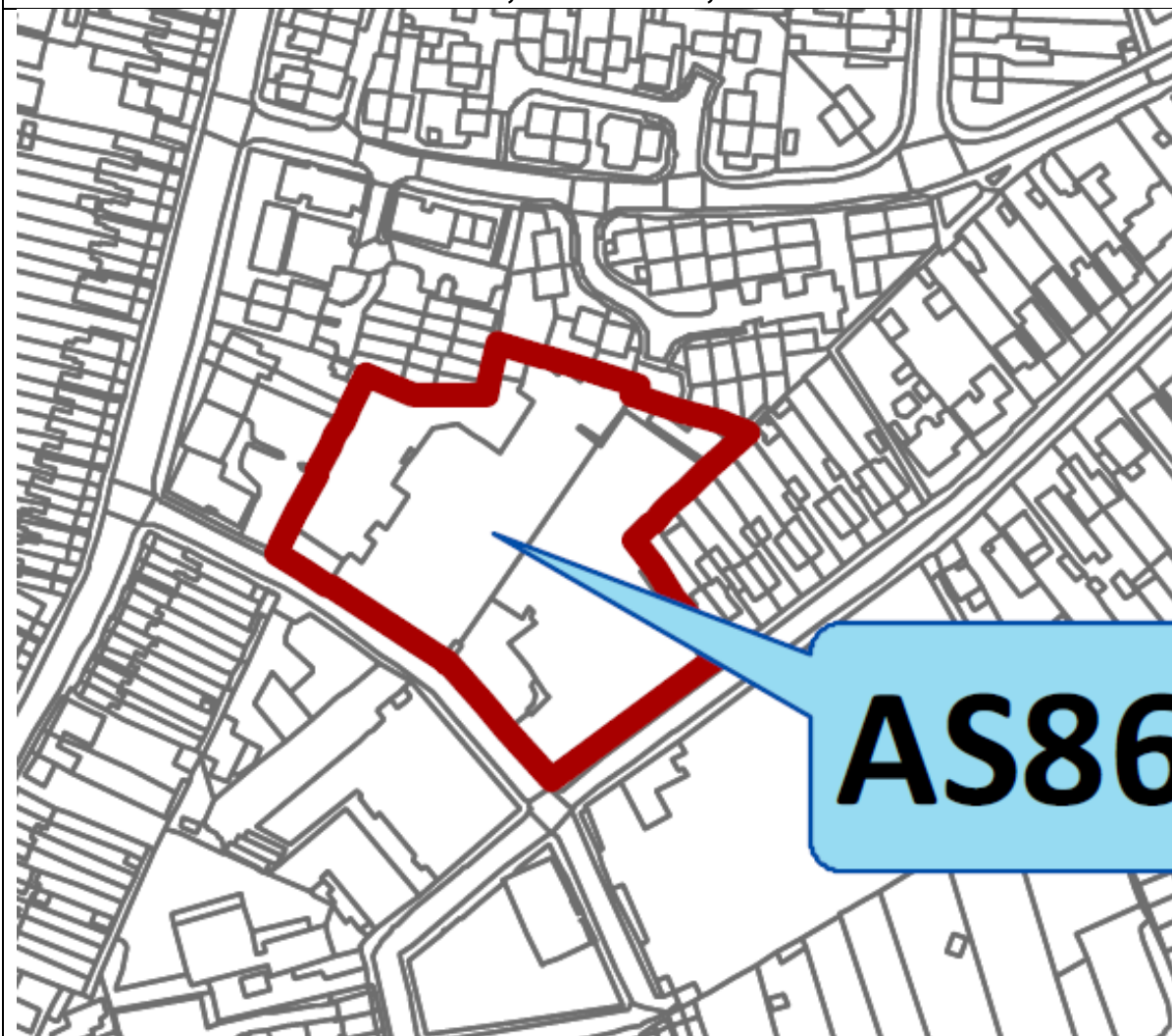


Brownfield Land Site Pro-Formas (June 2026)

Contents

1. AS86 - Barwell Business Centre, Arthur Street, Barwell	3
2. AS36 - Land at Thornton Nurseries, South of Reservoir Road, Thornton	1
3. AS196 - Land off Main Street, Snowdene Farm, Botcheston	1
4. AS477B - Land to the rear of Brethren Meeting Hall, Station Road (B)	1
5. LPR44 - Land adjoining Hinckley Waste Water Treatment Works (WWTW), Brookfield Road, Burbage.....	1
6. LPR202 - Land South of Hunts Lane	1
7. LPR235 C – Lindley Meadows (Option C)	1
8. LPR196 – Land at Windmill Rise, Groby	1
9. LPR192 - Northwood Farm Stud Wood Lane, Higham On The Hill, CV13 6AA..	1
10. LPR242 - Land West of Hurst Lane, Burbage	1
11. LPR195 - Hinckley Retail Park, Stoke Road, Hinckley, LE10 0GL	1
12. LPR 197 - Land West of Brascote Lane, Newbold Verdon	2

