

Appendix 3 – Regulation 18 Proposed Site Allocations

Appendix 3 identifies all the proposed allocations set out in Policy SP02. Both the strategic sites (of 500 dwellings or more) and the non-strategic major sites (of 100 – 499 dwellings), along with proposed employment sites are shown in the maps that follow.

The maps are set out in the order that they are identified in Policy SP02, i.e. strategic sites, non-strategic major sites, and then employment sites. 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.

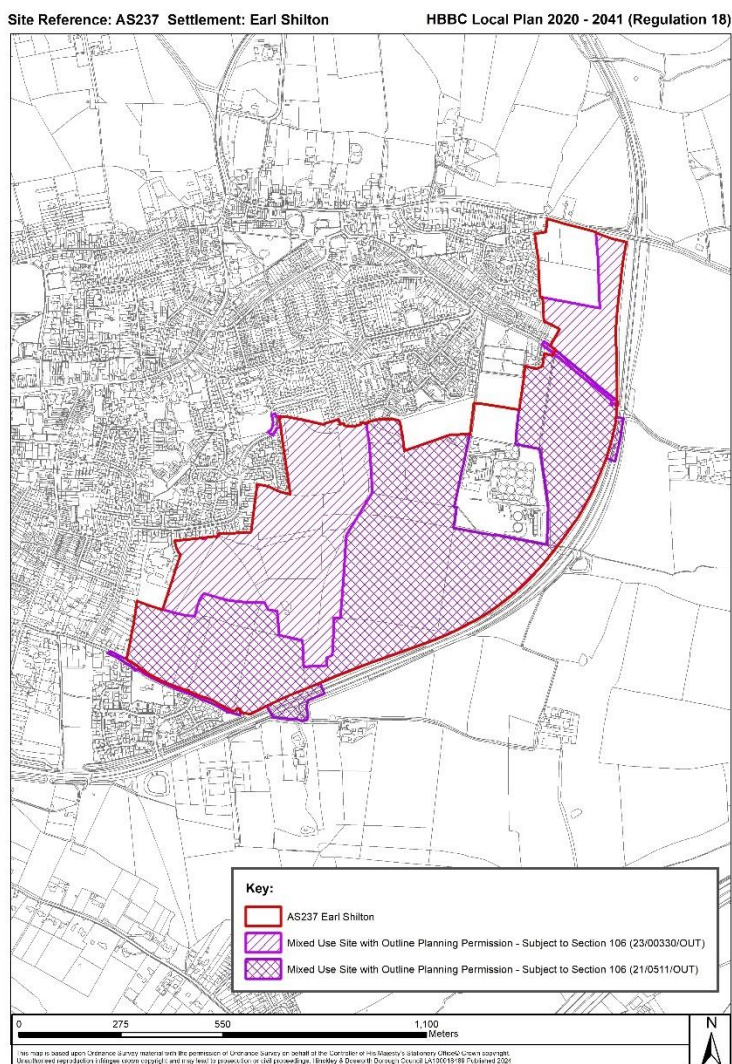
The information that follows each map includes the SHELAA site reference number, site name, site area (in hectares, ha), the settlement hierarchy tier and relevant site information, including details of the proposed use (if known) along with any relevant planning history.

The red line on the map identifies the extent of the site as it has been submitted to the SHELAA. It is the latest red line submitted by promoters and therefore, not guaranteed to be the final red line boundary for the site. As the Local Plan progresses and site details are consulted on and finalised, the red line site boundaries and references may be subject to change.

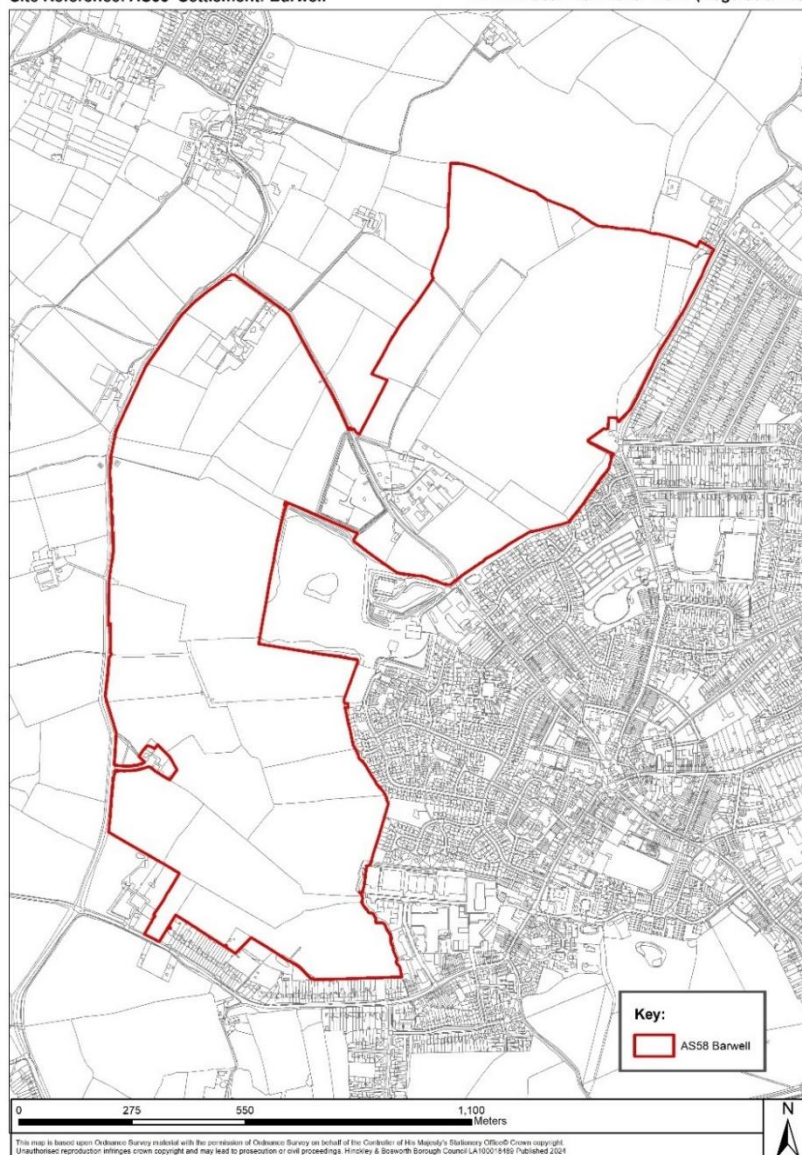
Within the proposed red line boundaries, it is important to also note that there may be some sites with planning permission, in whole or in part, included. Where this is the case, land with planning permission has been identified on the map to show where the residual land is proposed for allocation. With reference to Policy SP02, the dwelling numbers identified in the policy are reflective of the land remaining beyond any existing planning permission within the proposed red line boundary.

For further clarity, current commitments recorded within the Regulation 18 Local Plan relate to the most up to date, published, Residential Land Availability (RLA) monitoring period (2022/2023). The monitoring data associated with the RLA is available on the Borough Council's website and is correct as of 30 September 2023. There are some sites which have gained planning permission since this previous round of monitoring, and which will be captured in the next monitoring period.

