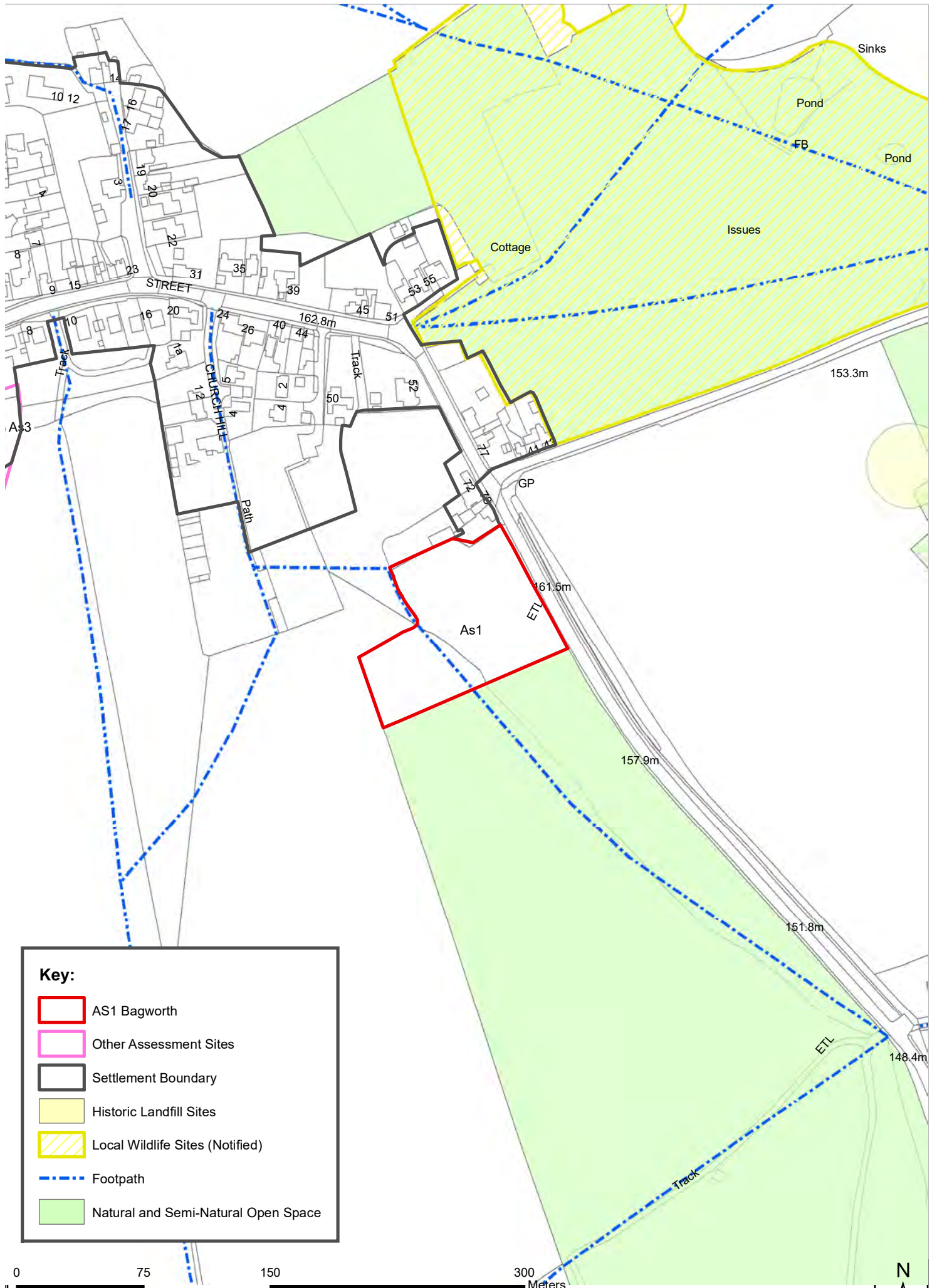


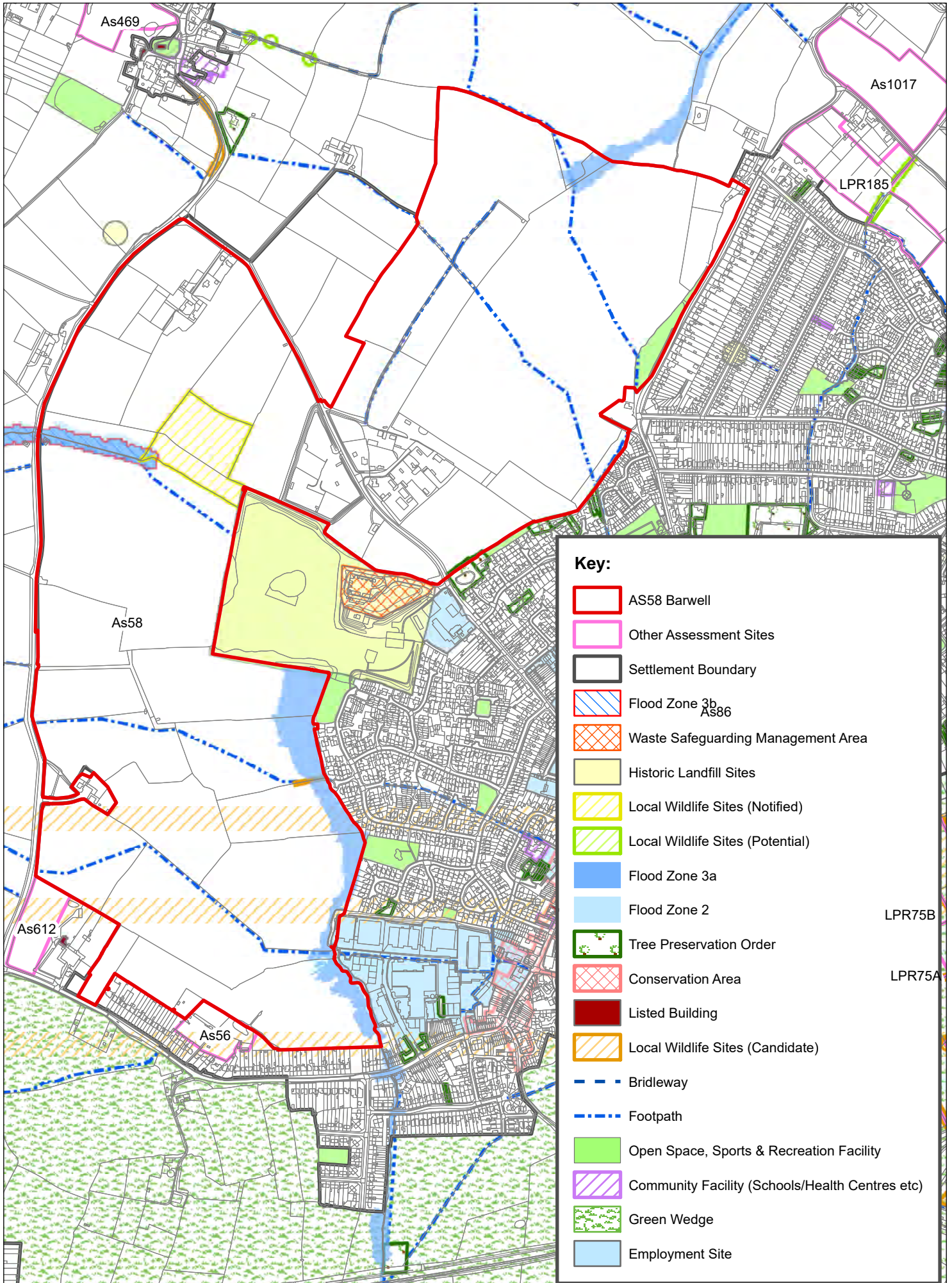
APPENDIX 8 – POTENTIAL EMPLOYMENT AREAS



Key:

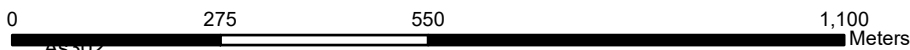
- AS1 Bagworth
- Other Assessment Sites
- Settlement Boundary
- Historic Landfill Sites
- Local Wildlife Sites (Notified)
- Footpath
- Natural and Semi-Natural Open Space

Reference	AS1
Name	Heath Road, Bagworth
Description	Greenfield site between edge of village and woodland.
Gross area (ha)	0.8
Ownership factors	In single ownership – private
Planning	No allocation or application
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J22 of M1 5km to NE via lanes or through residential areas
Local road access	Fronts Heath Road which is unconstrained at this point.
Physical characteristics & constraints	Electricity cables above SE corner, footpath crosses site
Infrastructure	Limited, but adjoins residential premises.
Barriers to development	Infrastructure required
Market attractiveness	Not on market, may suit local business
Viability of employment development	Speculative development unlikely as limited demand.
Sequential Status	Edge of village, outside settlement boundary
Proximity to urban areas	Bus stop on Thornton Rd, close to housing
Compatibility of adjoining uses	NE corner adjoins residential, opens space to other sides
Deliverability	Developable
Recommendation	Would not allocate, but treat an application on its merits.

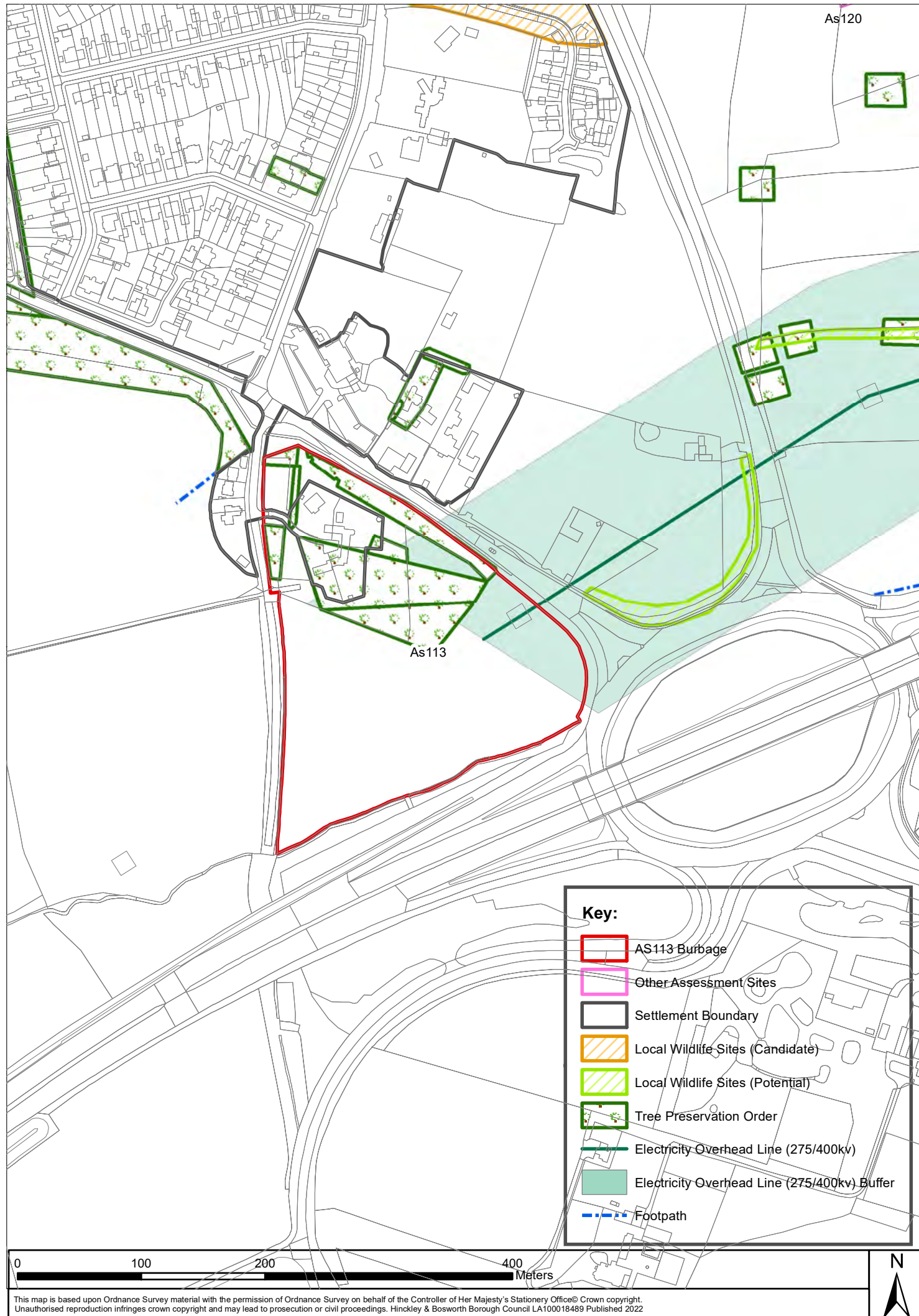


Key:

