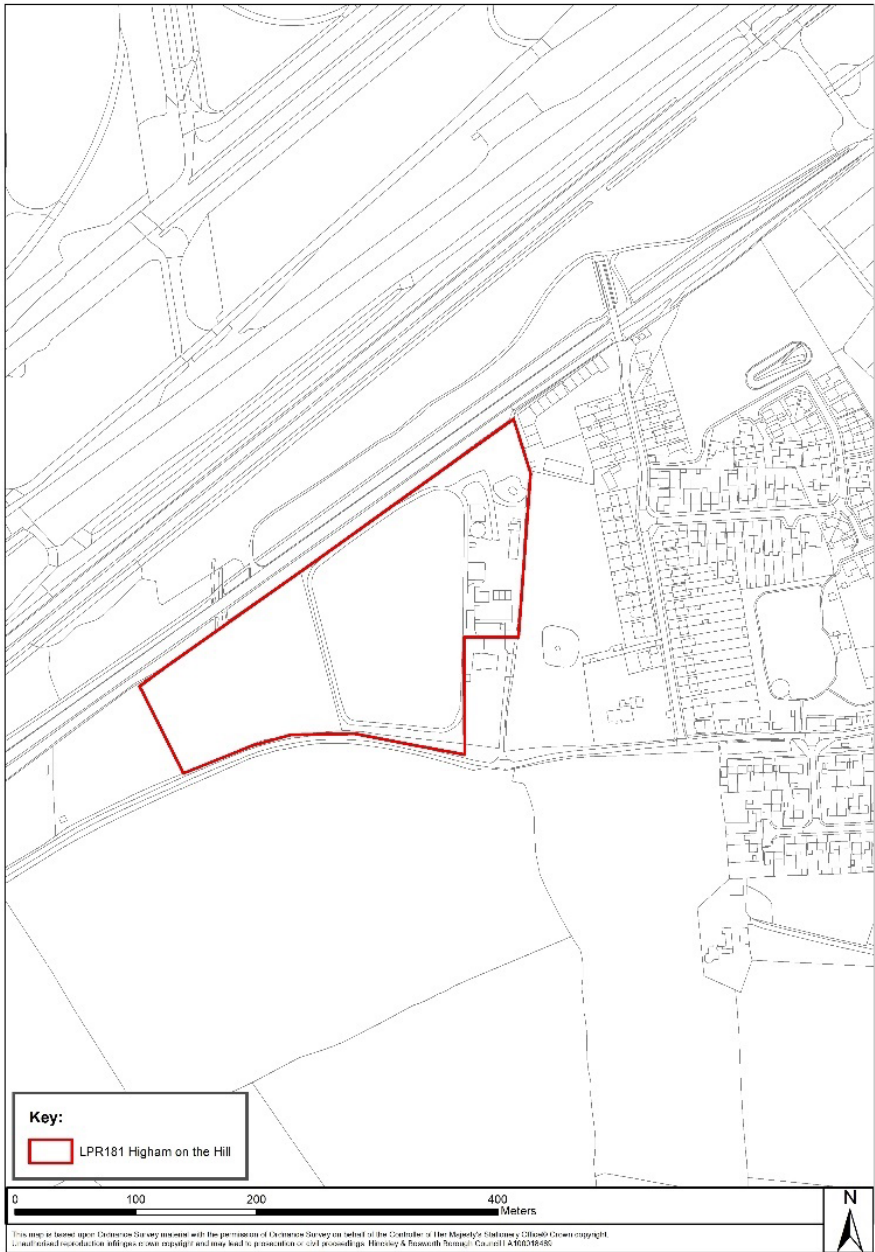
Category	Site Specific Details
	A live planning application is also pending on the site (24/01158/OUT) and is therefore marked with an * in Policy NEW03.

Site Reference: LPR207 Settlement: Newbold Verdon HBBC Local Plan 2024 - 2045 (Regulation 18)



Category	Site Specific Details
Site Reference:	LPR207*
Site Name:	Land North West of Old Farm Lane and South of Bosworth Lane, Newbold Verdon*
Site Size:	8.75 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for up to 200 dwellings, a community shop and land for school expansion. A live planning application is also pending on the site (25/00515/OUT) and is therefore marked with an * in Policy NEW03.