1. AS86 - Barwell Business Centre, Arthur Street, Barwell



Settlement: Barwell

Easting: 444576

Northing: 297077

Site Area (Ha) (Total Area): 0.80

Site Area (Brownfield): 0.80

Brownfield/ Mix: Brownfield

Planning Status: 15/01188/HYB

Permission Type: Full/Outline (Hybrid - factory/warehouse conversion)

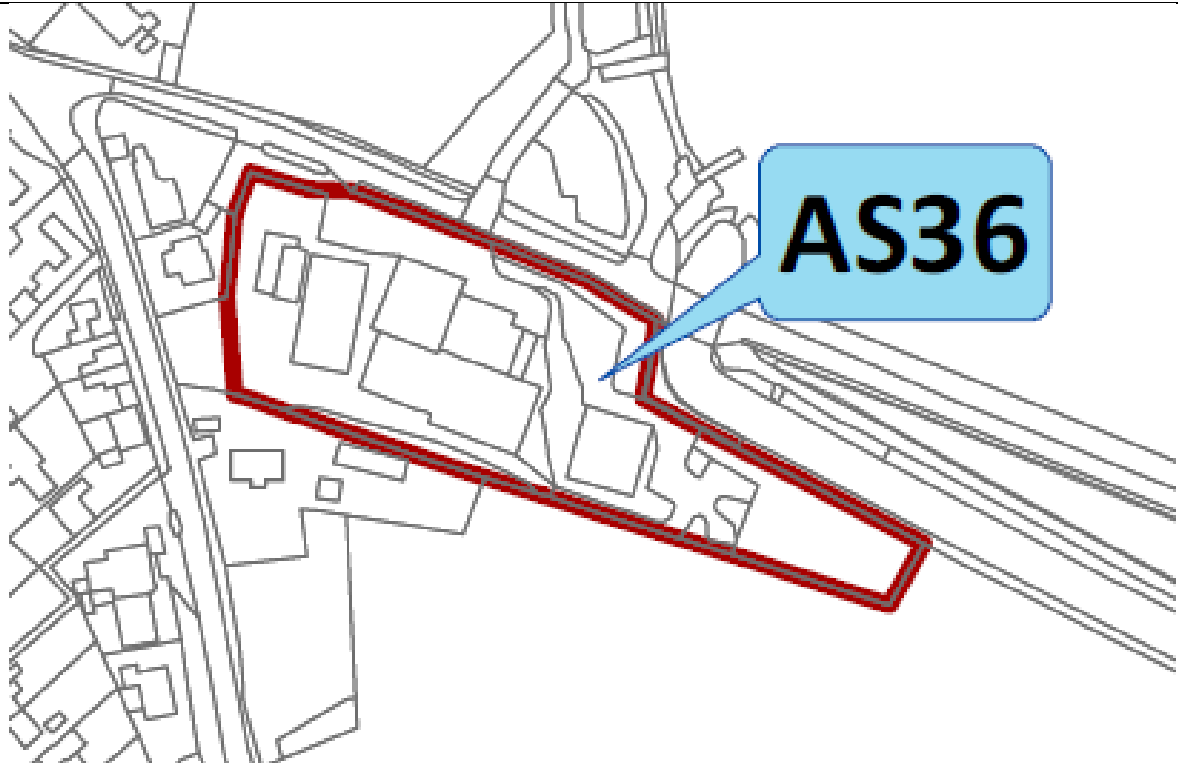
Permission Date: 03/01/2018

Deliverable/ Not Deliverable: Site has consent and considered deliverable

Net Dwelling Capacity (Total Site Area): 29

Net Dwelling Capacity (Brownfield): 29

2. AS36 - Land at Thornton Nurseries, South of Reservoir Road, Thornton



Settlement: Thornton

Easting: 447005

Northing: 307390

Site Area (Ha) (Total Area): 0.85

Site Area (Brownfield): 0.85

Brownfield/ Mix: Brownfield

Planning Status: No consents on site

Permission Type: N/A

Permission Date:

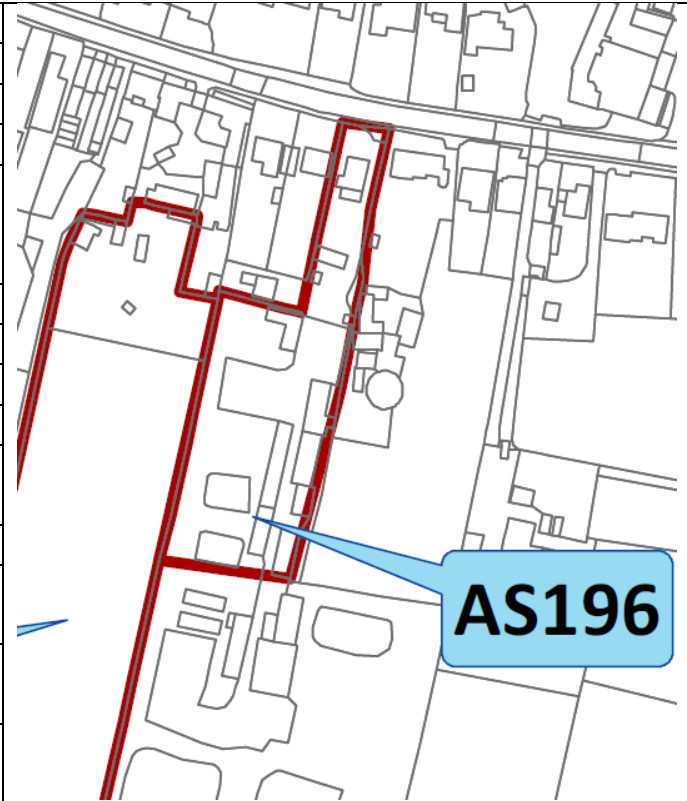
Deliverable/ Not Deliverable: Not available and therefore non developable.

Net Dwelling Capacity (Total Site Area): 24

Net Dwelling Capacity (Brownfield): 24

3. AS196 - Land off Main Street, Snowdene Farm, Botcheston

Settlement: Botcheston
Site Reference: AS196
Easting: 448190
Northing: 304885
Site Name/ Address: Land off Main Street, Snowdene Farm, Botcheston
Site Area (Ha) (Total Area): 0.51
Site Area (Brownfield): 0.51
Brownfield/ Mix: Brownfield
Planning Status: 16/00030/FUL
Permission Type: Full (Agricultural)
Permission Date: 42447
Deliverable/ Not Deliverable: Non-developable
Net Dwelling Capacity (Total Site Area): 14
Net Dwelling Capacity (Brownfield): 14