- AS58 Barwell
- Other Assessment Sites
- Settlement Boundary
- Flood Zone 3b
AS86
- Waste Safeguarding Management Area
- Historic Landfill Sites
- Local Wildlife Sites (Notified)
- Local Wildlife Sites (Potential)
- Flood Zone 3a
- Flood Zone 2
- Tree Preservation Order
- Conservation Area
- Listed Building
- Local Wildlife Sites (Candidate)
- Bridleway
- Footpath
- Open Space, Sports & Recreation Facility
- Community Facility (Schools/Health Centres etc)
- Green Wedge
- Employment Site



Reference	AS58
Name	Barwell Urban Extension – employment element
Description	Farmland identified for urban extension. The employment element is to be at the southern end of this area. The development of the urban extension will require comprehensive infrastructure provision.
Gross area (ha)	6.2
Ownership factors	In single ownership – private
Planning	Policy 14 of the East Shilton & Barwell AAP requires the provision of a minimum of 6.2 ha for B2 & B8 within Barwell Urban Extension
Habitat constraints	None
Landscape constraints	None
Heritage constraints	Near to Barwell House Farm - grade II listed
Access to strategic highway network	J1 of M69 6km to S through urban area or longer via A47 and A5
Local road access	To be from A447 Ashby Road which links to A47
Physical characteristics & constraints	Foul sewer crosses site, footpath crosses site
Infrastructure	Comprehensive infrastructure provision required
Barriers to development	Infrastructure required
Market attractiveness	Not on market, could accommodate relocations from old village centre premises
Viability of employment development	Viability dependent on level of provision of infrastructure by others. May require gap funding.
Sequential Status	Edge of urban area, settlement boundary now accommodates urban extension.
Proximity to urban areas	Bus route proposed for spine road proposed on
Compatibility of adjoining uses	AAP requires buffers between employment and residential areas and to protect setting Grade II Listed Barwell House Farm
Deliverability	Developable but timing dependent on wider scheme
Recommendation	Retain allocation as employment element of urban extension.



Key:

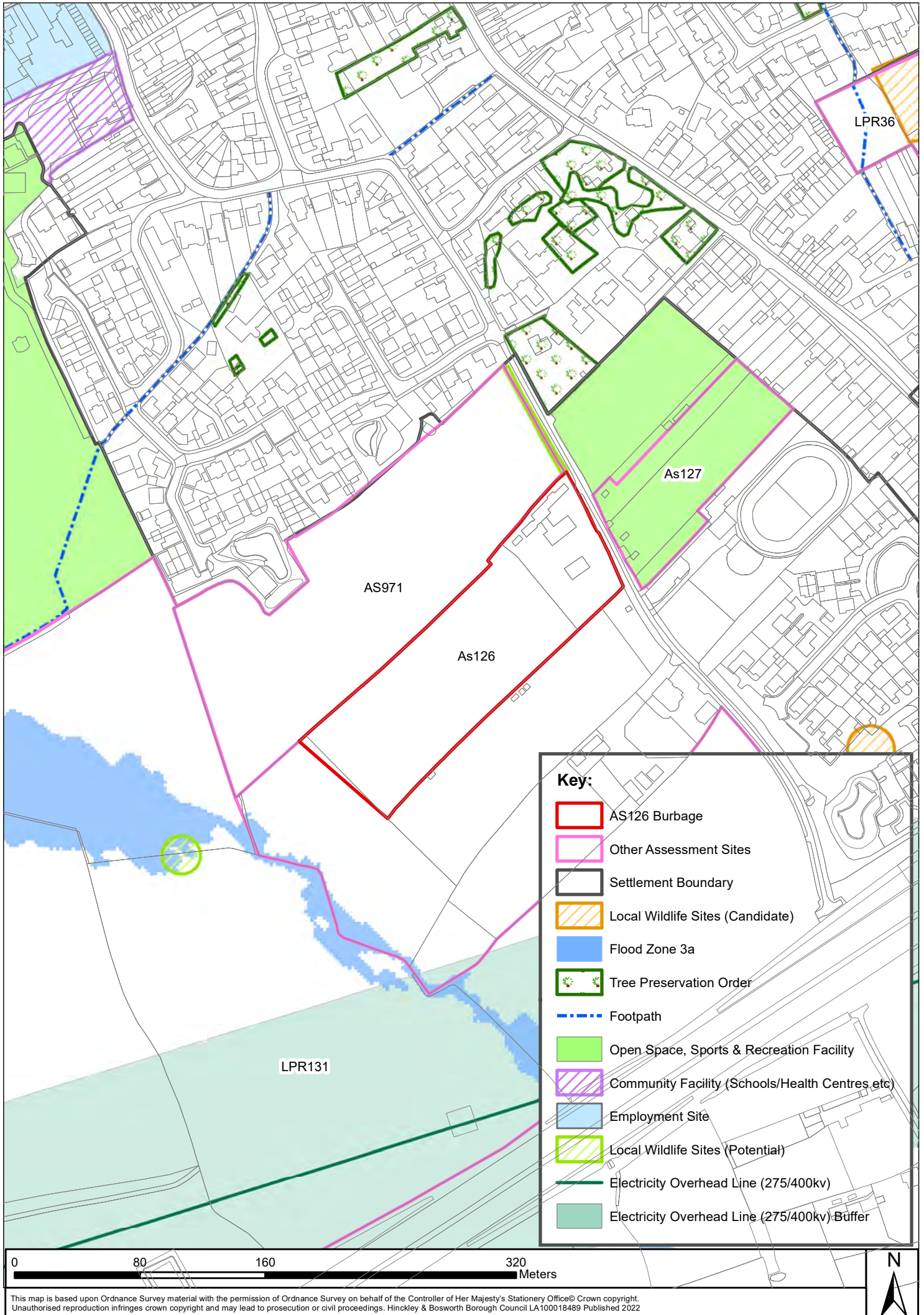
- AS113 Burbage
- Other Assessment Sites
- Settlement Boundary
- Local Wildlife Sites (Candidate)
- Local Wildlife Sites (Potential)
- Tree Preservation Order
- Electricity Overhead Line (275/400kv)
- Electricity Overhead Line (275/400kv) Buffer
- Footpath

0 100 200 400 Meters



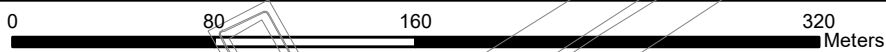
**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS113
Name	Stretton Point, Burbage
Description	Greenfield site at J1 M69 and A5. Straddles borough boundary with Rugby. Housing developed on northern tip in 2007. This and trees with TPOs reduce developable area.
Gross area (ha)	Gross Developable area – 1.1 ha in Hinckley & Bosworth, 4.5 ha overall.
Ownership factors	In single ownership – Stretton Point Developments
Planning	Planning application 23/01023/HYB for motorway service station pending. Earlier consent for hotel, leisure & offices.
Habitat constraints	Trees to north of site protected by TPOs
Landscape constraints	Greenbelt adjoins to W and S
Heritage constraints	None
Access to strategic highway network	Adjoins J1 of M69. Proposed access from A5
Local road access	A5 congestion constrains current access via Wolvey Rd
Physical characteristics & constraints	Irregular shape. Overhead HV power lines.
Infrastructure	Major infrastructure required
Barriers to development	Major infrastructure required
Market attractiveness	Marketed, prominent site
Viability of employment development	Viable. High value location
Sequential Status	Beyond settlement boundary and separated from urban area by main road.
Proximity to urban areas	Outside urban area but close to housing areas
Compatibility of adjoining uses	Adjoining housing screened by trees
Deliverability	Deliverable
Recommendation	Assess current application on its merits.

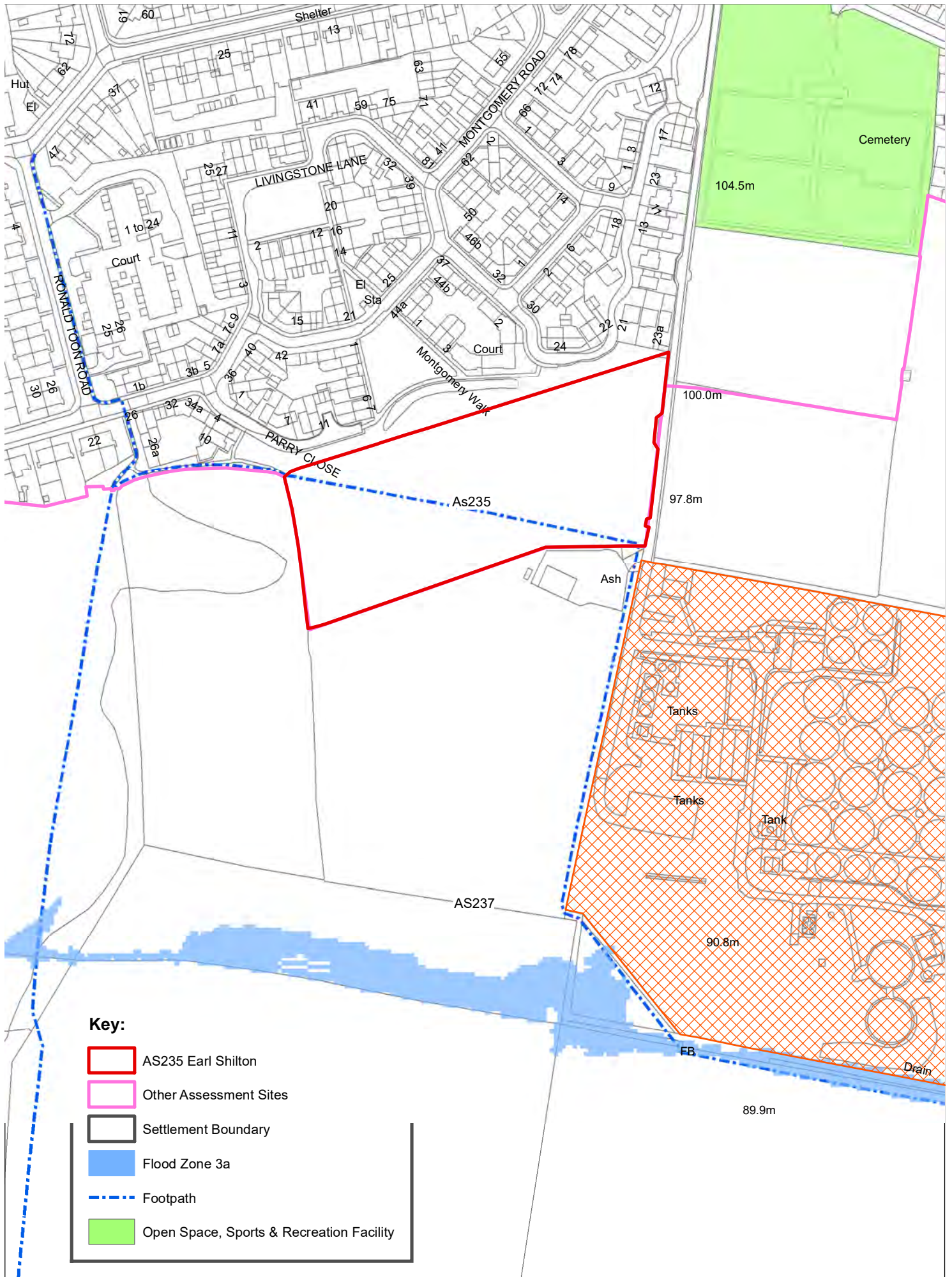


Key:

- AS126 Burbage
- Other Assessment Sites
- Settlement Boundary
- Local Wildlife Sites (Candidate)
- Flood Zone 3a
- Tree Preservation Order
- Footpath
- Open Space, Sports & Recreation Facility
- Community Facility (Schools/Health Centres etc)
- Employment Site
- Local Wildlife Sites (Potential)
- Electricity Overhead Line (275/400kv)
- Electricity Overhead Line (275/400kv) Buffer

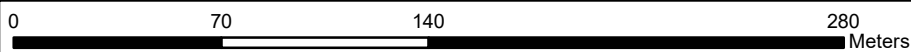


Reference	AS126
Name	Workhouse Lane, Burbage
Description	Rectangular plot fronting lane with buildings on the front part and long paddock to rear.
Gross area (ha)	1.6 ha
Ownership factors	In single ownership – private
Planning	Outside settlement boundary. No allocation or application. Planning application 20/01012/OUT for 40 houses on land to north refused.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	2.3 km to J1 of M69. Route is through urban area.
Local road access	Workhouse Lane is narrow no-through road without passing places, widening when it reaches residential area to north.
Physical characteristics & constraints	Rectangular level site.
Infrastructure	Limited infrastructure
Barriers to development	Modest infrastructure and remediation /demolition
Market attractiveness	Not on market, may suit local business.
Viability of employment development	Speculative development unlikely as limited demand.
Sequential Status	Out of town beyond settlement boundary.
Proximity to urban areas	Outside urban area but close to housing areas
Compatibility of adjoining uses	Surrounded by fields, but accessed through housing area
Deliverability	Developable
Recommendation	Would not allocate, but treat any application on its merits.



Key:

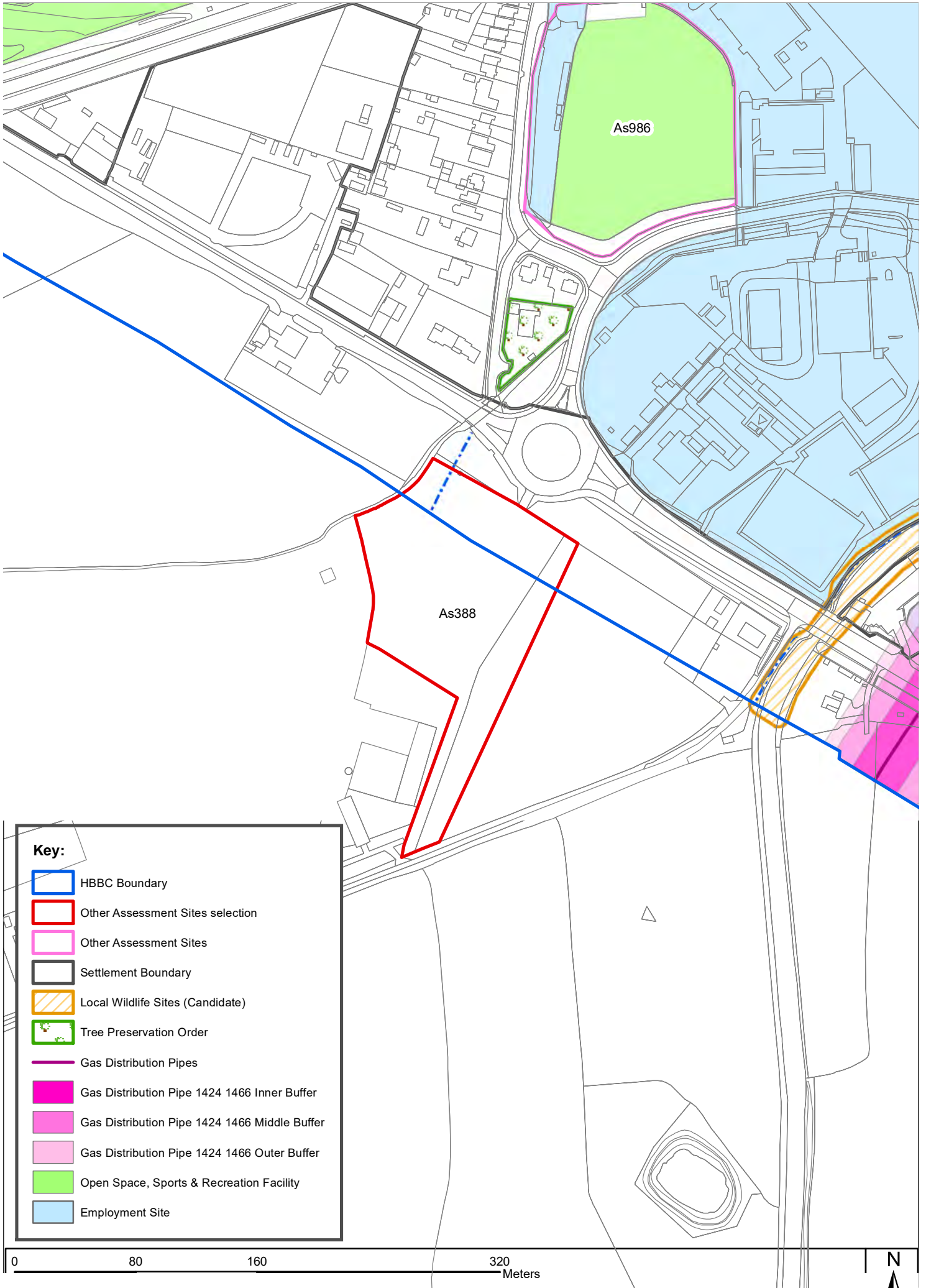
- AS235 Earl Shilton
- Other Assessment Sites
- Settlement Boundary
- Flood Zone 3a
- Footpath
- Open Space, Sports & Recreation Facility



Reference	AS235
Name	North of Ash House, Earl Shilton
Description	Field on edge of settlement adjoining housing.
Gross area (ha)	1.7 ha
Ownership factors	In single ownership - Hinckley & Bosworth District Council
Planning	No allocation or application. The policy basis of the urban extension is set in the Earl Shilton and Barwell AAP. The settlement boundary now extends to include the urban extension. The site is excluded from a masterplan submitted with application 21/01511/OUT (pending). The masterplan provides for employment with immediate access to the A47.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J2 of M69 is around 4 km to the south but access is circuitous and around 10 km and through urban areas
Local road access	A single track lane leads past the cemetery to a sewage treatment works and provides vehicular access to the site. A footpath crosses the site.
Physical characteristics & constraints	Small, level site.
Infrastructure	Limited infrastructure
Barriers to development	Infrastructure required
Market attractiveness	Not on market, may suit local business.
Viability of employment development	Speculative development unlikely as limited demand.
Sequential Status	Outside settlement boundary
Proximity to urban areas	Close to housing and bus stops
Compatibility of adjoining uses	Adjoins housing to north
Deliverability	Access inadequate for employment use of site. Only allocate if it is to be integrated in wider scheme.
Recommendation	The Council should ensure that in considering the planning application for the urban extension, provision is made for improved access to this site. If the urban extension were to be developed as proposed the site would have housing to three sides, which could constrain its development for employment use.

**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS237
Name	Earl Shilton Sustainable Urban Extension
Description	Farmland on edge of settlement adjoining sewage treatment works and cemetery and fronting A47.
Gross area (ha)	5.3 ha
Ownership factors	Various ownership – Barwood Land has submitted planning application.
Planning	The Design & Access Statement identifies 5.3 ha of land for employment as part of a 65 ha urban extension to Earl Shilton. Pending applications: 21/01511/OUT & 23/00330/OUT. . The policy basis of the urban extension is set in the Earl Shilton and Barwell AAP. The settlement boundary now extends to include the urban extension.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J2 of M69 is around 4 km to the south but access is circuitous and around 10 km and through urban areas
Local road access	A single track lane leads past the cemetery to a sewage treatment works and provides vehicular access to the site. A footpath crosses the site.
Physical characteristics & constraints	Small, level site.
Infrastructure	Limited infrastructure
Barriers to development	Major infrastructure required including new roundabouts on A47
Market attractiveness	Fronts main road but poor connections to motorway network and thus largely of interest to local businesses.
Viability of employment development	Comprehensive development of urban extension could allow cross subsidy of employment premises.
Sequential Status	Out of town but to be on edge of urban extension
Proximity to urban areas	Close to housing and bus stops
Compatibility of adjoining uses	Housing proposed to north and south
Deliverability	Developable
Recommendation	The Council should consider using planning conditions to ensure site infrastructure and servicing is provided to this employment element as the build out of the urban extension progresses. Consideration should be given to funding the construction of employment premises to meet local market demand.