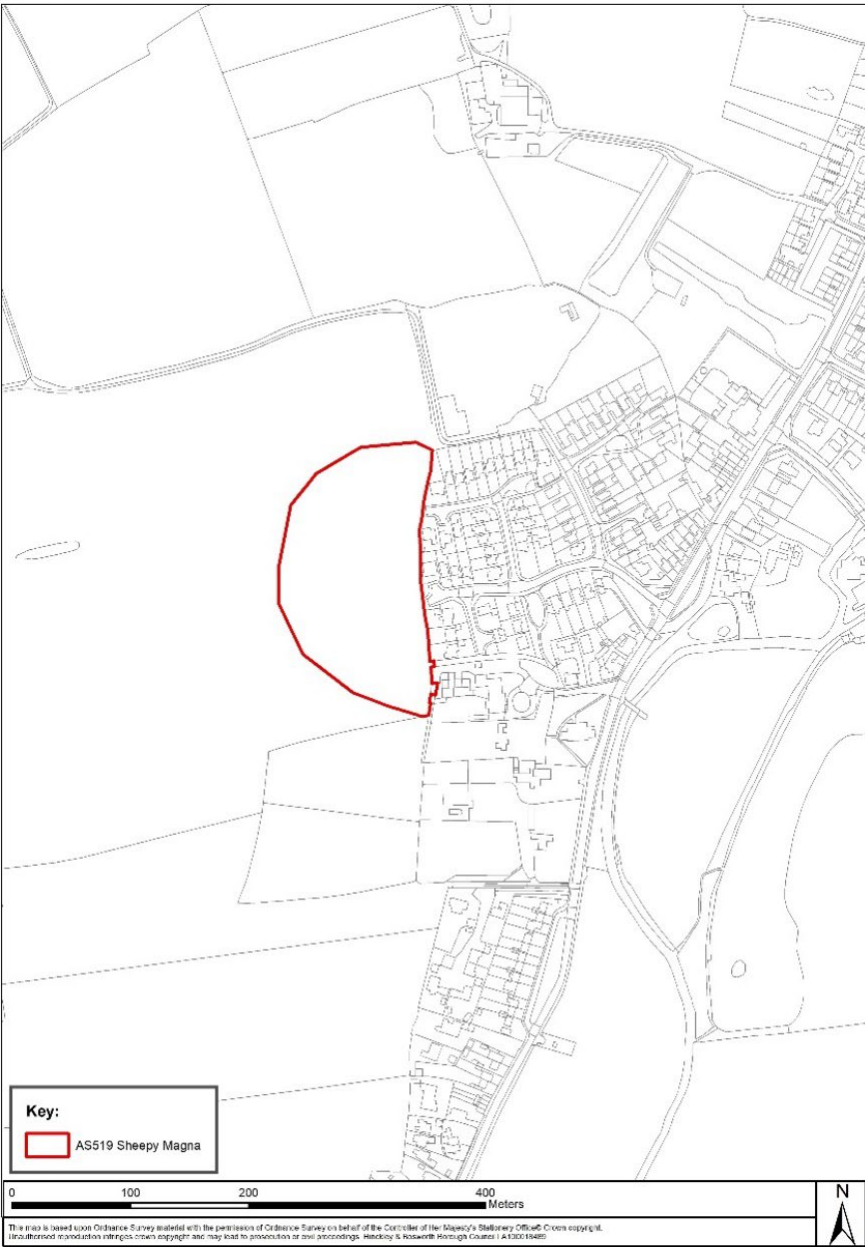
Site Reference: LPR181 Settlement: Higham on the Hill HBBC Local Plan 2024 - 2045 (Regulation 18)



Category	Site Specific Details
Site Reference:	LPR181
Site Name:	Land Between the A5 and Northwood Farm, Wood Lane, Higham on the Hill
Site Size:	4.69 (2 d.p.)
Settlement Hierarchy Tier:	Rural Village

Category	Site Specific Details
Site Information:	Site proposed to be allocated for up to 70 dwellings.

Site Reference: AS519 Settlement: Sheepy Magna HBBC Local Plan 2024 - 2045 (Regulation 18)