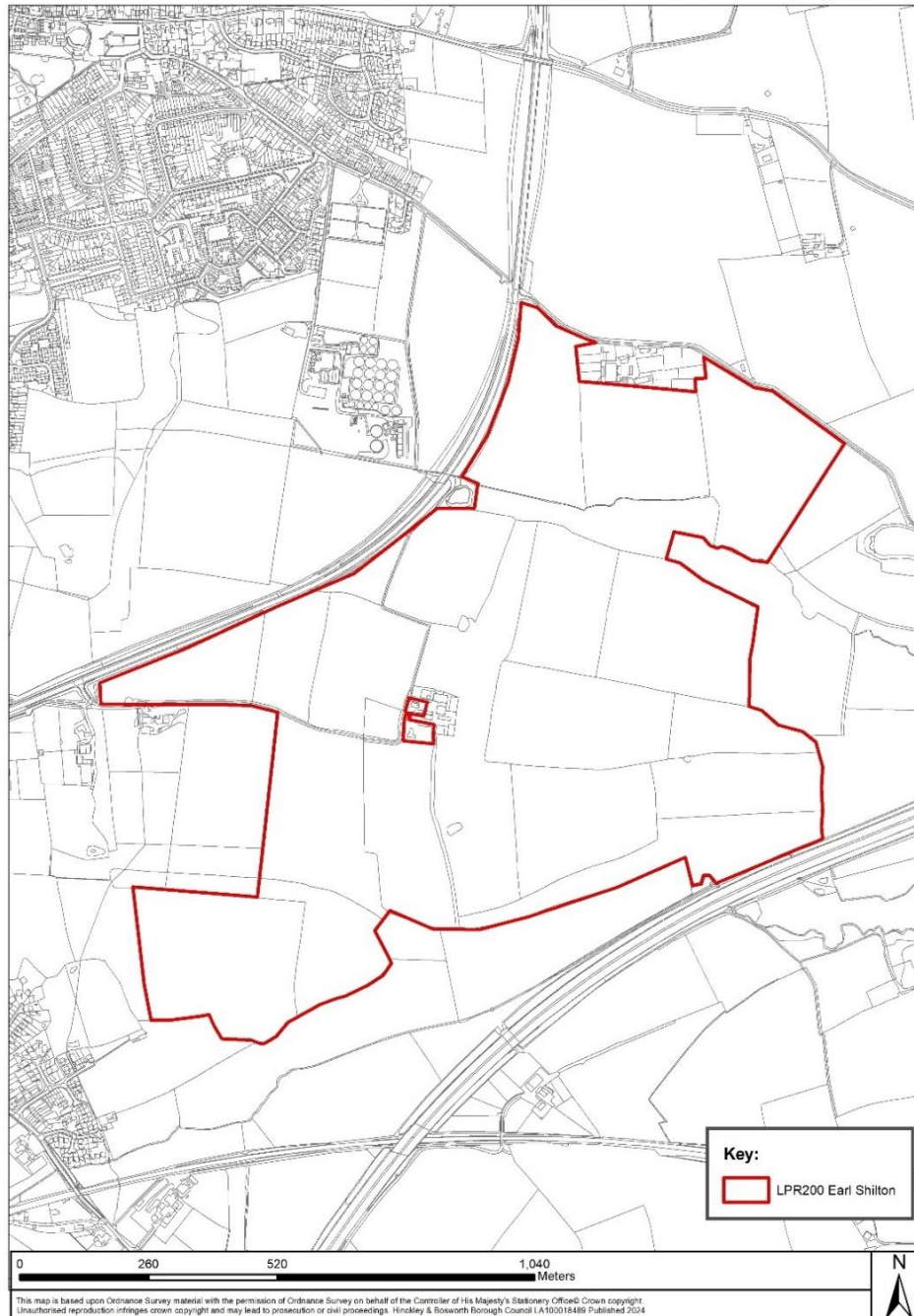
Proposed Strategic Site Allcations (sites of 500 dwellings or more) identified in policy SP02



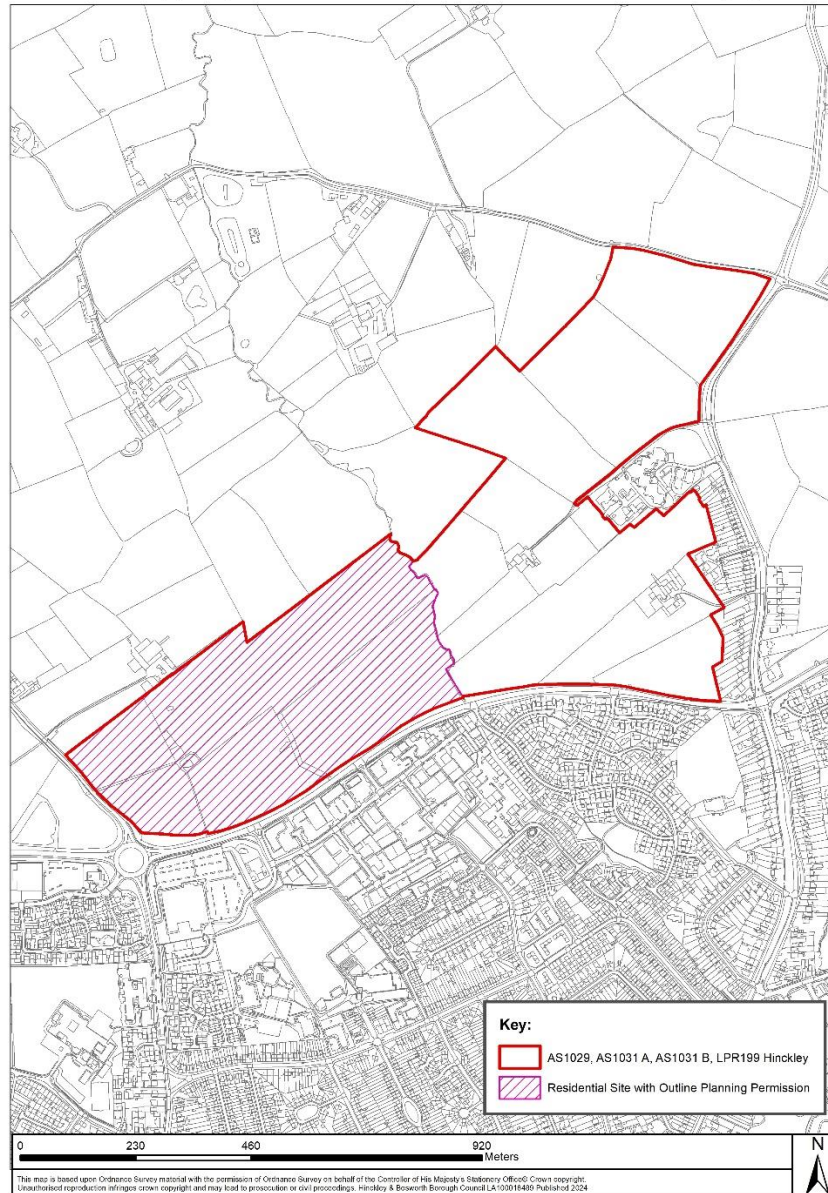
Site Reference:	AS237
Site Name:	Earl Shilton Sustainable Urban Extension (SUE)
Site Size:	75.6 Ha
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for a mixed-use SUE. This site is proposed to be allocated for 1581 dwellings (including a minimum of 20% affordable housing), up to 5.3 Ha of employment land, a neighbourhood centre (including a primary school, retail provision, community and recreational facilities and a public house), highway improvements, walking and cycle infrastructure improvements, public realm improvements and outdoor sports provision. Planning permission has been granted in part for this site (ref 21/01511/OUT and 23/00330/OUT, which adds up to 1500 dwellings out of the total 1581 dwellings for the site). These planning permissions will not appear in the 2022/2023 monitoring period, as they were granted after the cut off for inclusion. They will however be captured in future monitoring documents.