Key:

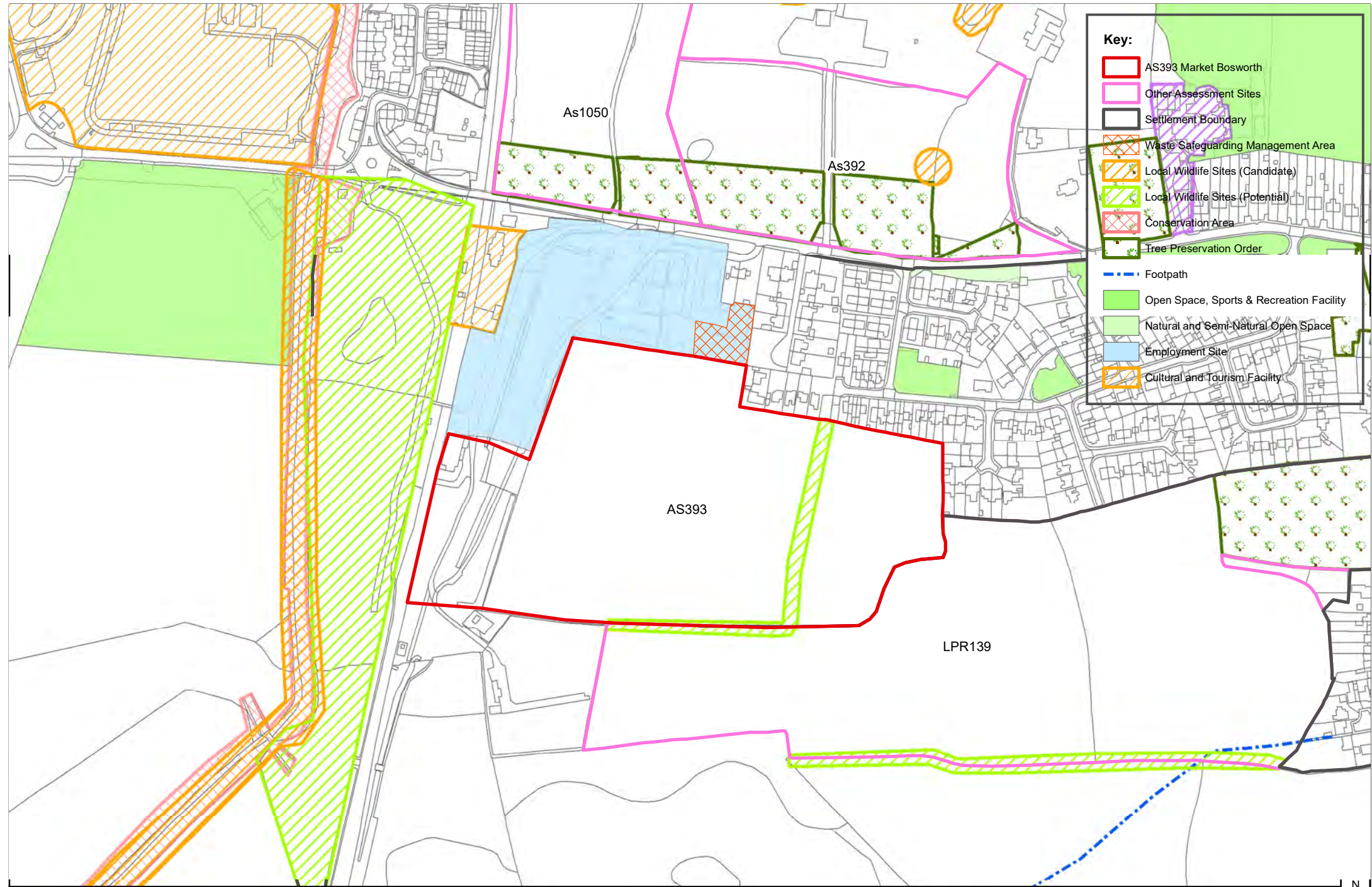
- HBBC Boundary
- Other Assessment Sites selection
- Other Assessment Sites
- Settlement Boundary
- Local Wildlife Sites (Candidate)
- Tree Preservation Order
- Gas Distribution Pipes
- Gas Distribution Pipe 1424 1466 Inner Buffer
- Gas Distribution Pipe 1424 1466 Middle Buffer
- Gas Distribution Pipe 1424 1466 Outer Buffer
- Open Space, Sports & Recreation Facility
- Employment Site

0 80 160 320 Meters



**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS 388
Name	Hydes Lane, Stretton, Hinckley
Description	Irregular shaped parcel of scrubland fronting A5 where a roundabout spur could provide access. Northern edge of site defined by Sketchley Brook.
Gross area (ha)	Gross Developable area – 0.31 ha in Hinckley & Bosworth, 1.8 ha overall.
Ownership factors	Single owner – private
Planning	No allocation nor application. Outside settlement boundary. Straddles boundary with Rugby.
Habitat constraints	None
Landscape constraints	Majority of site is in Green Belt
Heritage constraints	None
Access to strategic highway network	J1 of M69 is around 2.8 km to the east along the A5
Local road access	Roundabout spur would provide direct access to A5, . Alternative access to Hydes Lane. A5 can become congested
Physical characteristics & constraints	Irregular shaped site with low risk of pluvial and fluvial flooding alongside brook at northern end of site
Infrastructure	Limited infrastructure.
Barriers to development	Modest infrastructure required
Market attractiveness	Area of strong demand. Would suit range of businesses
Viability of employment development	High value location with modest abnormal costs
Sequential Status	Out of town
Proximity to urban areas	Separated by A5 from urban area
Compatibility of adjoining uses	Adjoins countryside
Deliverability	Developable. Could be brought forward with land to east where planning application is pending determination.
Recommendation	Capacity of the A5 to take more traffic in this location should be a consideration when deciding if to allocate.

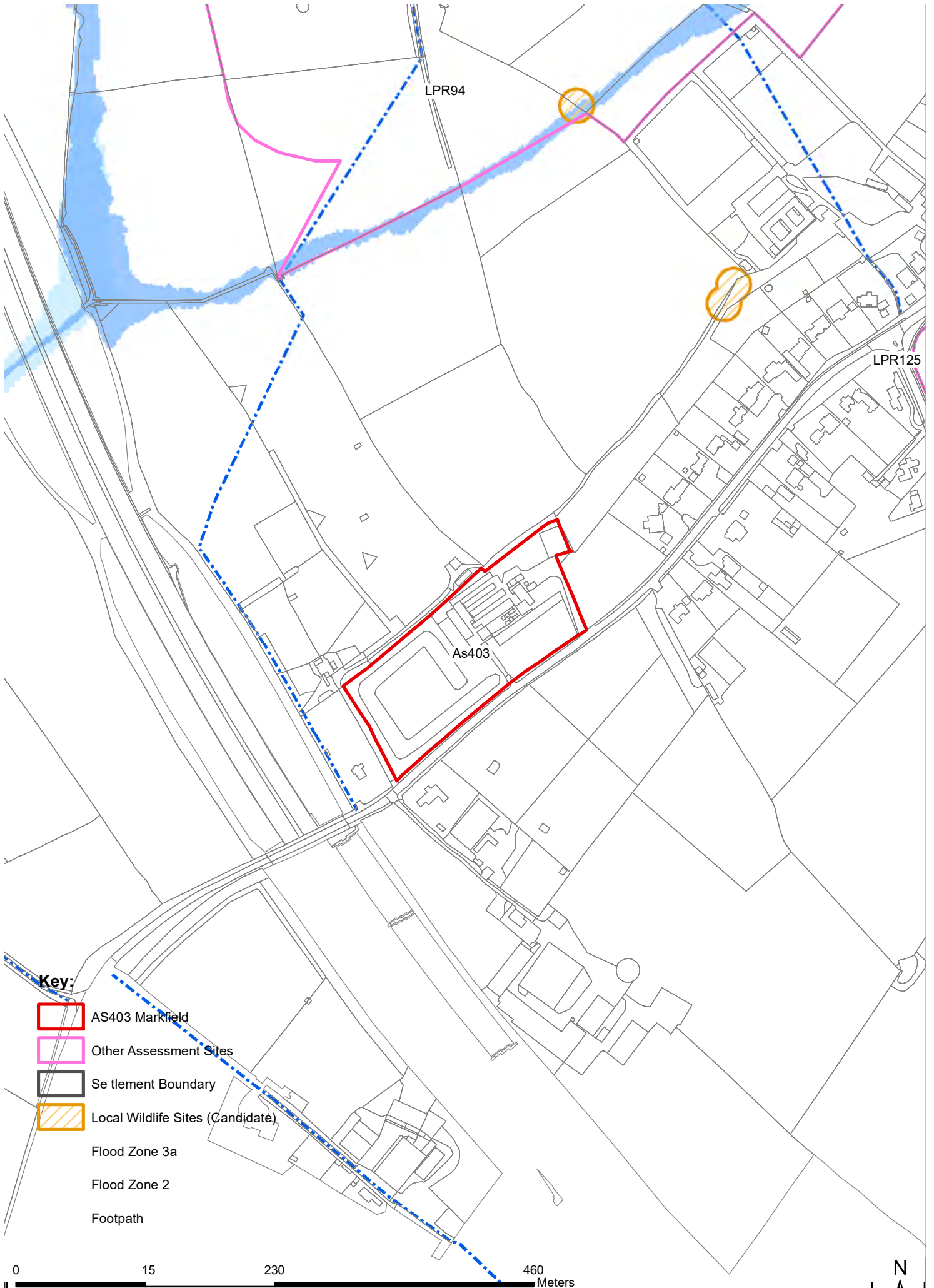


Key:

- AS393 Market Bosworth
- Other Assessment Sites
- Settlement Boundary
- Waste Safeguarding Management Area
- Local Wildlife Sites (Candidate)
- Local Wildlife Sites (Potential)
- Conservation Area
- Tree Preservation Order
- Footpath
- Open Space, Sports & Recreation Facility
- Natural and Semi-Natural Open Space
- Employment Site
- Cultural and Tourism Facility

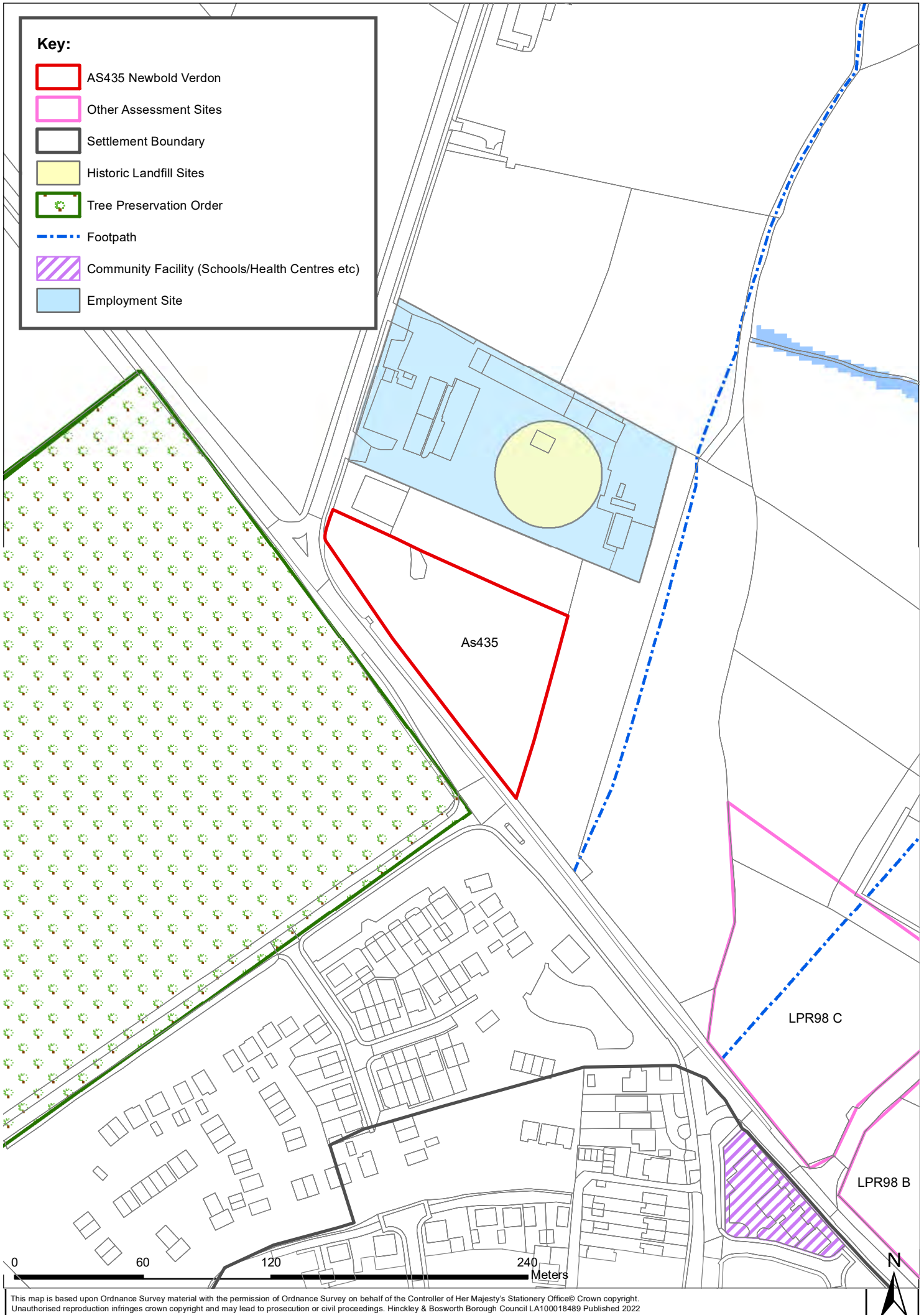
**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS393
Name	South of industrial estate, Station Road, Market Bosworth
Description	Greenfield site, surrounded to the east, south and west by other large greenfield sites
Gross area (ha)	7.4 ha
Ownership factors	Majority of land in one private ownership. Sliver of land to west owned by JJ Churchill and land closest to railway used by Battlefield Line.
Planning	No allocation in the Local Plan but allocated in the Neighbourhood Plan. Southern boundary of site follows settlement boundary. The land owned by JJ Churchill has permission for B2 and office use, approved October 2023 (23/00646/FUL). Market Bosworth Neighbourhood Plan allocates rest of site for mixed-use proposing 0.5 to 1 ha of employment land. A development brief prepared in March 2021 identifies two development options depending on the location of the access. Option 1 would provide 1.45 ha of employment land and Option 2 - 1.21 ha. Both options would require demolition of some existing employment premises.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	Over 10 km from dual carriageway
Local road access	Access to main part of site through residential or industrial areas. Visibility accessing Station Road is hindered by bridge over railway.
Physical characteristics & constraints	Large level site adjoining built up area. Moderate risk of surface water flooding across part of site.
Infrastructure	Poor quality infrastructure to west of site. Major infrastructure would be required to open up main part of the site.
Barriers to development	Major infrastructure required to majority of site
Market attractiveness	Modest demand from local businesses but location unlikely to be of interest to logistics businesses.
Viability of employment development	Bespoke development to meet specific requirements but speculative development unlikely to be viable given the limited demand for industrial premises in this location
Sequential Status	Within settlement boundary, edge of town
Proximity to urban areas	Close to housing, nearest bus stop is around 500m (on Wellsborough Road)
Compatibility of adjoining uses	Permitted employment use to north of site. There is residential to northwest of site.
Deliverability	Expansion of JJ Churchill deliverable. Remainder developable
Recommendation	Assess mix of housing and employment land having regard to relative demand for each.