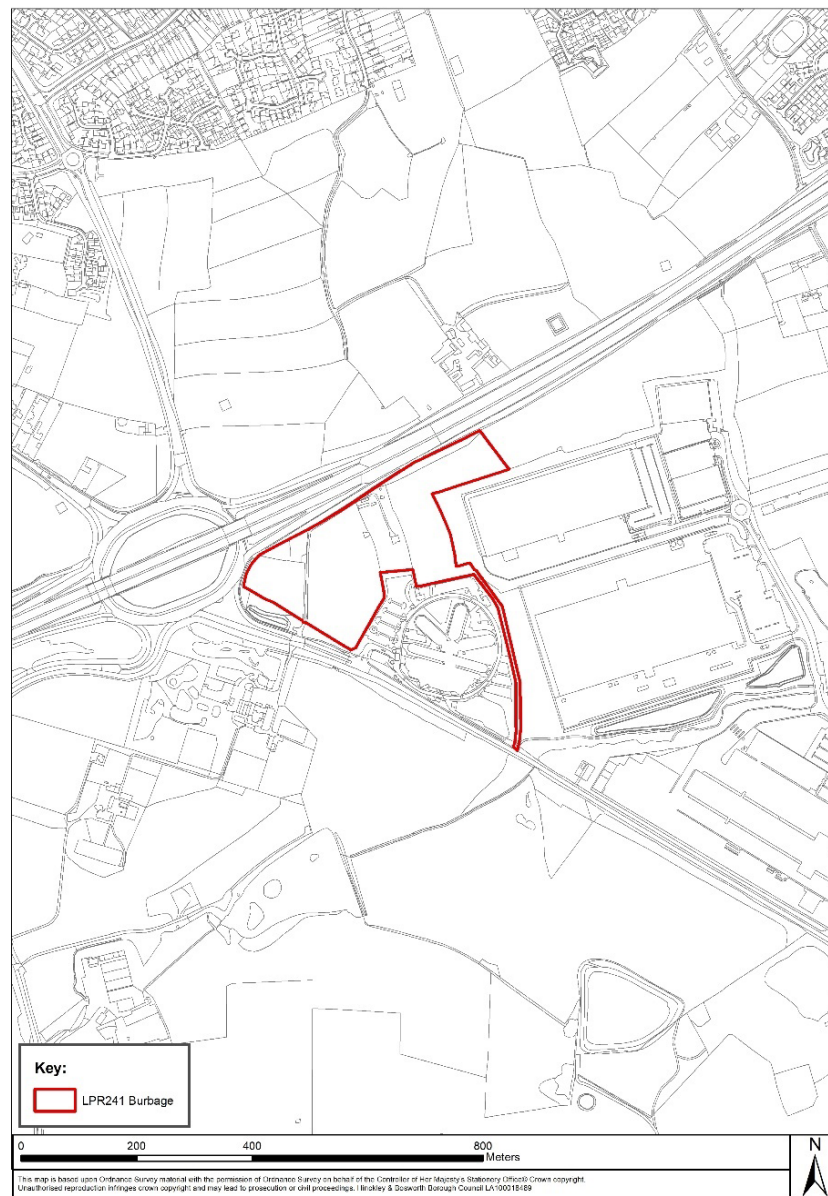
Category	Site Specific Details
Site Reference:	AS519
Site Name:	Land off Oakfield Way and Meadow Close, Sheepy Magna
Site Size:	2.29 (2 d.p.)
Settlement Hierarchy Tier:	Rural Village

Category	Site Specific Details
Site Information:	Site proposed to be allocated for up to 58 dwellings.

Proposed Employment Land (B2/B8)

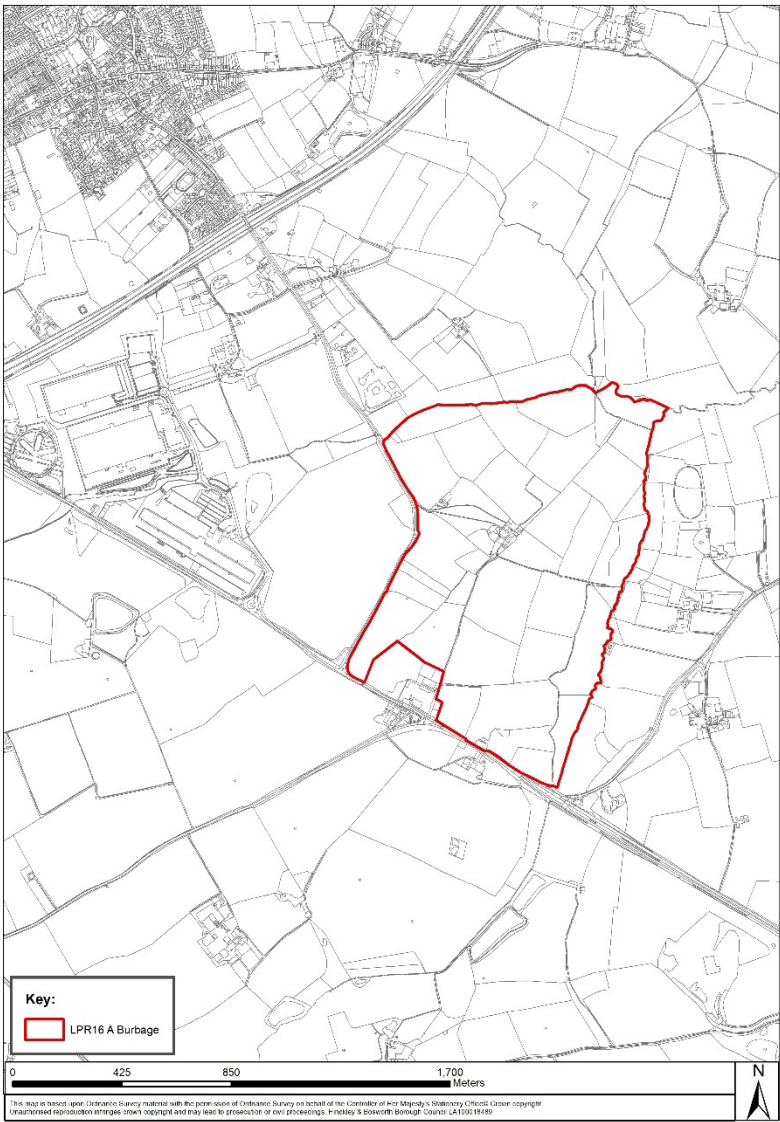
Site Reference: LPR241 Settlement: Burbage