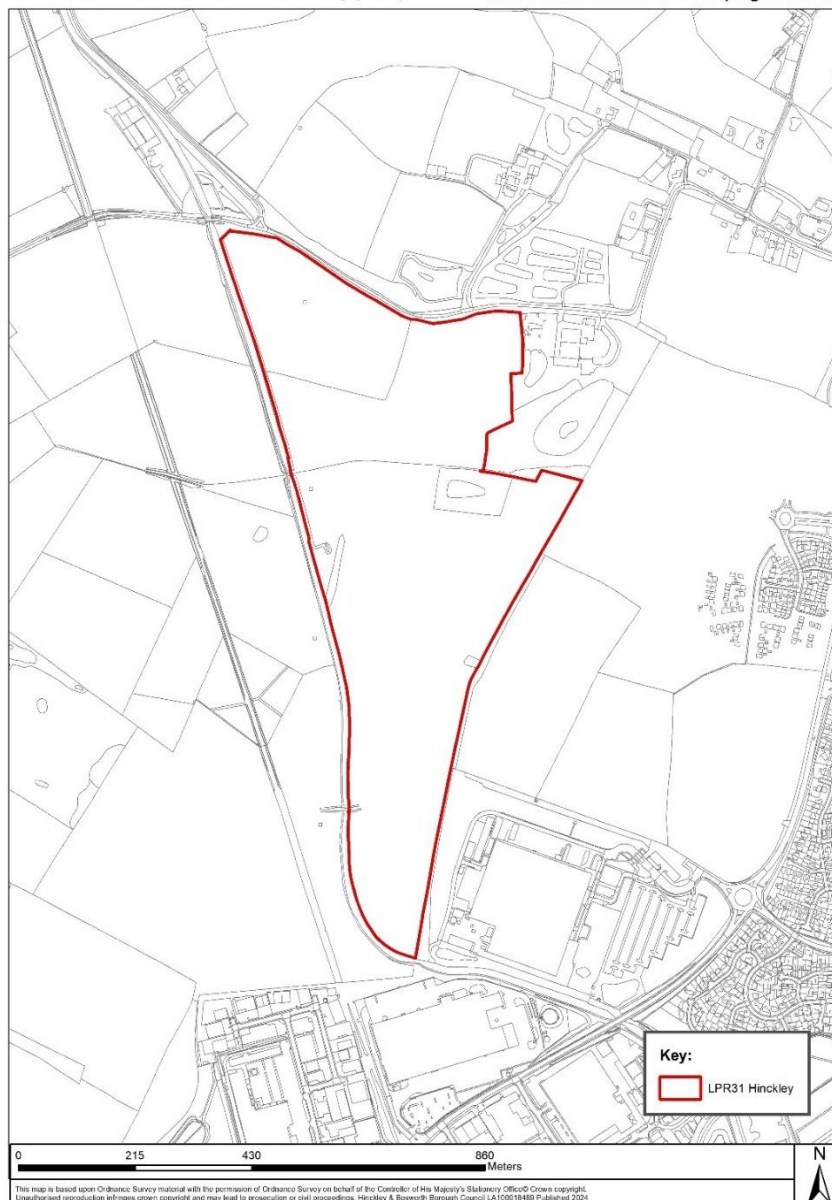
Site Reference:	AS58
Site Name:	Barwell Sustainable Urban Extension (SUE)
Site Size:	133.3 Ha
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for a mixed-use SUE. This site is proposed to be allocated for 2,500 dwellings (1420 to be delivered in the plan period) of which a minimum of 20% will be affordable housing, as well as a minimum of 6.2 Ha of employment land, a neighbourhood centre (including a primary school, retail provision, community and recreational facilities and a public house), highways improvements, walking and cycling infrastructure improvements and outdoor sports provision. A live planning application is pending for this site (ref 12/00295/OUT).



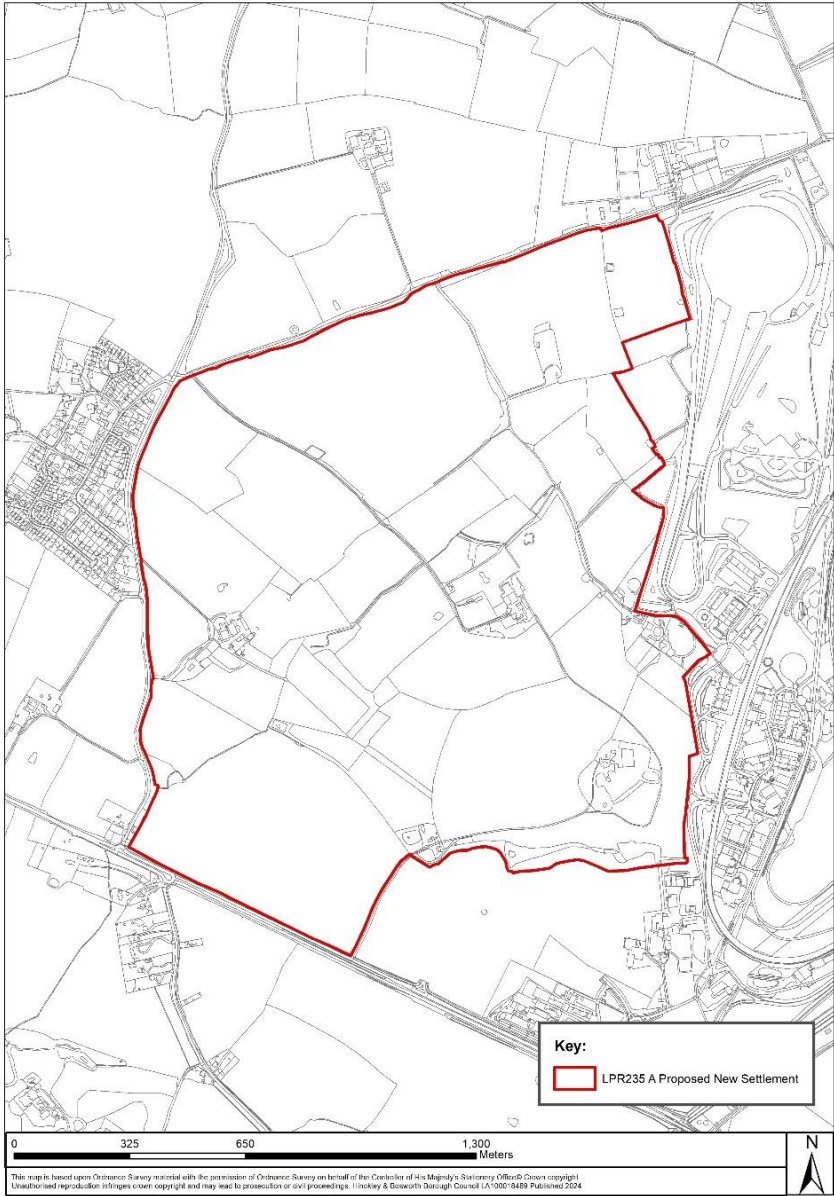
Site Reference:	LPR200
Site Name:	Land South of the A47, Earl Shilton
Site Size:	110.5 Ha
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for 2,000 dwellings (900 to be delivered in the plan period).



Site Reference:	AS1029, AS1031 A, AS1031 B and LPR199 (combined)
Site Name:	North of Normandy Way, 'Hinckley North', Hinckley
Site Size:	61.39 Ha
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for a minimum of 1200 homes. The proposed allocation will be subject to the provision of appropriate infrastructure and a substantial natural buffer on the most northern parcel of land adjoining Ashby Road and Rogue's Lane, to prevent the coalescence between Barwell and Hinckley. The trees, hedges, ponds and streams within the red line would be required to be retained with buffers. Part of the site already has been granted outline planning permission (ref 22/00318/OUT), as shown hatched in the map above. Live applications are also pending on the site (refs 23/00432/OUT and 24/00264/OUT).



Site Reference:	LPR31
Site Name:	Land West of Hinckley West, Hinckley
Site Size:	53.3 Ha
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for 530 dwellings. The site will be proposed as an extension of the existing site under construction at 'Hinckley West' which was allocated for 850 dwellings (ref HIN02) in the adopted Site Allocations and Development Management Policies DPD. The site will be required to retain the pond, hedge and provide a substantial natural buffer of 20m to the canal.