**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS 403
Name	Thornton Lane, Markfield
Description	Rectangular site with farm buildings including farm shop on eastern end and woodland and grass on western part
Gross area (ha)	2.16 ha
Ownership factors	Single owner – Hilmarco
Planning	No allocation nor planning application. In open countryside outside settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J22 of M1 is around 4 km to the north. A50 dual carriageway is 1.8km to the north east.
Local road access	The site fronts Thornton Lane just east of the bridge over the M1 motorway. To the west detached houses front Thornton Lane.
Physical characteristics & constraints	Level rectangular site with existing access. Not in flood risk area.
Infrastructure	Existing infrastructure to farm buildings.
Barriers to development	Comprehensive development would require demolition and site clearance, but some buildings could be retained and reused for employment.
Market attractiveness	Area of strong demand. Would suit range of businesses.
Viability of employment development	Viable – high value location with modest abnormalities
Sequential Status	Out of town
Proximity to urban areas	Close to residential areas 600 m from bus stop.
Compatibility of adjoining uses	Separated from housing by roads and open space
Deliverability	Developable.
Recommendation	Support any intensification of the existing use and assess any future application on its merits.



Key:

- AS435 Newbold Verdon
- Other Assessment Sites
- Settlement Boundary
- Historic Landfill Sites
- Tree Preservation Order
- Footpath
- Community Facility (Schools/Health Centres etc)
- Employment Site

As435

LPR98 C

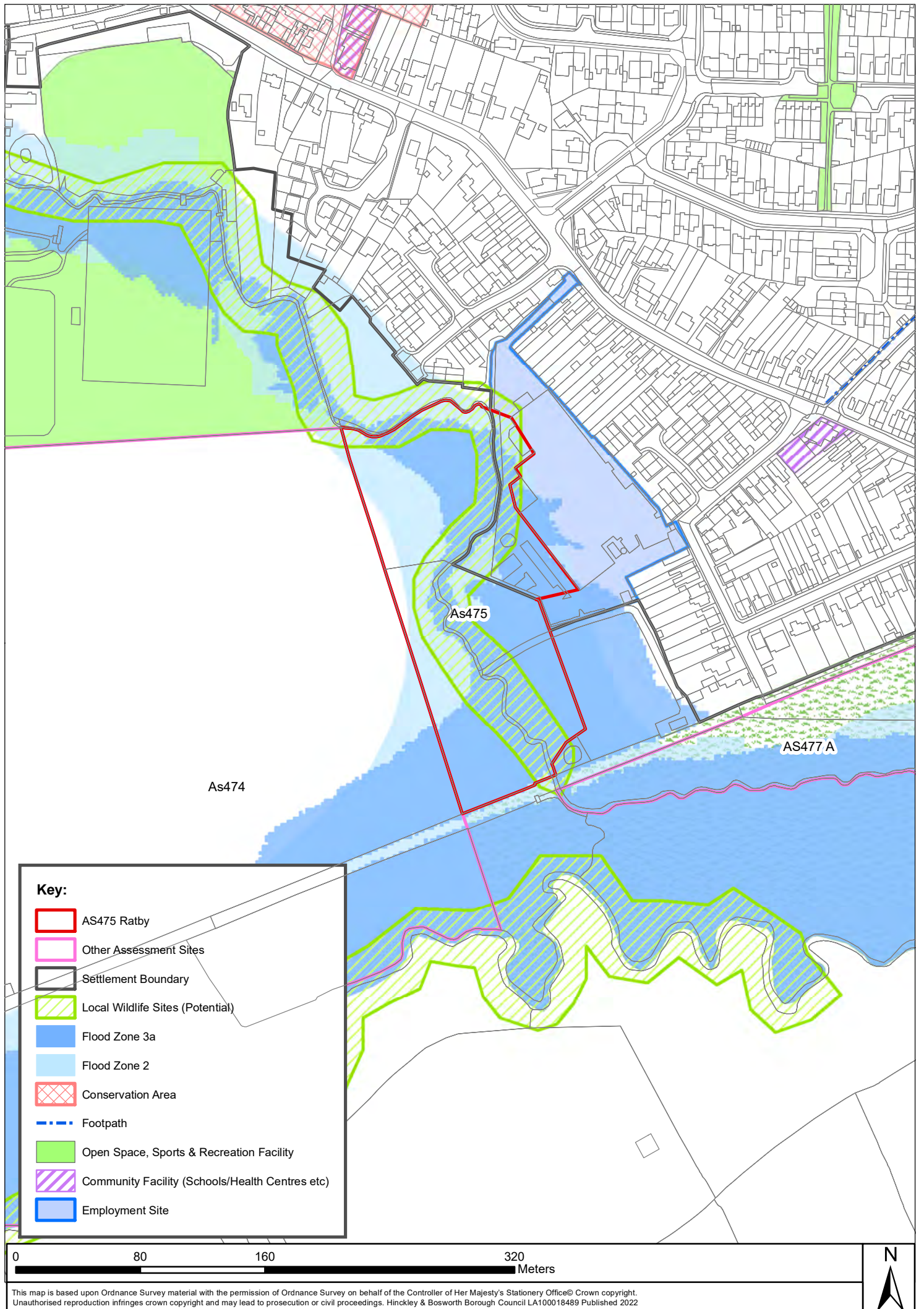
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








**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS435
Name	Newbold Verdon
Description	Greenfield site located just outside the northern edge of the settlement boundary, adjacent to an existing employment site, surrounded by other greenfield sites.
Gross area (ha)	0.50 ha
Ownership factors	Private Ownership
Planning	No allocation and not subject to planning applications. Falls outside of settlement boundary, though Bloor Homes development has effectively brought settlement boundary much closer.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	More than 10km from nearest junction.
Local road access	Limited access from B585 Bagworth Road.
Physical characteristics & constraints	Small triangular site between timber yard and road with relatively level topography and no risk of flooding. Trees separate the site from the timber yard, screening it from the road.
Infrastructure	No infrastructure to site and limited infrastructure to adjoining Verdon Sawmill's timber yard. Subject site could accommodate extension of open storage. Infrastructure would be required for more substantive development
Barriers to development	Modest infrastructure required.
Market attractiveness	Scale and location of site limits demand to local businesses and/or adjacent Verdon Timber Group.
Viability of employment development	Viable for open storage, or units constructed for own use. But viability of speculative development likely to be unviable.
Sequential Status	Edge of village, outside settlement boundary.
Proximity to urban areas	Adjacent to bus stop which offers services to Leicester, approximately 400m to nearest housing.
Compatibility of adjoining uses	Permitted employment use directly to the north of site.
Deliverability	An expansion of the timber yard would be deliverable, but speculative development of units may not be.
Recommendation	Do not allocate but assess proposals on their merits.



Key:

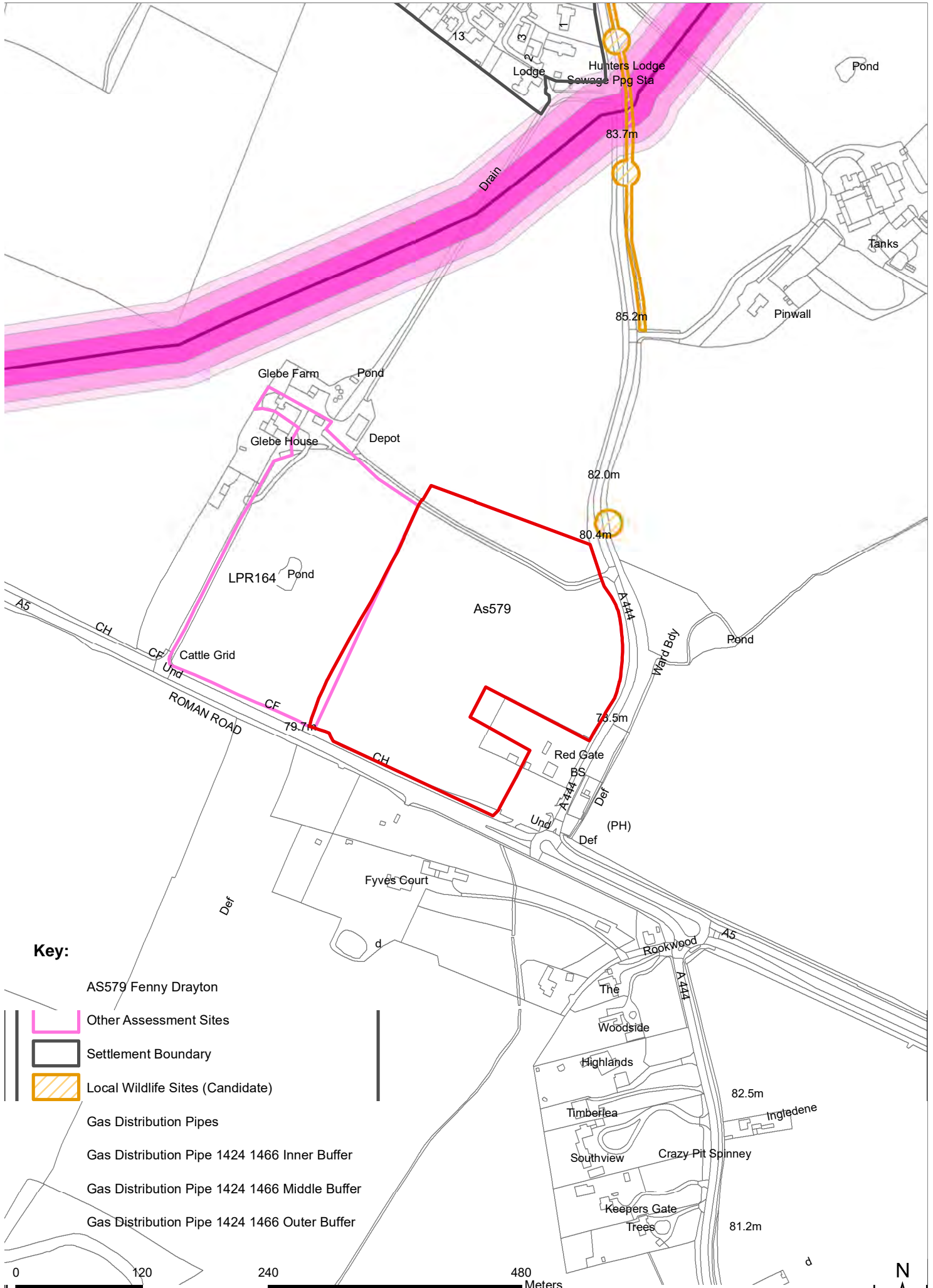
-  AS475 Ratby
-  Other Assessment Sites
-  Settlement Boundary
-  Local Wildlife Sites (Potential)
-  Flood Zone 3a
-  Flood Zone 2
-  Conservation Area
-  Footpath
-  Open Space, Sports & Recreation Facility
-  Community Facility (Schools/Health Centres etc)
-  Employment Site