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Category	Site Specific Details
Site Reference:	LPR241
Site Name:	Land at Start Farm, Burbage

Category	Site Specific Details
Site Size:	7.10 (2 d.p.)
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for employment, of Class E, B2 and (non-strategic) B8 uses. Access arrangements are to be agreed but would be via the A5.

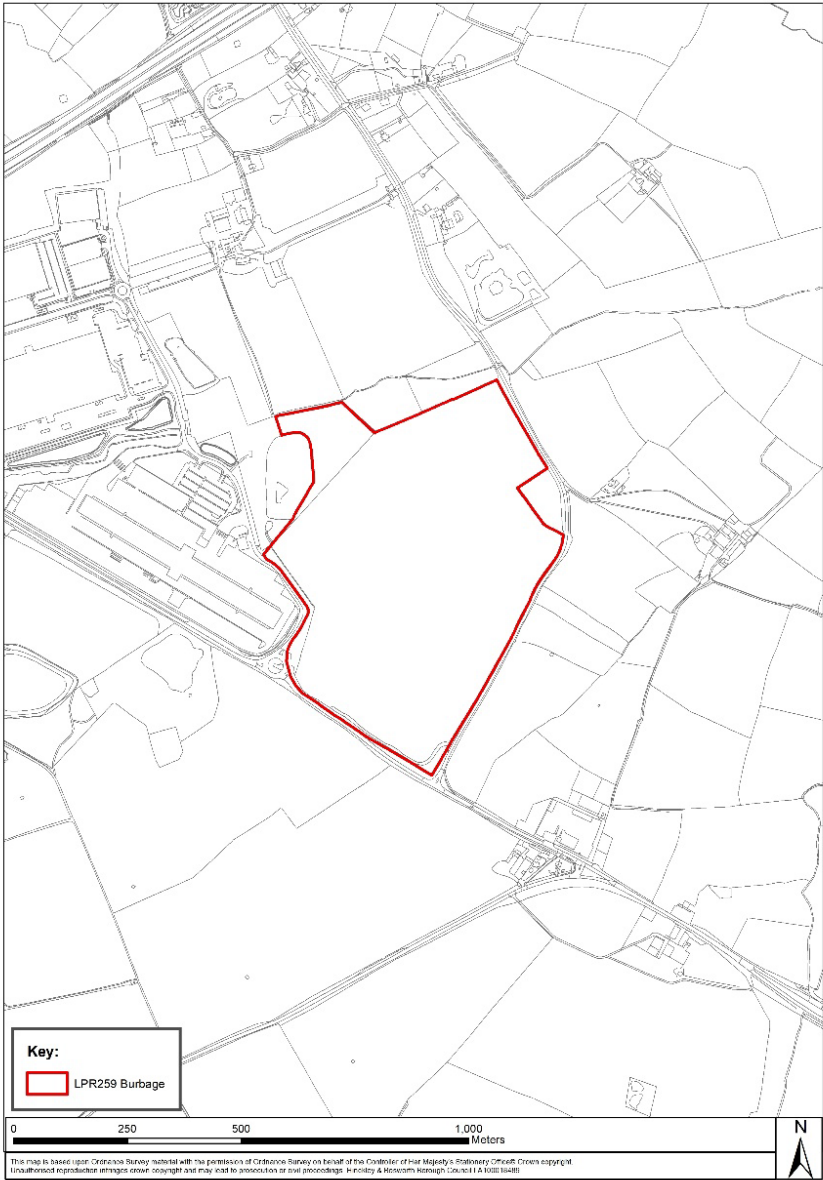


Category	Site Specific Details
Site Reference:	LPR16 A
Site Name:	Land South of Soar Brook, Burbage
Site Size:	117.38 (2 d.p.)
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for employment uses of strategic B8 uses.