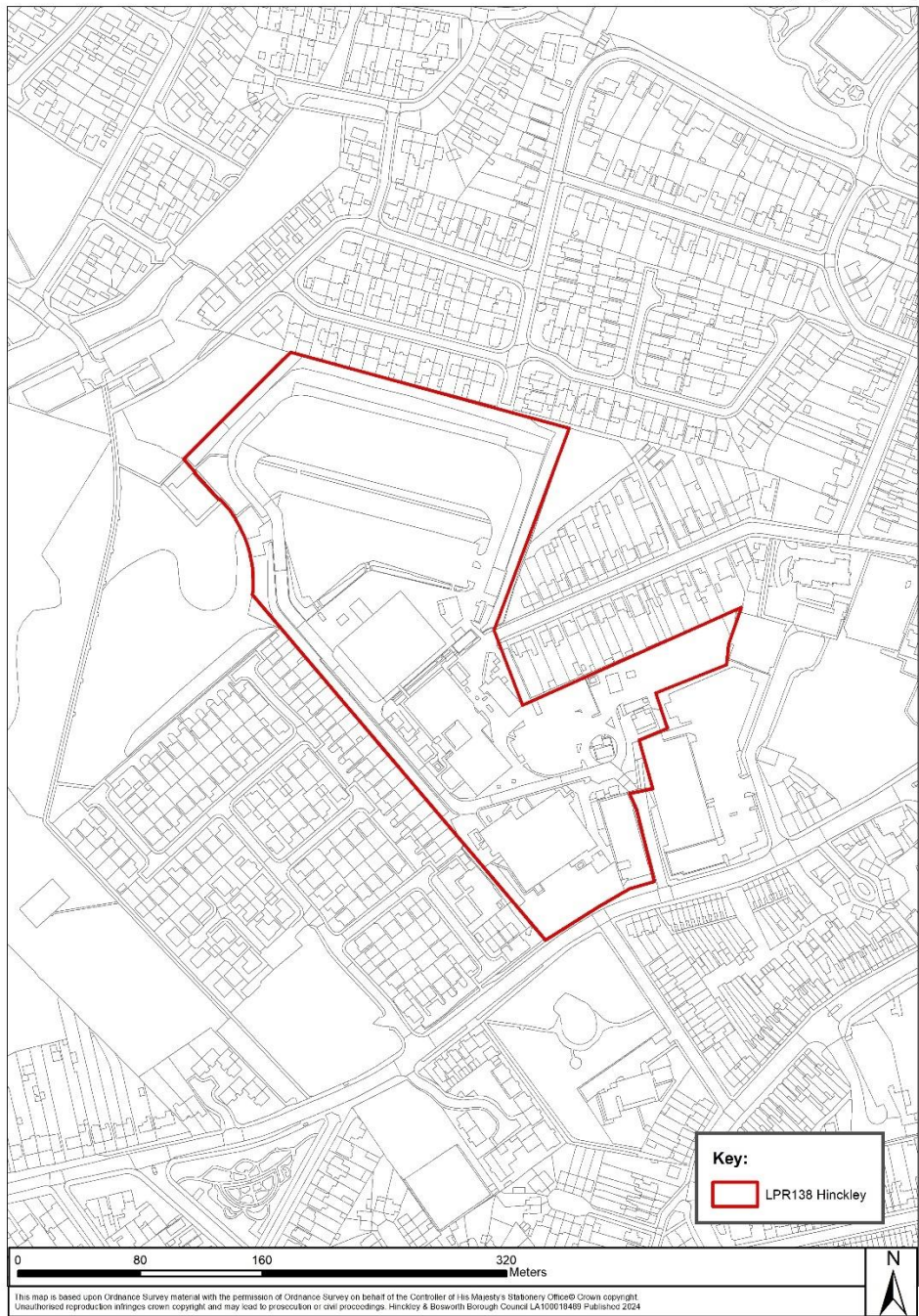


Site Reference:	LPR235 A
Site Name:	Lindley Meadows
Site Size:	241.7 Ha
Settlement Hierarchy Tier:	Adjoins strategic employment site
Site Information:	Site proposed to be allocated for a mixed-use new settlement. The site is proposed to be allocated for a minimum of 3,000 homes (1000 to be delivered in the plan period), as well as facilities for leisure, primary and secondary education, a district centre, open space and sports.

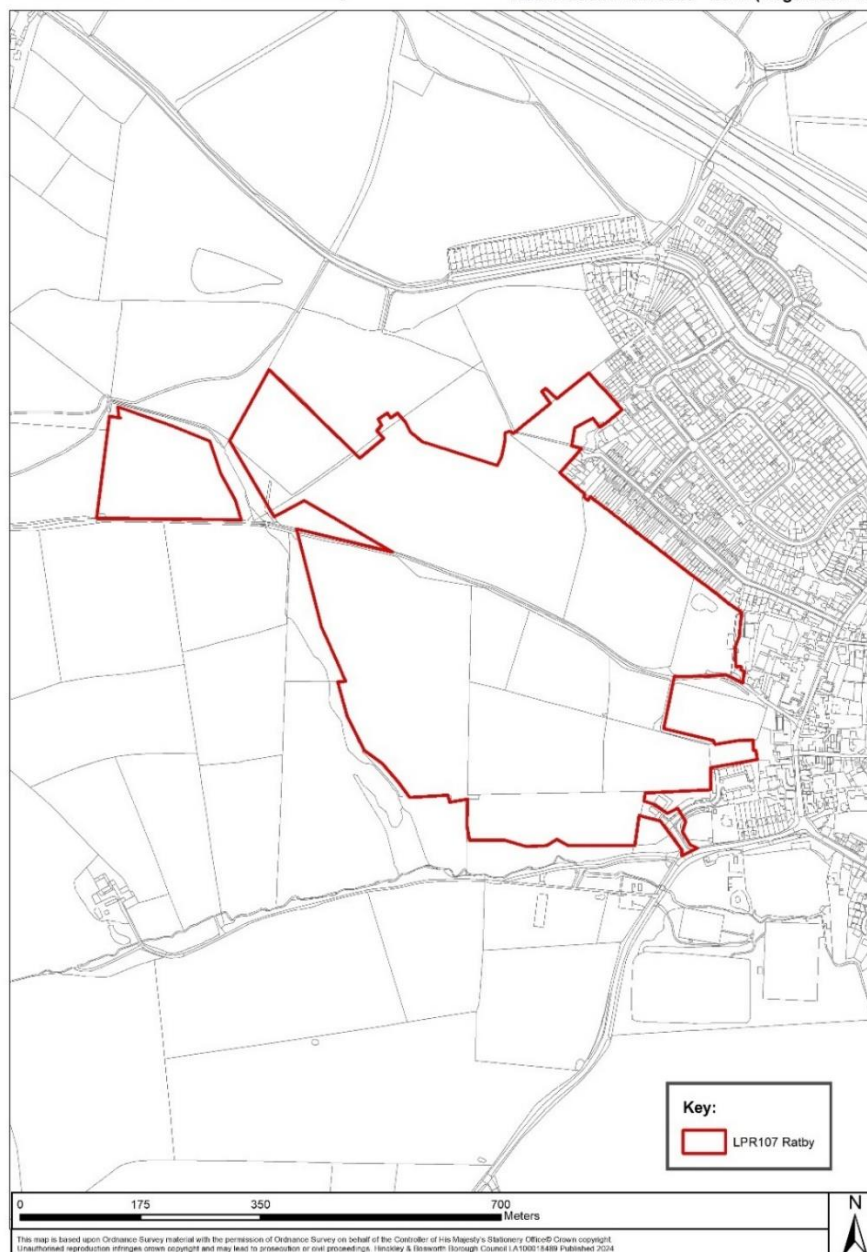
Proposed Non-Strategic Major Allocations (sites of 100 – 499 dwellings) identified in Policy SP02