0 80 160 320 Meters



**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS475
Name	Park Road, Ratby
Description	Greenfield site located to the edge of the settlement boundary, surrounded by greenfield land to the west and south and commercial and residential to the east and north. Located in Flood Zone 2 and Flood Zone 3a.
Gross area (ha)	2.43 ha. The eastern part of the site is already within employment use as part of Benlowe Group's factory.
Ownership factors	Two titles including part of the Benlowe Group factory
Planning	No allocations and no recent planning applications on the site.
Habitat constraints	None
Landscape constraints	The site's location in Flood Zone 3a will constrain development.
Heritage constraints	None
Access to strategic highway network	1.7 km southwest of M1 but there is restricted access at nearest junction and driving distance is greater than 3 km.
Local road access	Access to the site is through the Benlowe factory, which is behind houses fronting Station Road. Local road access constrained.
Physical characteristics & constraints	Landlocked site of irregular shape. The majority of the site is located in Flood Zone 3a and is at high risk of surface water flooding.
Infrastructure	Major infrastructure would be required to open up the site.
Barriers to development	Planning would be difficult to obtain due to high flood risk of site.
Market attractiveness	Location unlikely to be of interest to local or national businesses.
Viability of employment development	Development unlikely to be viable due to high flood risk and limited site access.
Sequential Status	Edge of village, within settlement boundary.
Proximity to urban areas	Nearest bus stop is approximately 350m from the site, the site is located close to residential areas.
Compatibility of adjoining uses	Permitted employment use to the east of the site.
Deliverability	Not yet developable.
Recommendation	Not suitable for development due to flood risk, and that access would be required through/adjacent to residential areas.



Key:

AS579 Fenny Drayton

Other Assessment Sites

Settlement Boundary

Local Wildlife Sites (Candidate)

Gas Distribution Pipes

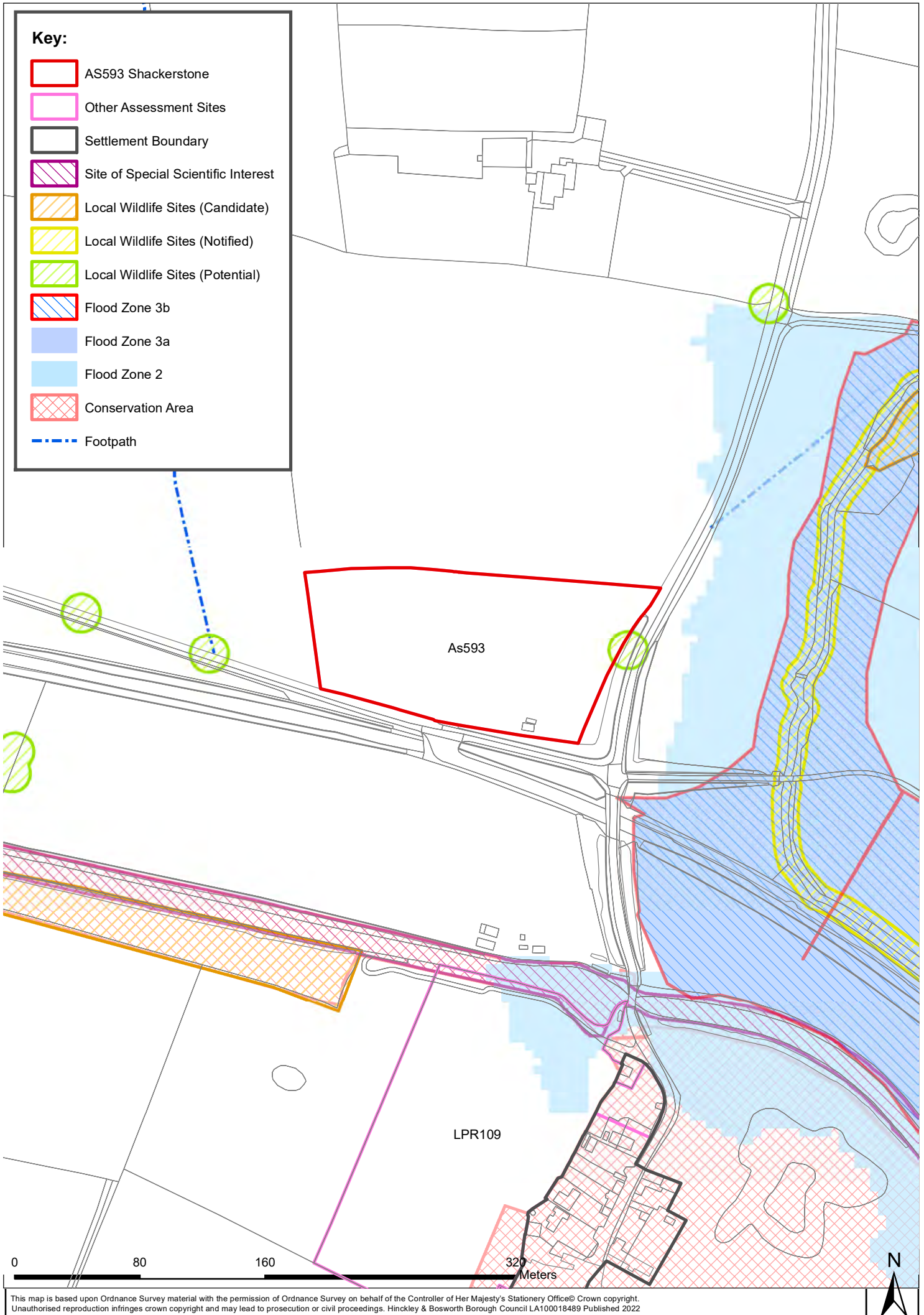
Gas Distribution Pipe 1424 1466 Inner Buffer

Gas Distribution Pipe 1424 1466 Middle Buffer

Gas Distribution Pipe 1424 1466 Outer Buffer

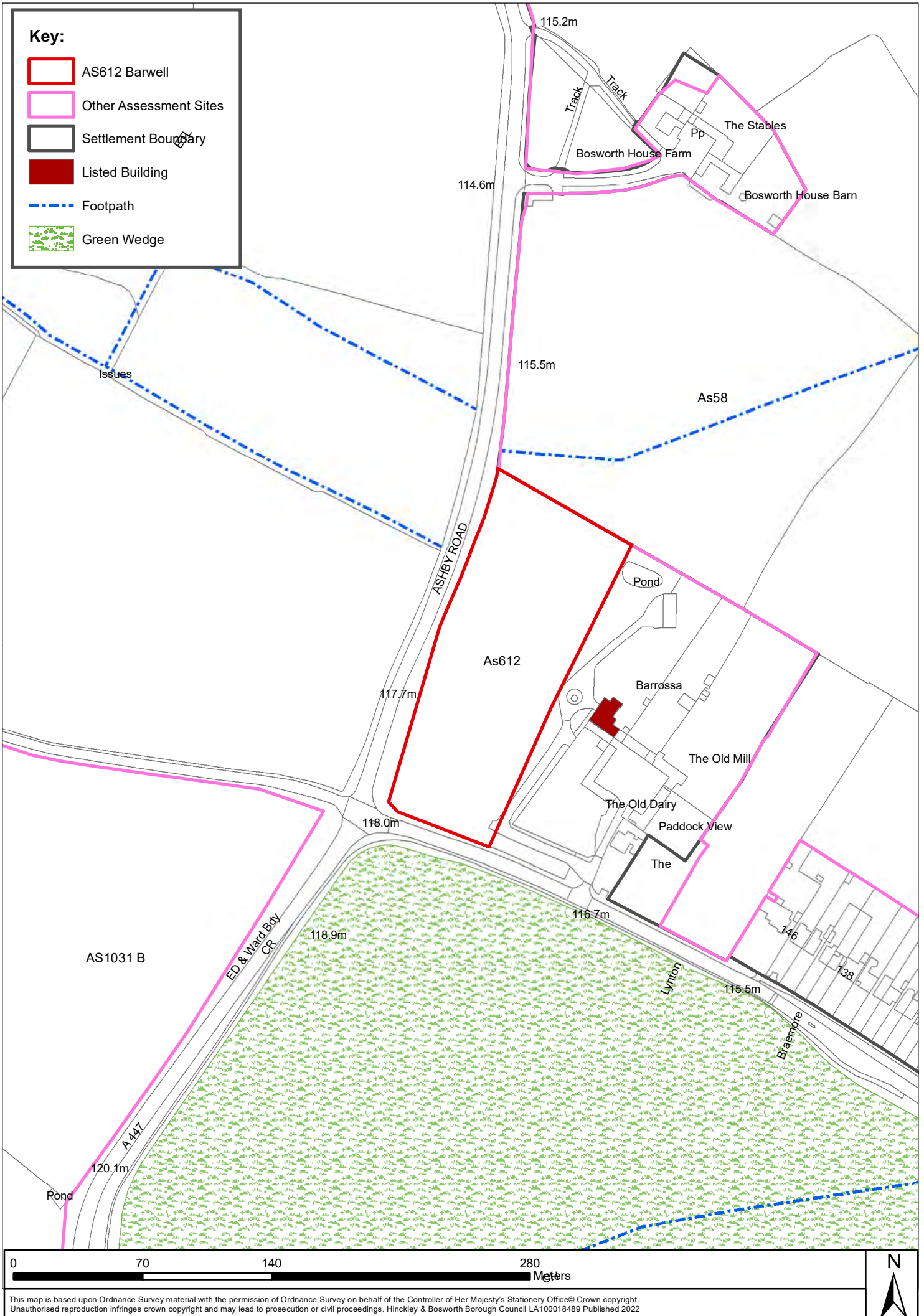
**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS579
Name	Atherstone Road, Fenny Drayton
Description	Field on north side of A5 Watling Street and west side of A444 Atherstone Road. The south east corner is developed and includes a house and self-storage warehouse.
Gross area (ha)	5.3 ha
Ownership factors	The boundaries of the proposed site do not follow title boundaries: land to the north of a lane is owned by Olive Branch Holdings. But much of the land to the south is not registered.
Planning	Shown as countryside in Local Plan. No planning applications. Outside settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	More than 10km from the strategic highway network – J1 of M69 and J10 of M42. Close to the junction with the A444 which provides an alternative route through the western part of the district to link to J11 of M42.
Local road access	Fronts A5 Watling Street and A444.
Physical characteristics & constraints	Regular shaped site sloping gently down to east. Current access is from Atherstone Road. Low risk of surface water flooding alongside lane and Atherstone Road
Infrastructure	Infrastructure to buildings in south east corner
Barriers to development	Modest infrastructure required. But capacity of A5 to take more traffic is limited.
Market attractiveness	Although in countryside, the site fronts the A5 which links the M42 and M69 making the location of interest to logistics firms with requirements in the 'Golden Triangle'.
Viability of employment development	Viable. High value location and modest abnormal costs
Sequential Status	Out of town
Proximity to urban areas	400 metres from edge of village
Compatibility of adjoining uses	Residential properties to south east of site
Deliverability	Developable
Recommendation	The site has potential for allocation, however location and capacity of the A5 should be considerations when deciding if to allocate.