4. AS477B - Land to the rear of Brethren Meeting Hall, Station Road (B)



Settlement: Ratby

Easting: 432834

Northing: 297273

Site Area (Ha) (Total Area): 1.12

Site Area (Brownfield): 1.12

Brownfield/ Mix: Brownfield

Planning Status: 21/00789/FUL

Permission Type: Full

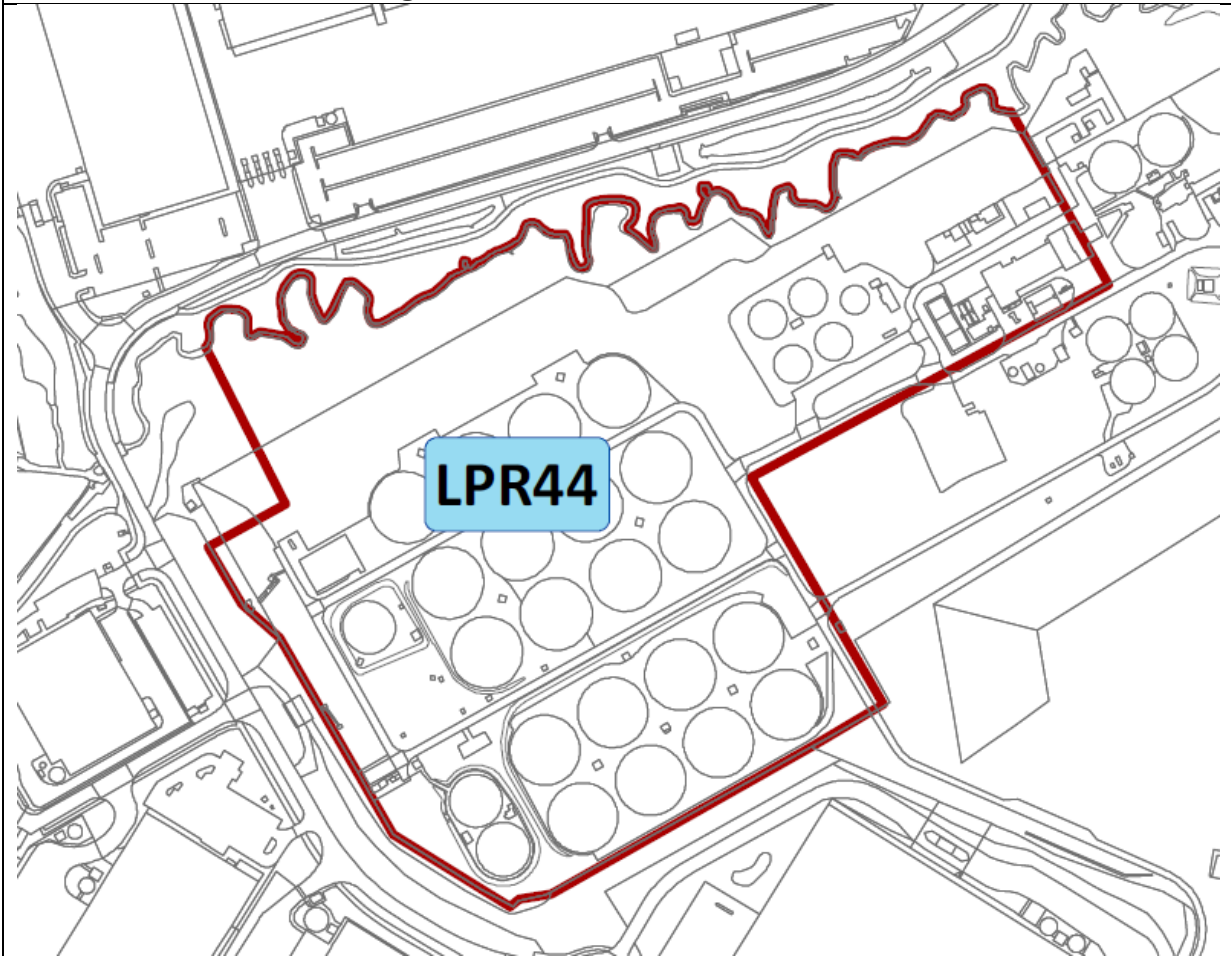
Permission Date: 26/1/2022

Deliverable/ Not Deliverable: Suitable - To confirm SHELAA Conclusion

Net Dwelling Capacity (Total Site Area): 31

Net Dwelling Capacity (Brownfield): 31

**5. LPR44 - Land adjoining Hinckley Waste Water Treatment Works (WWTW),
Brookfield Road, Burbage**



Settlement: Burbage

Easting: 441696

Northing: 292463