Site Reference: LPR138 Settlement: Hinckley

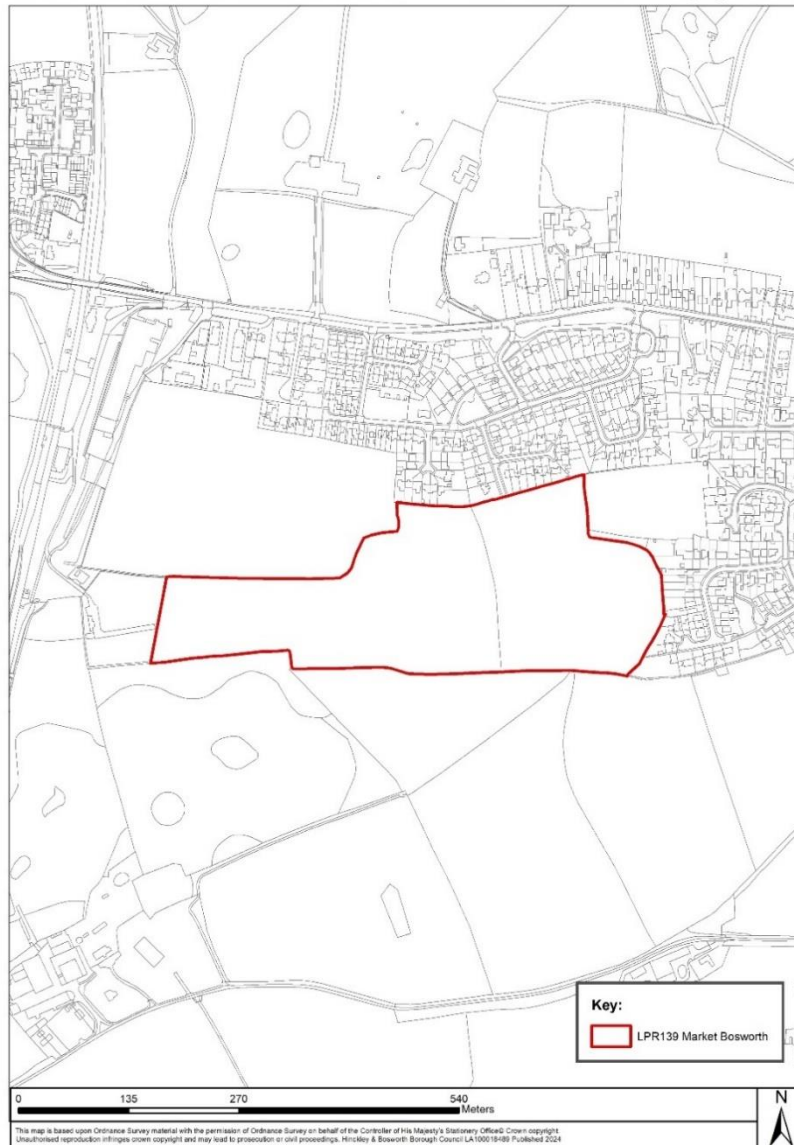
HBBC Local Plan 2020 - 2041 (Regulation 18)



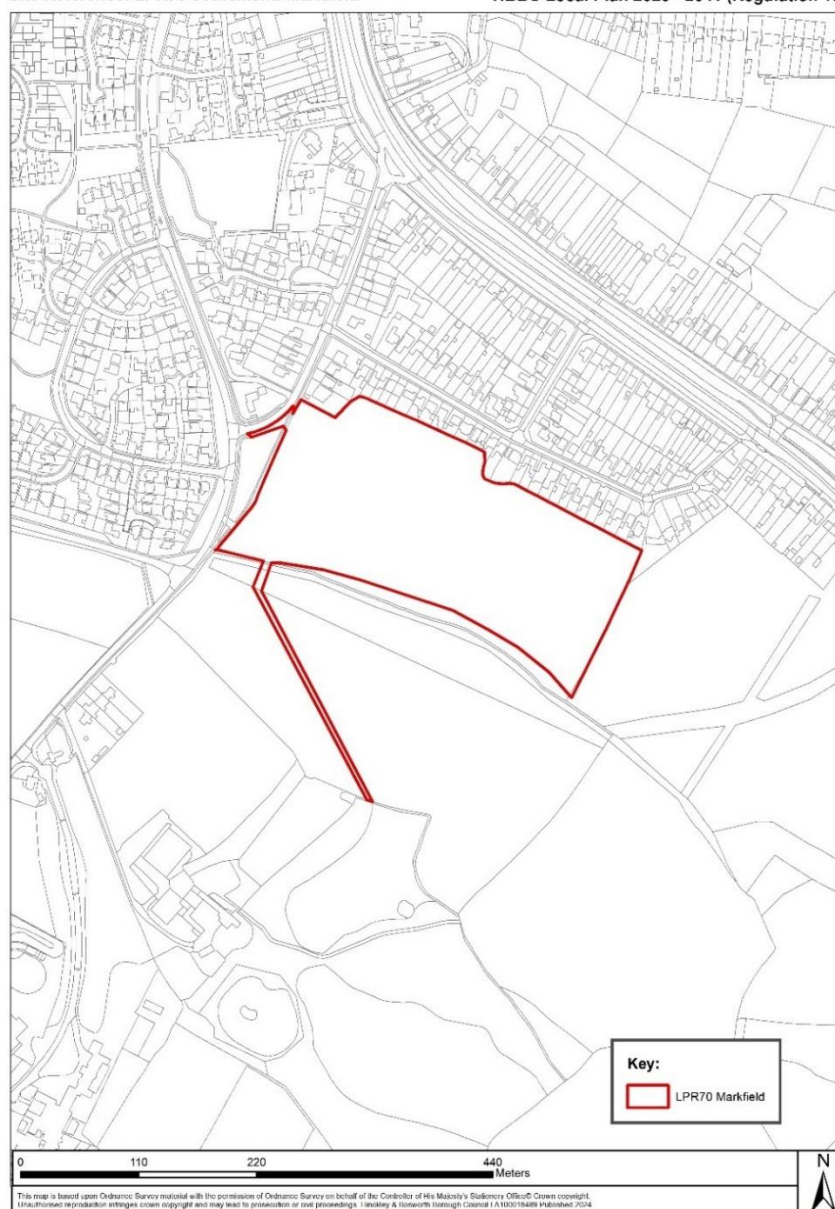
Site Reference:	LPR138
Site Name:	Land at Brick Kiln Street (the former Cadent site), Hinckley
Site Size:	6.02 Ha
Settlement Hierarchy Tier:	Urban Area
Site Information:	This site was previously occupied by Cadent Gas Ltd, who have recently relocated off-site. The site is therefore a brownfield redevelopment opportunity and is proposed to be allocated for 195 dwellings. A live application is also pending on the site (ref 24/00610/OUT).