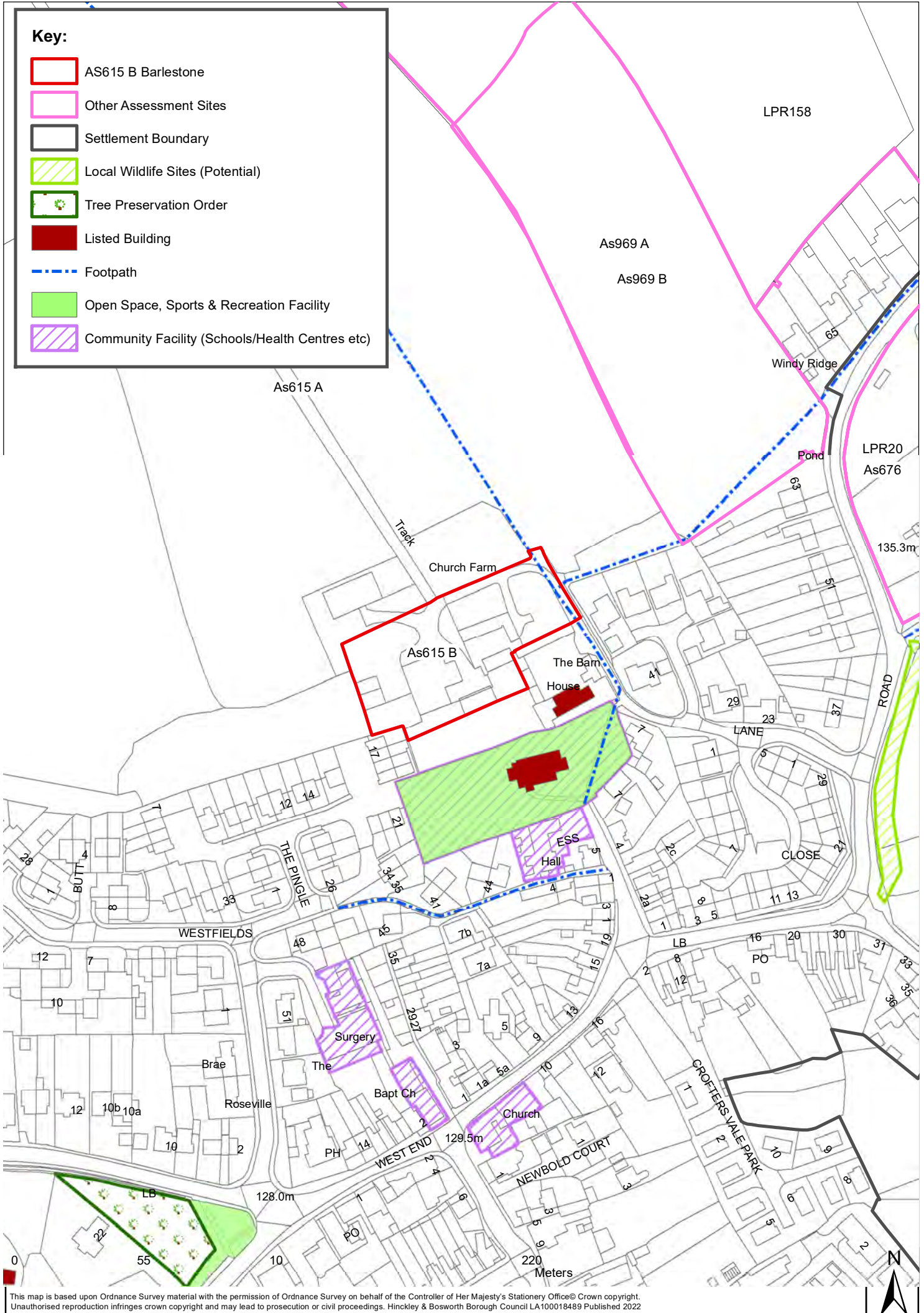


**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS593
Name	Shackerstone
Description	Small field used for grazing, within open countryside and outside the settlement boundary, but fronting Derby Lane
Gross area (ha)	1.92 ha
Ownership factors	Single owner - private
Planning	No allocations. No past planning applications.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	Over 8 km from nearest junction – J11 M42
Local road access	Site fronts Derby Lane to the north west of the village and separated from it by the canal, and lines of former railways
Physical characteristics & constraints	Roughly rectangular and level site at low risk of flooding.
Infrastructure	No infrastructure on site
Barriers to development	Major infrastructure required.
Market attractiveness	Limited demand for employment sites in this location.
Viability of employment development	Marginal viability
Sequential Status	Out of centre and outside settlement boundary.
Proximity to urban areas	The nearest bus stop is approximately 500m. The site is not near to residential areas.
Compatibility of adjoining uses	The site is surrounded by other greenfield sites.
Deliverability	Not yet developable.
Recommendation	Site is not close to the SHN nor is it close to any industrial estates. New infrastructure would be required for any employment development, therefore allocation is not recommended.

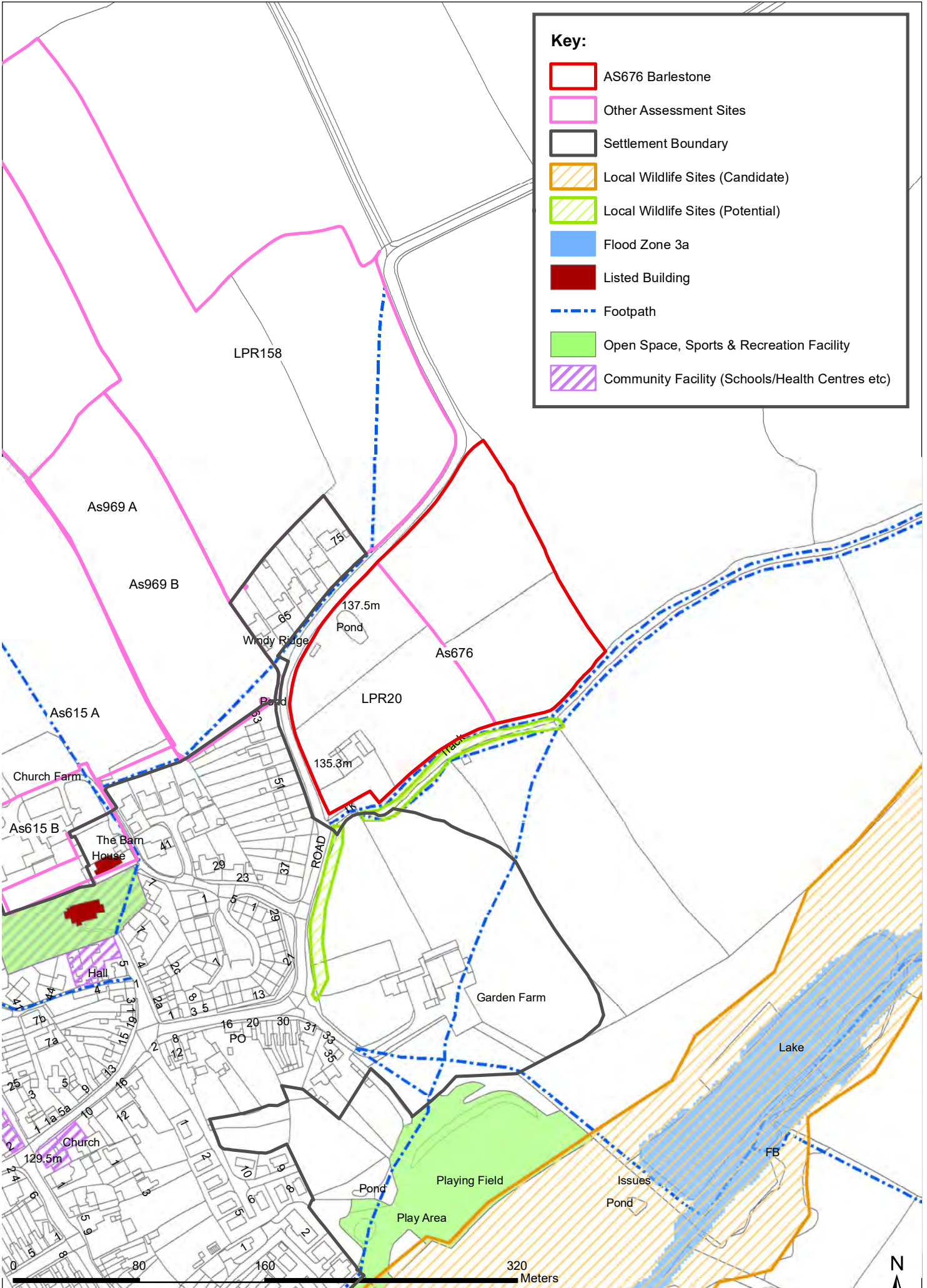


Reference	AS612
Name	Ashby Road Barwell
Description	Field on corner of Ashby Rd and Hinckley Rd
Gross area (ha)	1.3
Ownership factors	In single ownership – private
Planning	No allocation or application
Habitat constraints	None
Landscape constraints	None
Heritage constraints	Beside Barwell House Farm - grade II listed
Access to strategic highway network	J1 of M69 6km to S through urban area or longer via A47 and A5
Local road access	Site fronts A447 Ashby Road. Existing access from Hinckley Rd. Unconstrained access to A road network
Physical characteristics & constraints	Small level rectangular site
Infrastructure	Access shared by adjoining barn conversions
Barriers to development	Modest infrastructure required
Market attractiveness	Not on market, small but prominent site
Viability of employment development	Plot likely to be of interest to business looking to build own premises.
Sequential Status	Edge of urban area, settlement boundary accommodates urban extension, but excludes this plot
Proximity to urban areas	Outside urban area but close to bus stops
Compatibility of adjoining uses	Grade II Listed building to east, agricultural land to other sides.
Deliverability	Developable if impact on listed building acceptable
Recommendation	Would not allocate, but treat any application on its merits.