Site Area (Ha) (Total Area): 10.64

Site Area (Brownfield): 10.64

Brownfield/ Mix: Brownfield

Planning Status: No consents on site

Permission Type: N/A

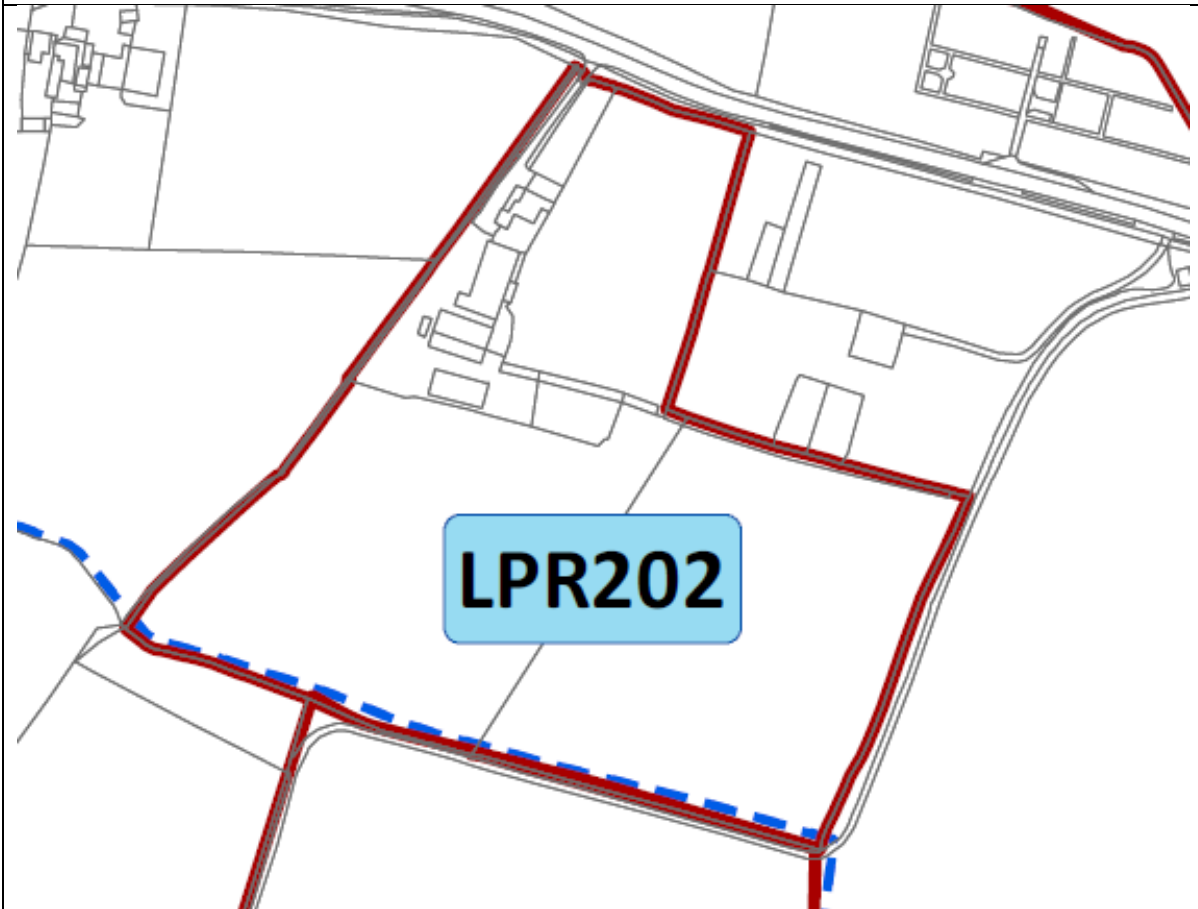
Permission Date: N/A

Deliverable/ Not Deliverable: Non-developable

Net Dwelling Capacity (Total Site Area): 266

Net Dwelling Capacity (Brownfield): 266

6. LPR202 - Land South of Hunts Lane



Settlement: Desford

Easting: 446828

Northing: 303399

Site Area (Ha) (Total Area): 5.42

Site Area (Brownfield): 0.54

Brownfield/ Mix: Mix

Planning Status: No consents on site

Permission Type: N/A

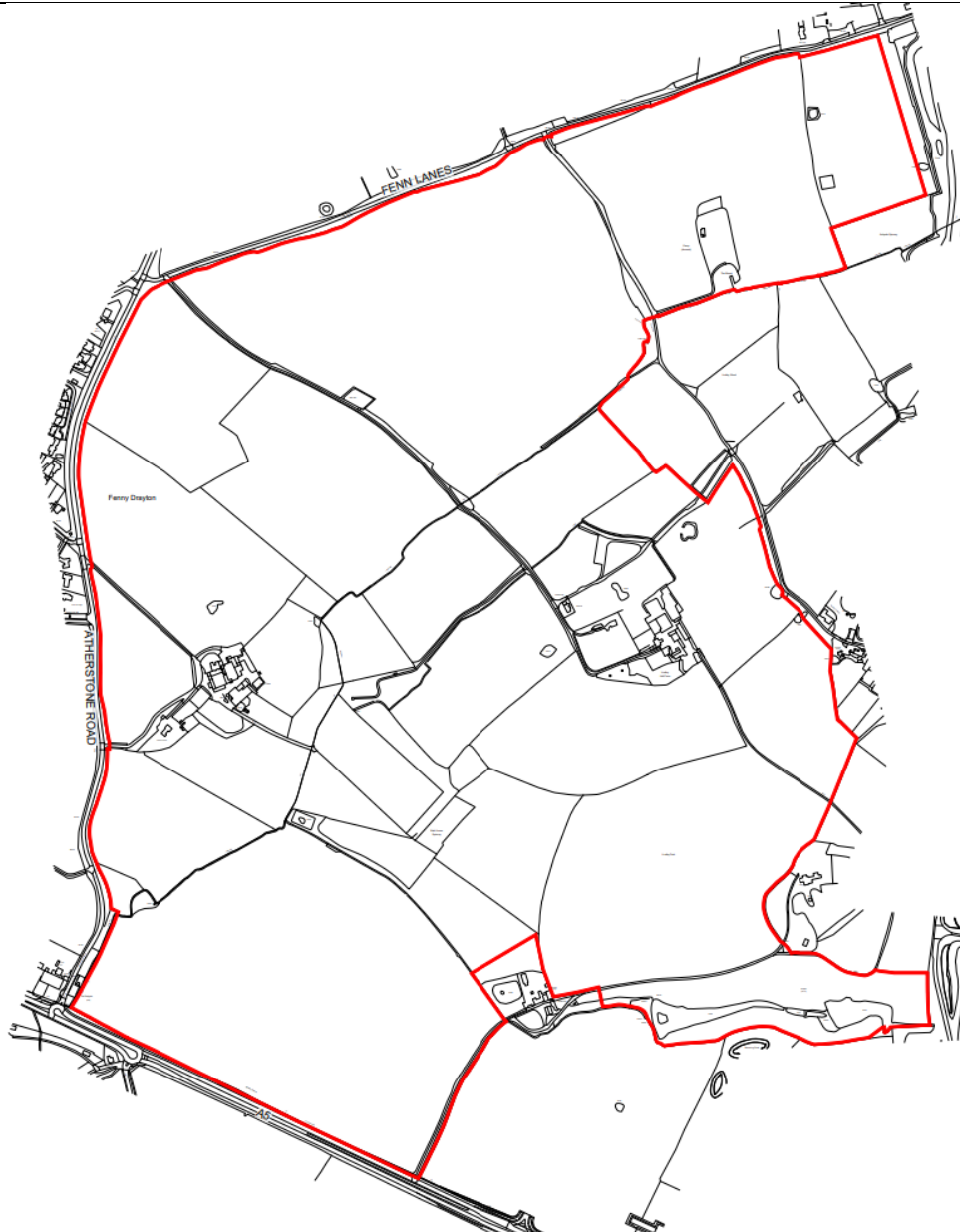
Permission Date: N/A

Deliverable/ Not Deliverable:

Net Dwelling Capacity (Total Site Area): 138

Net Dwelling Capacity (Brownfield): 15

7. LPR235 C – Lindley Meadows (Option C)



Settlement: Fenny Drayton

Easting: 435872

Northing: 296491

Site Area (Ha) (Total Area): 206.66

Site Area (Brownfield): 1.8

Brownfield/ Mix: Mix

Planning Status: 24/00672/REM

Permission Type: Mixed Use

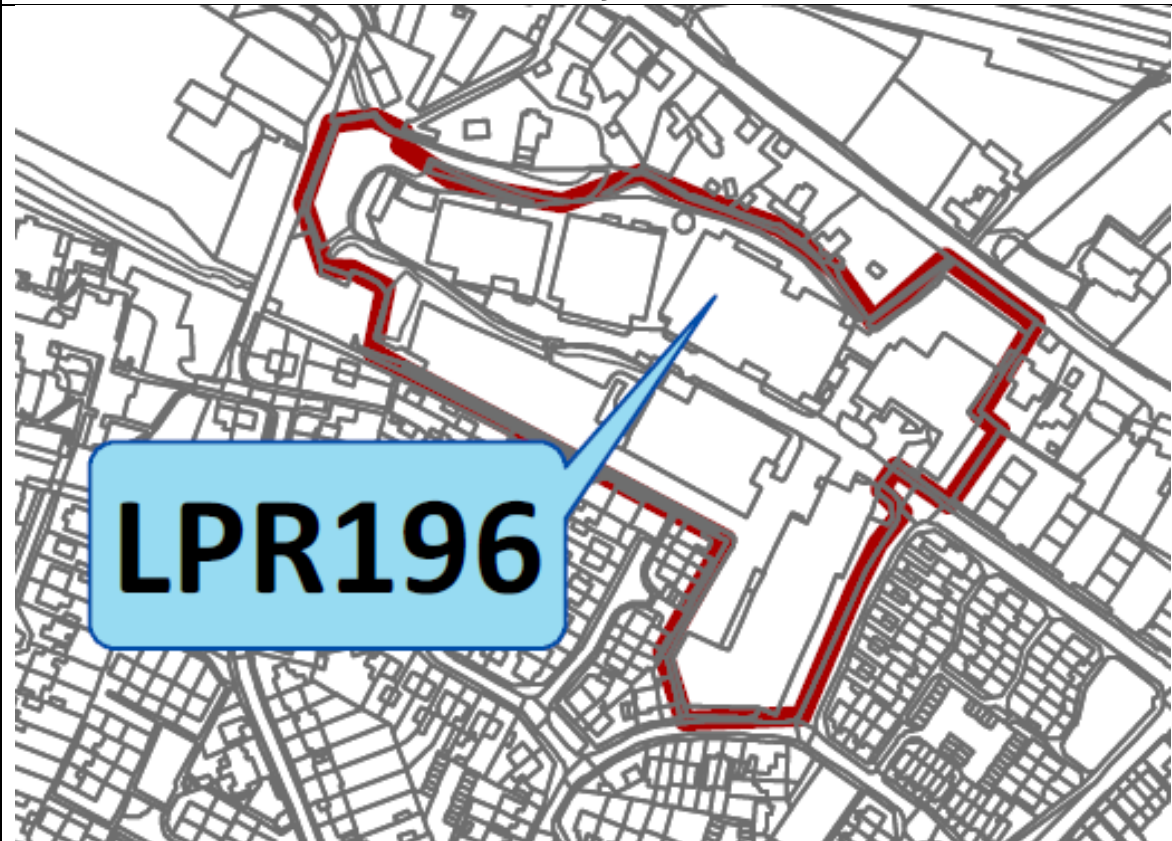
Permission Date: 4/10/24

Deliverable/ Not Deliverable: Suitable - To confirm SHELAA Conclusion