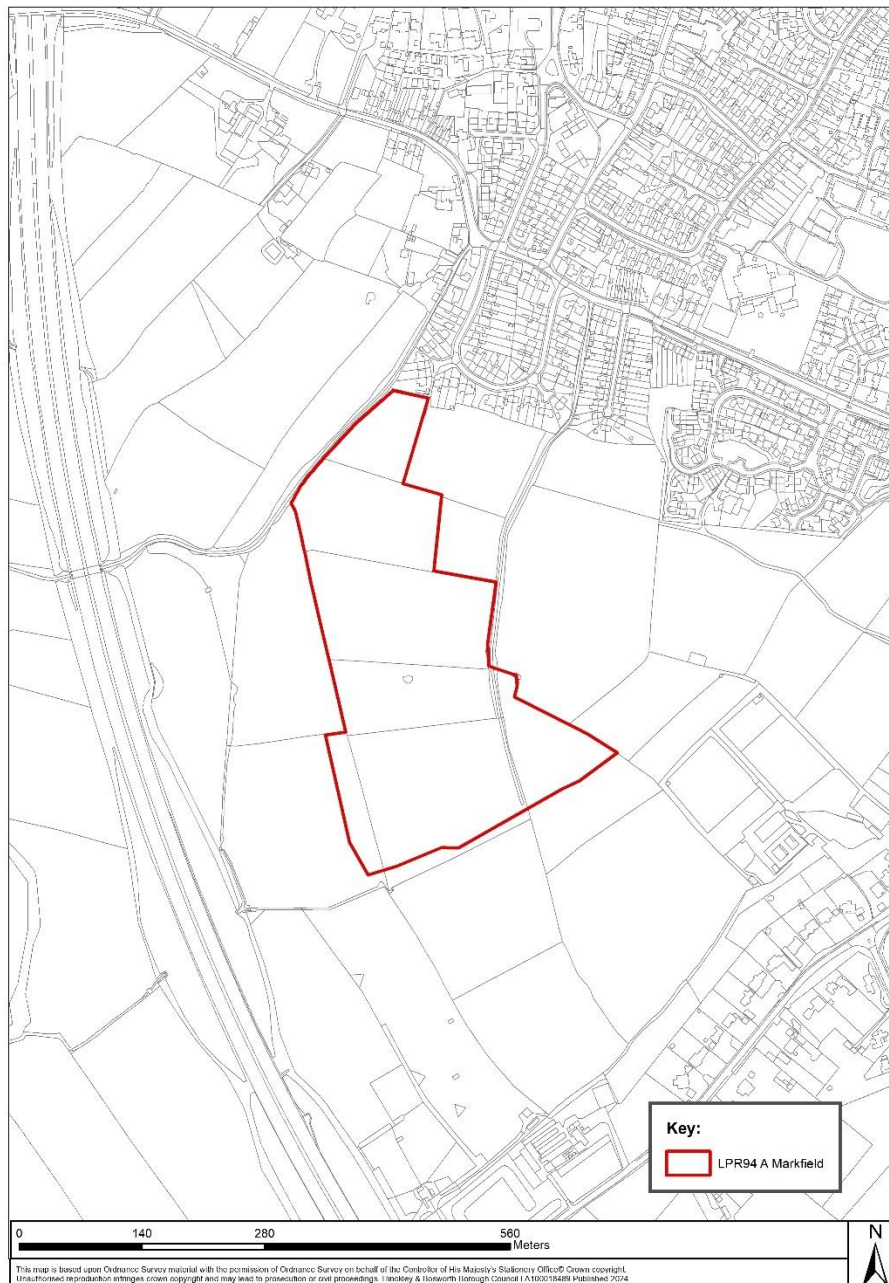
Site Reference:	LPR107
Site Name:	Land South of Markfield Road, Ratby
Site Size:	32.39 Ha
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for 450 dwellings, a primary school, a community hub and green infrastructure. The site would need to retain hedge/ditches with 5m buffer zone; retain pond with buffer zone; and retain buffers of natural vegetation outside gardens.



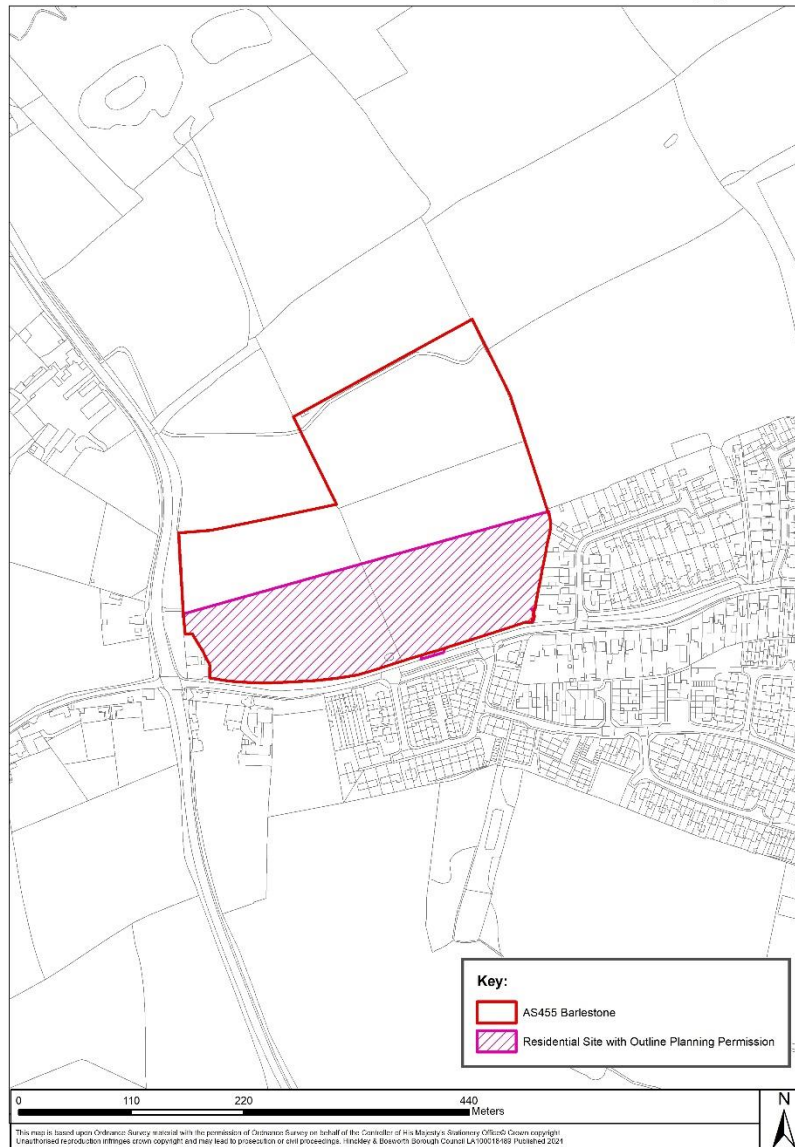
Site Reference:	LPR139
Site Name:	Land South of Station Road (Phase 2), Market Bosworth
Site Size:	9.61 Ha
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for 180 dwellings. Adjacent woodland should be protected with adequate 15m buffer, and hedges and stream should be retained with a 10m buffer. The site reflects an extension to the south and south-east of an existing mixed-use allocation (see Policy BD2) in the Made Market Bosworth Neighbourhood Development Plan.



Site Reference:	LPR70
Site Name:	Land East of Ratby Lane and South of Jacqueline Road, Markfield
Site Size:	5.28 Ha
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for 130 dwellings. A 10m buffer to the woodland and hedges would be required. Whilst the site is most closely associated with Markfield, it is located within Groby Parish.



Site Reference:	LPR94 A
Site Name:	Land South of London Road (A Site), Markfield
Site Size:	9.53 Ha
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for 170 dwellings. The site would be required to retain hedges and trees with a buffer. This parcel of land represents an extension to an existing site under construction (ref 20/01283/FUL) which is not visible on the map above.