Category	Site Specific Details
	The Site will be required to accommodate a substantial landscaping buffer to the northern and eastern boundary to protect the watercourses. Delivery of the Site and associated access arrangements would also be contingent on any improvements necessary to the Lutterworth Road/A5 junction.

Site Reference: LPR259 Settlement: Burbage

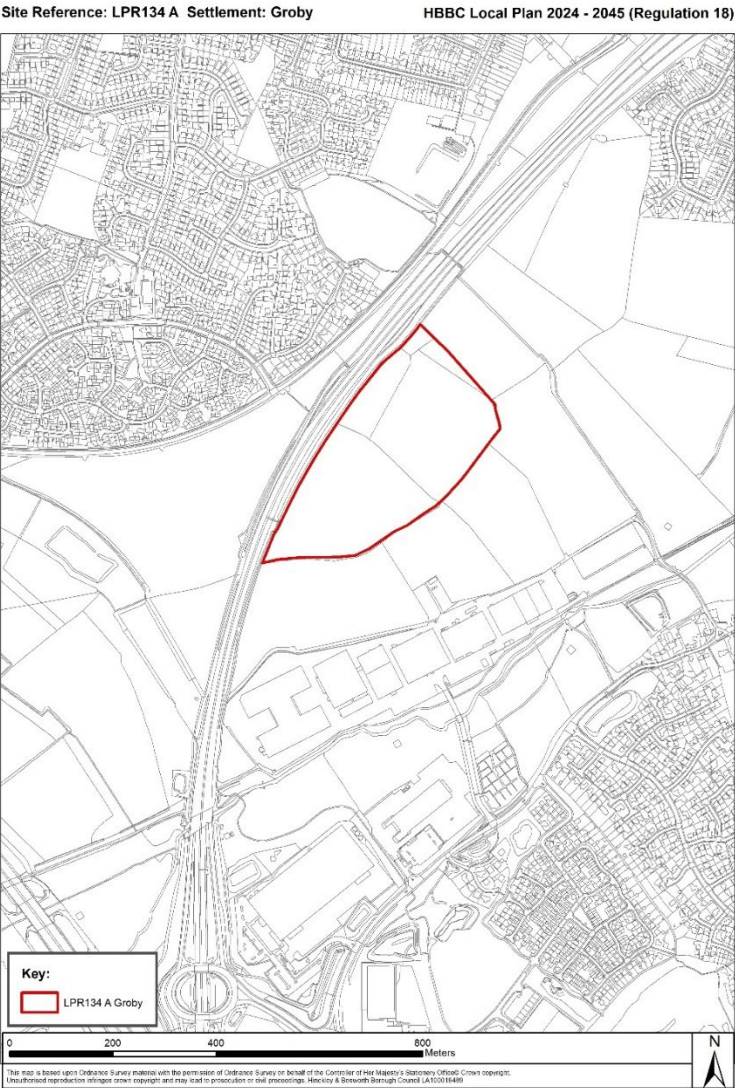
HBBC Local Plan 2024 - 2045 (Regulation 18)



Category	Site Specific Details
Site Reference:	LPR259
Site Name:	Land East of Hinckley Park, Burbage
Site Size:	35.82 (2 d.p.)
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for employment, of strategic B8 uses.

Category	Site Specific Details
	The Site would gain access from the existing Hinckley Park roundabout.

Proposed Directions for Future Employment Growth



Category	Site Specific Details
Site Reference:	LPR134 A
Site Name:	Land North of Glenfield, Groby (Parcel A)
Site Size:	10.64 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be identified as a proposed direction for future employment growth.

Category	Site Specific Details
	Access to the proposed allocation would be contingent on proposed development in the Blaby District Council (BDC) administrative area, to deliver the necessary land for access and associated infrastructure. The development would only be considered acceptable and therefore taken forward as an allocation within the Local Plan (2024-2045) if the necessary land in BDC is supported by an allocation in their forthcoming Local Plan, and suitable and timely access arrangements can be agreed and secured. All necessary cross boundary infrastructure would be required to be planned and delivered in a coordinated manner across the two administrative areas.