Net Dwelling Capacity (Total Site Area): 3,123

Net Dwelling Capacity (Brownfield): 67

8. LPR196 – Land at Windmill Rise, Groby



Settlement: Groby

Easting: 452147

Northing: 307573

Site Area (Ha) (Total Area): 2.98

Site Area (Brownfield): 2.98

Brownfield/ Mix: Mix

Planning Status: No consents on site

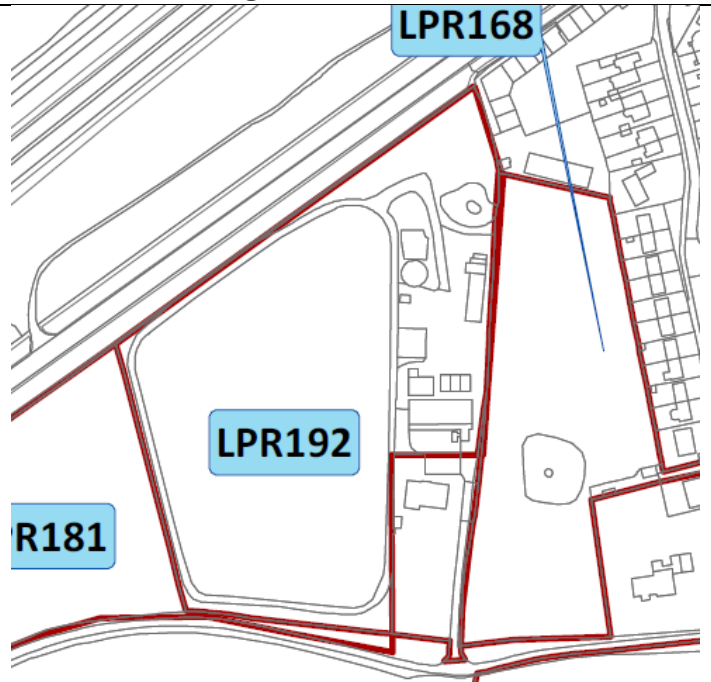
Permission Type: N/A

Permission Date: N/A

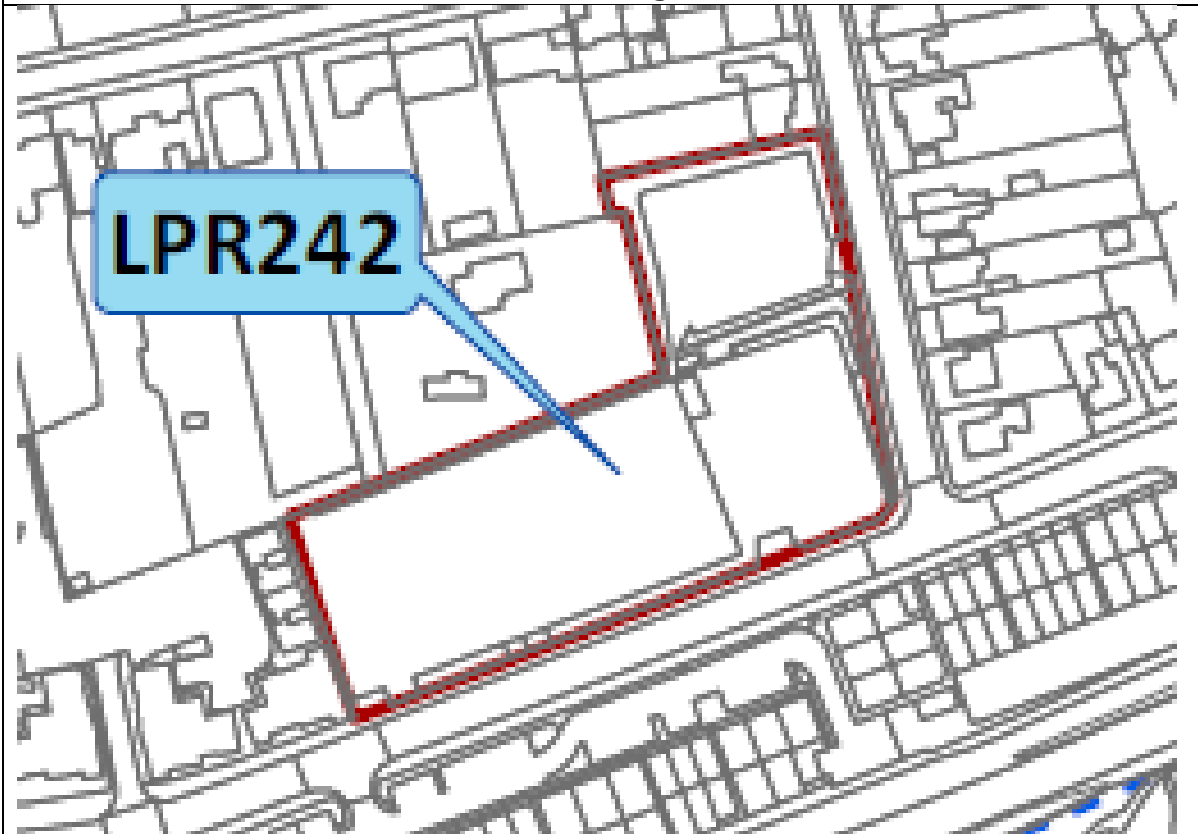
Deliverable/ Not Deliverable:

Net Dwelling Capacity (Total Site Area): 76

Net Dwelling Capacity (Brownfield): 76

9. LPR192 - Northwood Farm Stud Wood Lane, Higham On The Hill, CV13 6AA**Settlement:** Higham on the Hill**Site Reference:** LPR192**Easting:** 437598**Northing:** 295526**Site Name/ Address:****Site Area (Ha) (Total Area):** 3.45**Site Area (Brownfield):** 0.63**Brownfield/ Mix:** Mix**Planning Status:** No consents on site**Permission Type:** N/A**Permission Date:** N/A**Deliverable/ Not Deliverable:****Net Dwelling Capacity (Total Site Area):** 88**Net Dwelling Capacity (Brownfield):** 17

10. LPR242 - Land West of Hurst Lane, Burbage



Settlement: Hinckley

Easting: 442911

Northing: 293371

Site Area (Ha) (Total Area): 0.68

Site Area (Brownfield): 0.68

Brownfield/ Mix: Mix

Planning Status: No consents on site

Permission Type: N/A

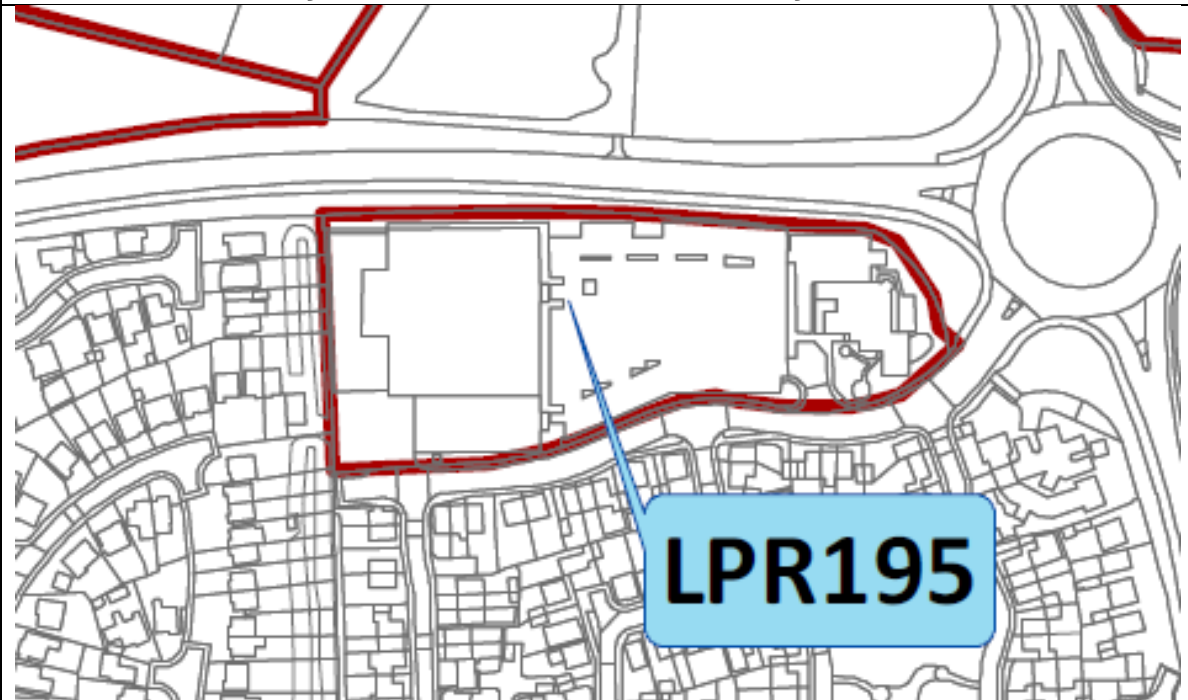
Permission Date: N/A

Deliverable/ Not Deliverable:

Net Dwelling Capacity (Total Site Area): 25

Net Dwelling Capacity (Brownfield): 25

11. LPR195 - Hinckley Retail Park, Stoke Road, Hinckley, LE10 0GL



Settlement: Hinckley

Easting: 441684

Northing: 295355

Site Area (Ha) (Total Area): 1.37

Site Area (Brownfield): 1.37

Brownfield/ Mix: Mix

Planning Status: No consents on site

Permission Type: N/A

Permission Date: N/A

Deliverable/ Not Deliverable:

Net Dwelling Capacity (Total Site Area): 51

Net Dwelling Capacity (Brownfield): 51

12. LPR 197 - Land West of Brascote Lane, Newbold Verdon**Settlement:** Newbold Verdon**Site Reference:** LPR197**Easting:** 444188**Northing:** 302927**Site Name/ Address:****Site Area (Ha) (Total Area):** 25.67**Site Area (Brownfield):** 1.35**Brownfield/ Mix:** Mix**Planning Status:** No consents on site**Permission Type:** N/A**Permission Date:** N/A**Deliverable/ Not Deliverable:****Net Dwelling Capacity (Total Site Area):**
481**Net Dwelling Capacity (Brownfield):** 37