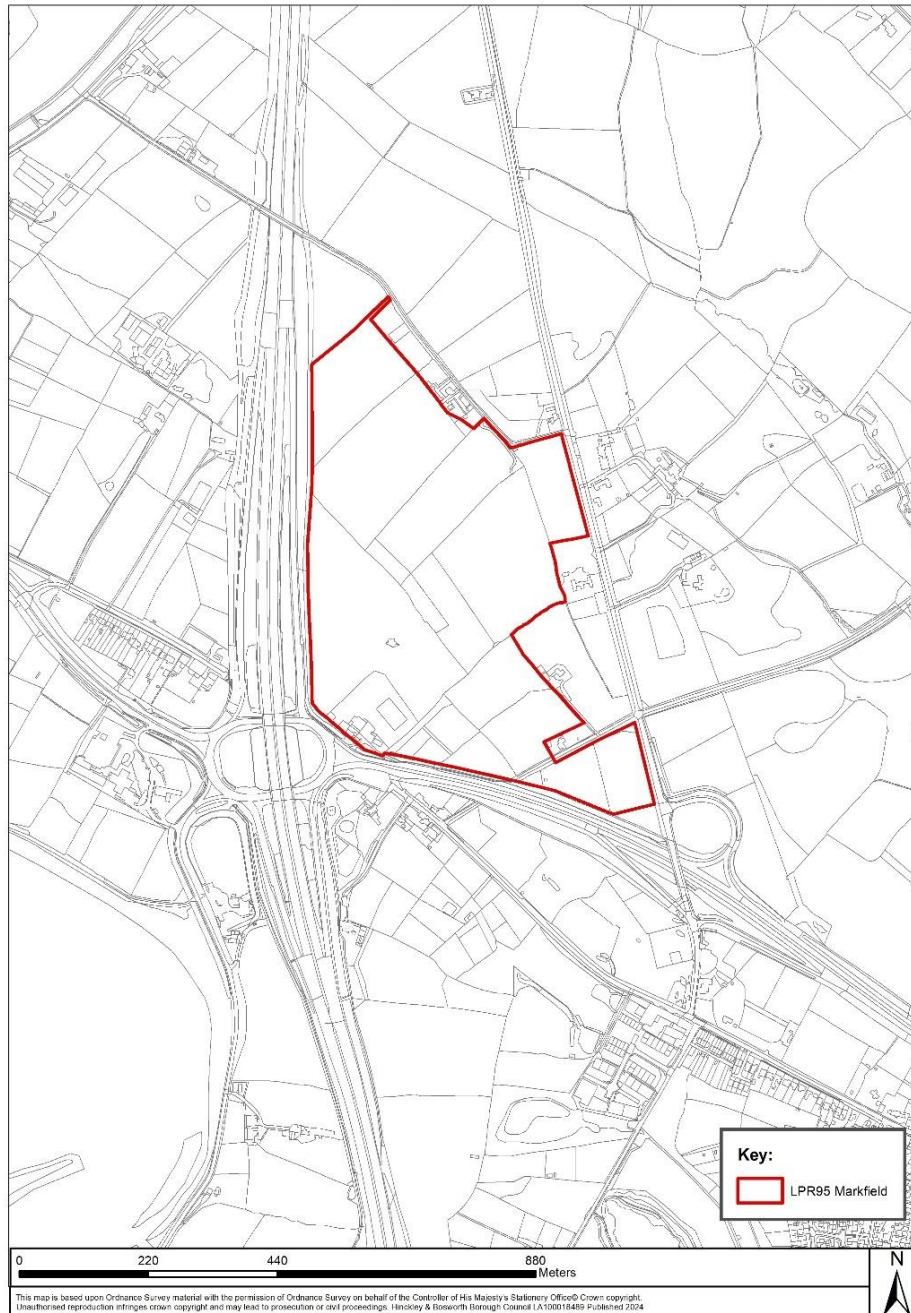


Site Reference:	AS455
Site Name:	Land North of Barton Road, Barlestone
Site Size:	8.02 Ha
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated to accommodate an additional 128 homes beyond the existing outline permission for 50 dwellings fronting Barton Road (ref 21/00096/OUT). The site would be required to retain hedges and the pond with a 5m buffer zone, as well as a similar buffer outside gardens. Whilst the site is most closely associated with Barlestone, it is located within the Osbaston Parish.

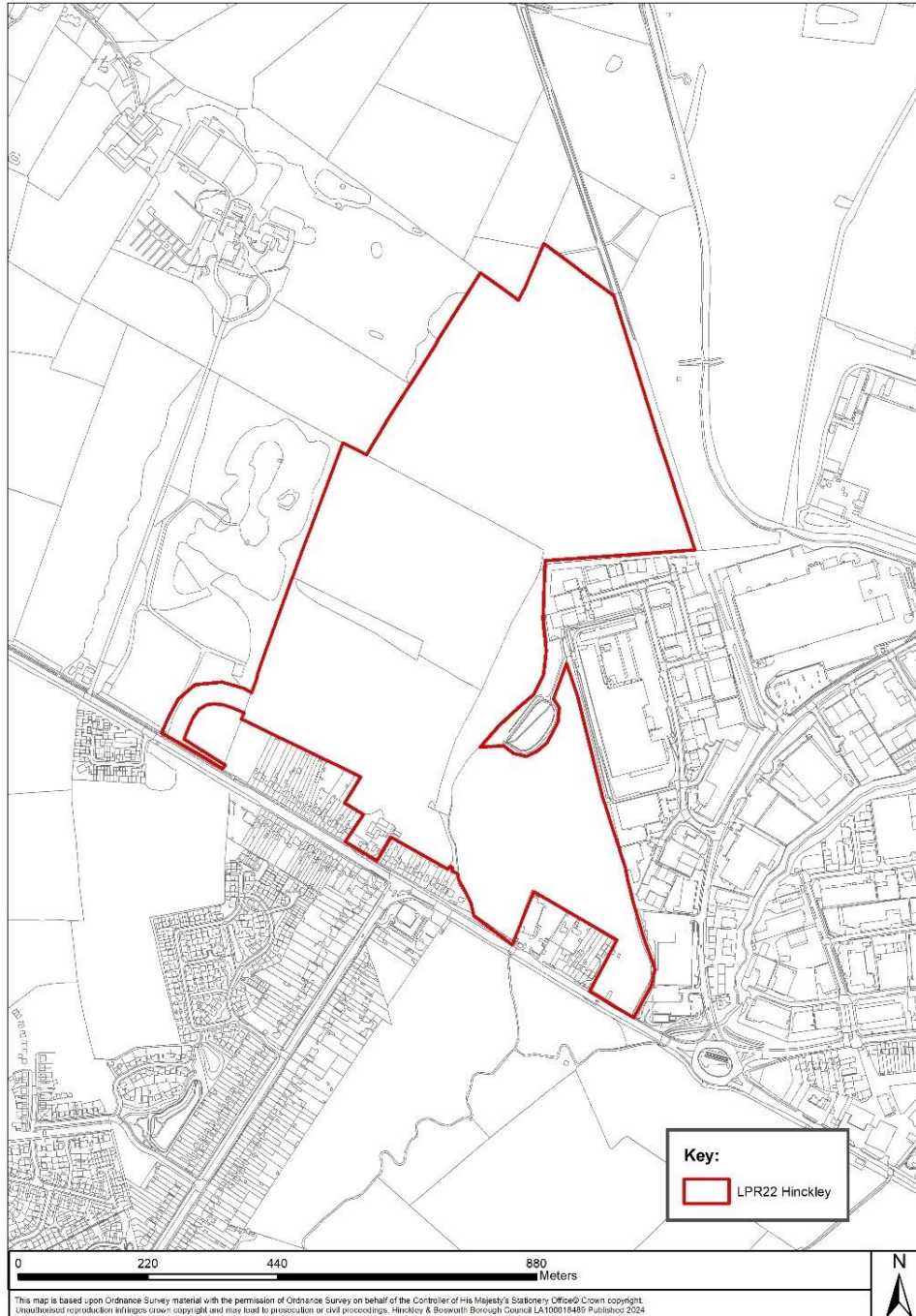
Proposed Employment Allocations identified in policy SP02

Site Reference: LPR95 Settlement: Markfield (West)

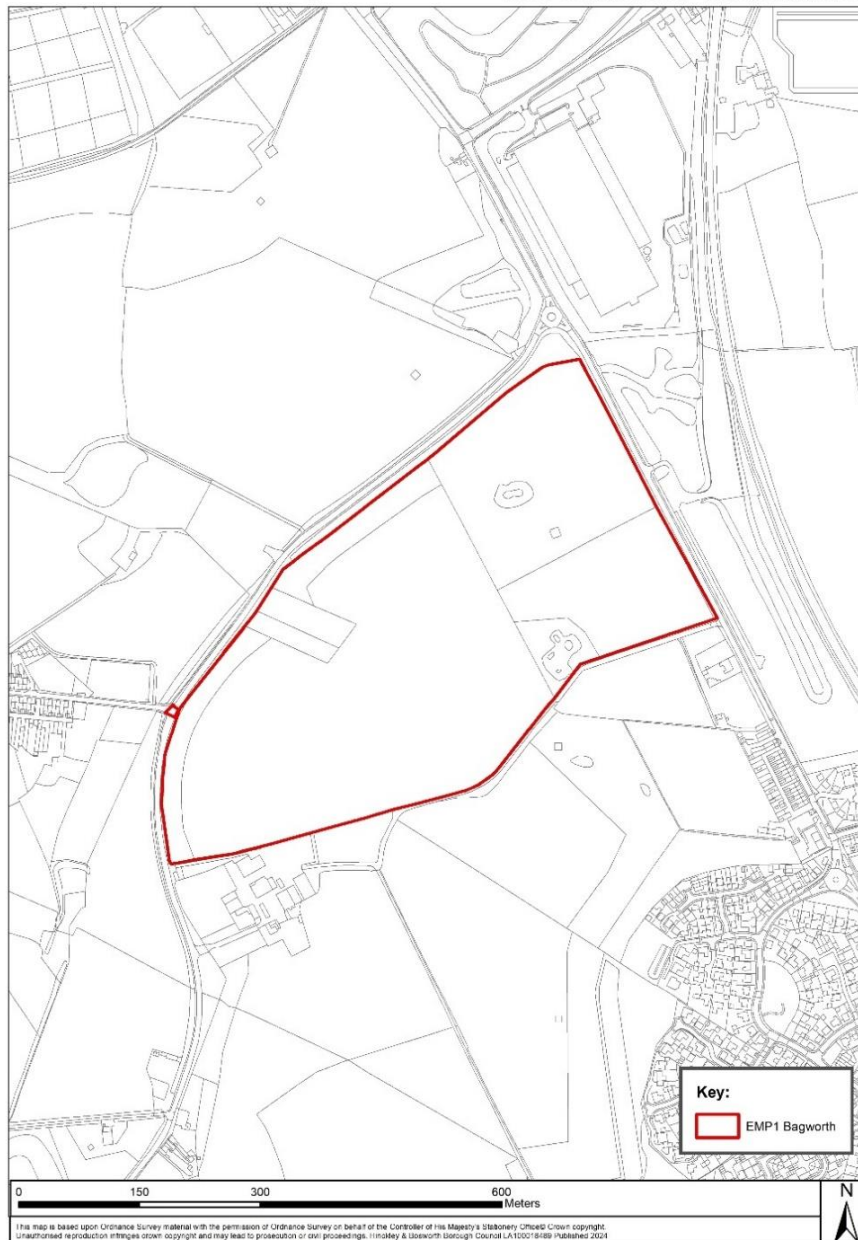
HBBC Local Plan 2020 - 2041 (Regulation 18)



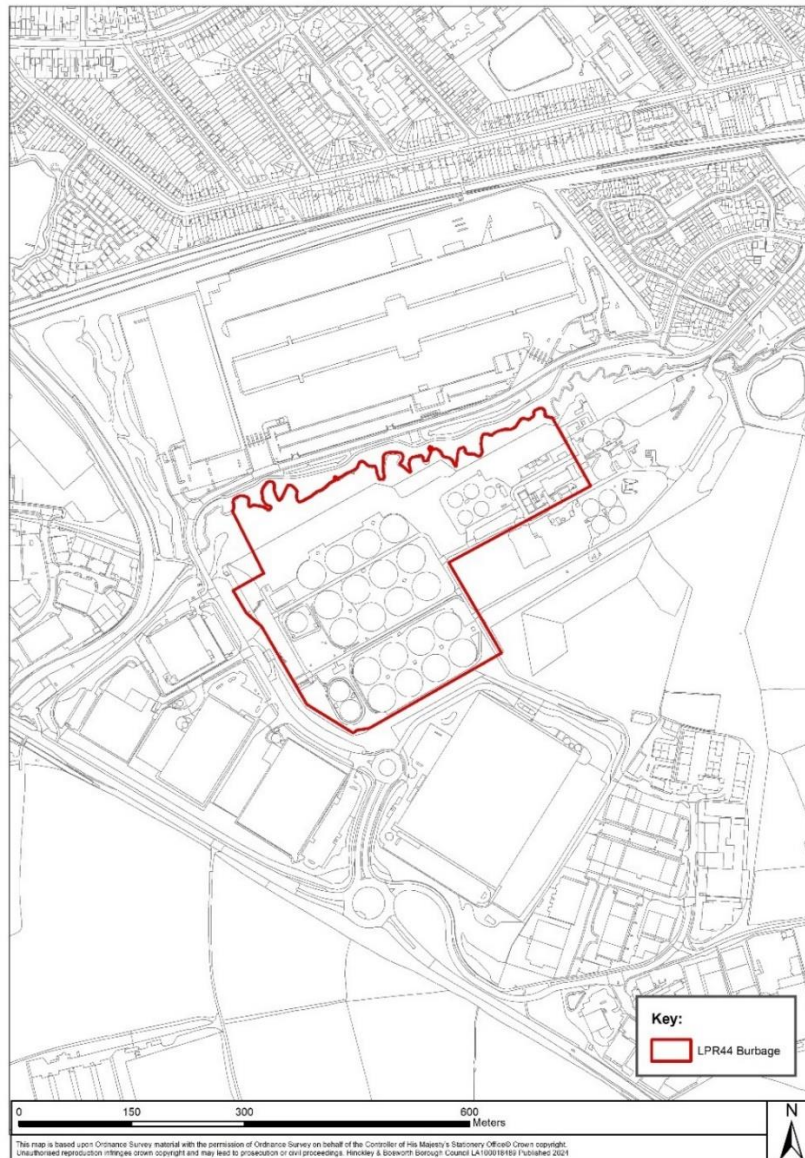
Site Reference:	LPR95
Site Name:	Land at Cliffe Hill Farm (Junction 22), Markfield
Site Size:	28.3 Ha
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site is proposed to be allocated for employment uses. The site would be required to retain hedges and pond, with 5m buffer zone of natural vegetation outside gardens.



Site Reference:	LPR22
Site Name:	Land at Wapping and Harrow Farm, Watling Street (A5), Hinckley
Site Size:	49.51 Ha (47.51 Ha within HBBC)
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for employment uses. The site will be required to maintain a 10m buffer from watercourses and ponds, as well as retain all hedges.



Site Reference:	EMP1
Site Name:	Land at Wiggs Farm, Wood Lane/Station Road, Bagworth
Site Size:	11 Ha
Settlement Hierarchy Tier:	Rural Village
Site Information:	Site proposed to be allocated for employment uses.



Site Reference:	LPR44
Site Name:	Land adjoining Hinckley Waste Water Treatment Works (WWTW), Brookfield Road, Burbage
Site Size:	10.64 Ha
Settlement Hierarchy Tier:	Urban Area
Site Information:	The land will no longer be required for operational purposes by Severn Trent plc from December 2024 and would become available for redevelopment. The site therefore represents a brownfield redevelopment opportunity within the plan period and is proposed to be allocated for employment uses. The site will be required to retain a 10m natural vegetation buffer along the stream.