**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS615
Name	Barlestone
Description	The site is brownfield land with a collection of farm buildings on the northern edge of the village.
Gross area (ha)	0.45ha
Ownership factors	The site is owned by Church Farm.
Planning	No allocations. Planning consent granted in 2022 for installation of ground mounted PV solar arrays and battery storage on 260 acres to the north. One of the accesses would be from Washpit Lane. Site adjoins but is outside settlement boundary.
Habitat constraints	None.
Landscape constraints	None.
Heritage constraints	None.
Access to strategic highway network	Over 7km from nearest M1 junction.
Local road access	Site is accessed from Washpit Lane, accessed through housing area and on a narrow road.
Physical characteristics & constraints	Site is previously developed land so has pre-existing infrastructure, and has no risk of flooding, however it has limited connectivity to main roads.
Infrastructure	Established infrastructure serves the farm buildings, this may need to be upgraded to meet the requirements of businesses.
Barriers to development	Modest infrastructure required.
Market attractiveness	Potential to convert farm buildings for employment use, which may be of interest to local businesses.
Viability of employment development	Conversions likely to be viable.
Sequential Status	Out of Centre.
Proximity to urban areas	Nearest bus stop is approximately 250m from the site. The site is located within a residential area.
Compatibility of adjoining uses	The site adjoins housing to the south and east.
Deliverability	Developable.
Recommendation	Would not allocate, but treat any application on its merits. Permitted development rights allow change of use of buildings from agriculture to some commercial uses.

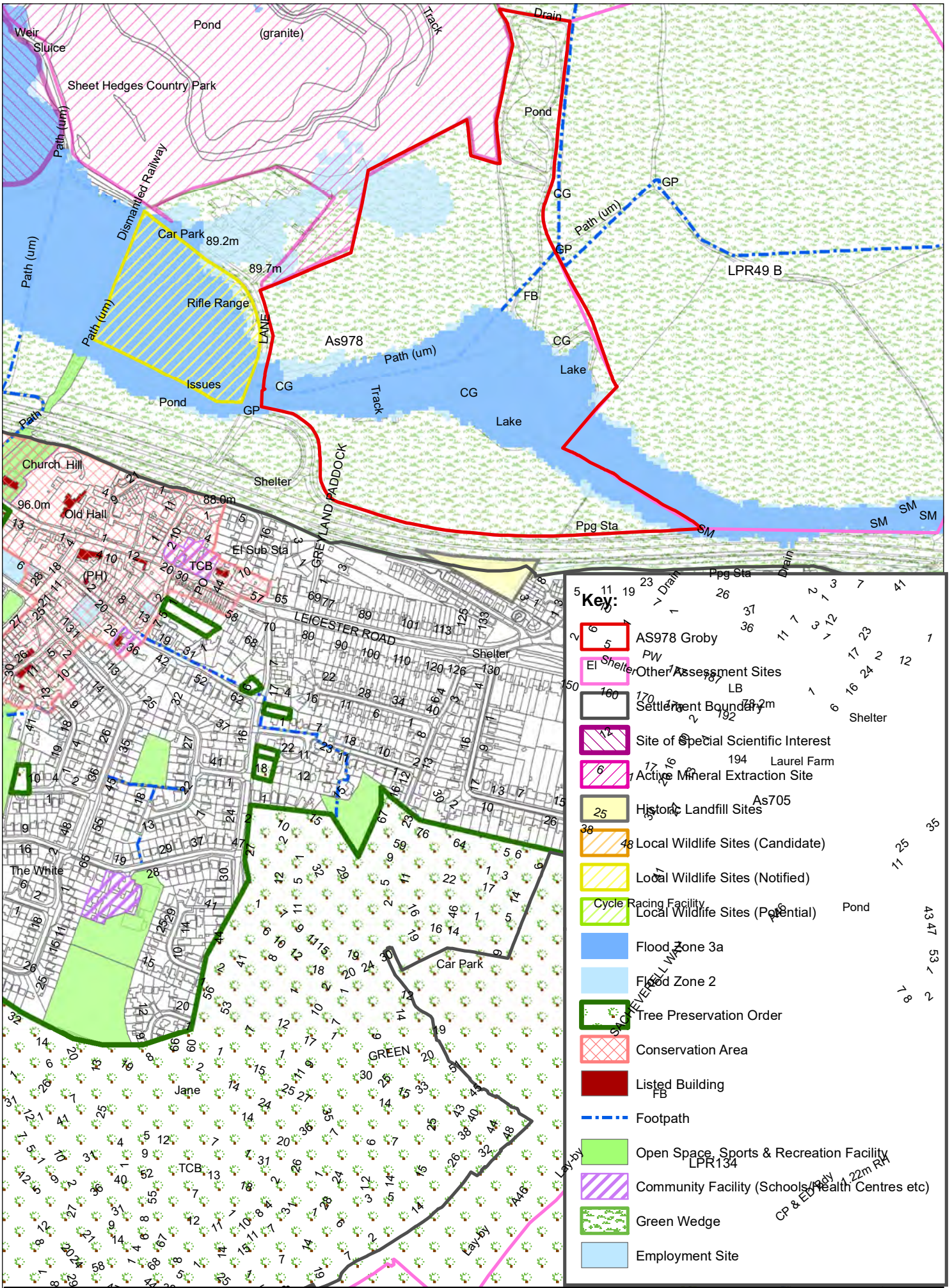


Key:

- AS676 Barlestone
- Other Assessment Sites
- Settlement Boundary
- Local Wildlife Sites (Candidate)
- Local Wildlife Sites (Potential)
- Flood Zone 3a
- Listed Building
- Footpath
- Open Space, Sports & Recreation Facility
- Community Facility (Schools/Health Centres etc)

**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS676
Name	Bagworth Road, Barlestone
Description	Paddocks on the north east edge of the village fronting Bagworth Road. Buildings of basic construction provide stabling in the south west corner of the site and there is a pond to the north.
Gross area (ha)	2.47
Ownership factors	Single landowner (private)
Planning	No allocation Application for 50 dwellings refused 15 September 2022 (and subsequent appeal dismissed) The settlement boundary now includes houses to the north and south, but excludes the subject site
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	Around 10 km from strategic highway network - J22 of M1
Local road access	Limited access from Bagworth Road. Routes go through residential areas
Physical characteristics & constraints	Regular shaped level site with road along two sides
Infrastructure	Infrastructure and utilities to adjoining properties
Barriers to development	Modest infrastructure required
Market attractiveness	May suit local businesses, speculative development unlikely to be viable
Viability of employment development	Marginal viability
Sequential Status	Edge of village, outside settlement boundary
Proximity to urban areas	Nearest bus stop is on Newbold Road, approximately 350m from the site, close to housing
Compatibility of adjoining uses	Open countryside to the east, but the western part of the site has housing on three sides which is separated by a road or track.
Deliverability	Not yet developable
Recommendation	Barlestone is a key rural centre that does not have an employment area, but conversion of farm buildings at Church Farm (AS615) could provide floorspace to meet any local demand. And Merrylees industrial estate 4 km to the east has some available land.

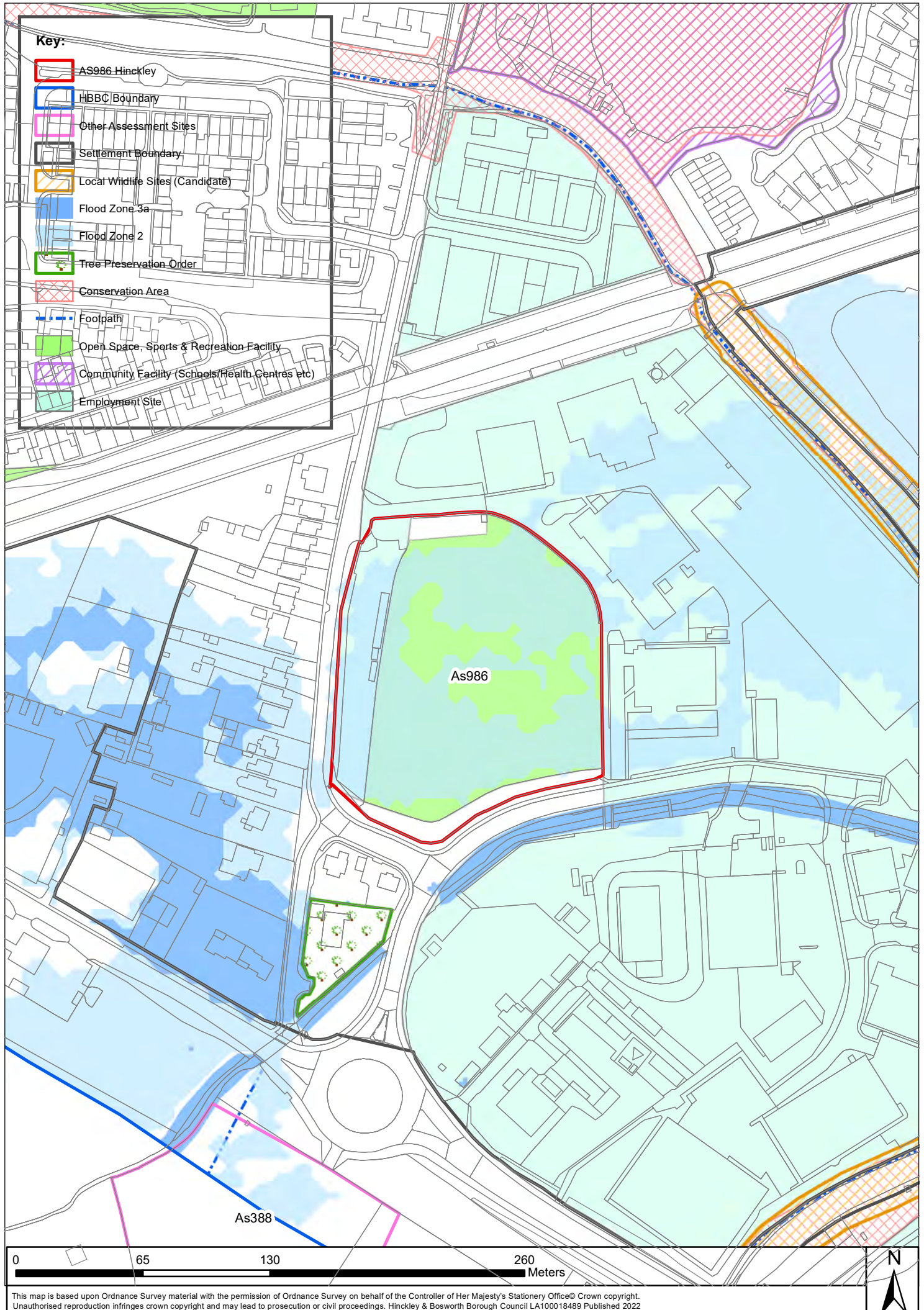


Key:

- 5 AS978 Groby
- PW Other Assessment Sites
- LB Settlement Boundary
- 12 Site of Special Scientific Interest
- 194 Active Mineral Extraction Site
- 25 Historical Landfill Sites
- 48 Local Wildlife Sites (Candidate)
- 48 Local Wildlife Sites (Notified)
- 48 Local Wildlife Sites (Potential)
- 48 Cycle Racing Facility
- 48 Flood Zone 3a
- 48 Flood Zone 2
- 48 Tree Preservation Order
- 48 Conservation Area
- 48 Listed Building
- 48 Footpath
- 48 Open Space, Sports & Recreation Facility
- 48 Community Facility (Schools, Health Centres etc)
- 48 Green Wedge
- 48 Employment Site

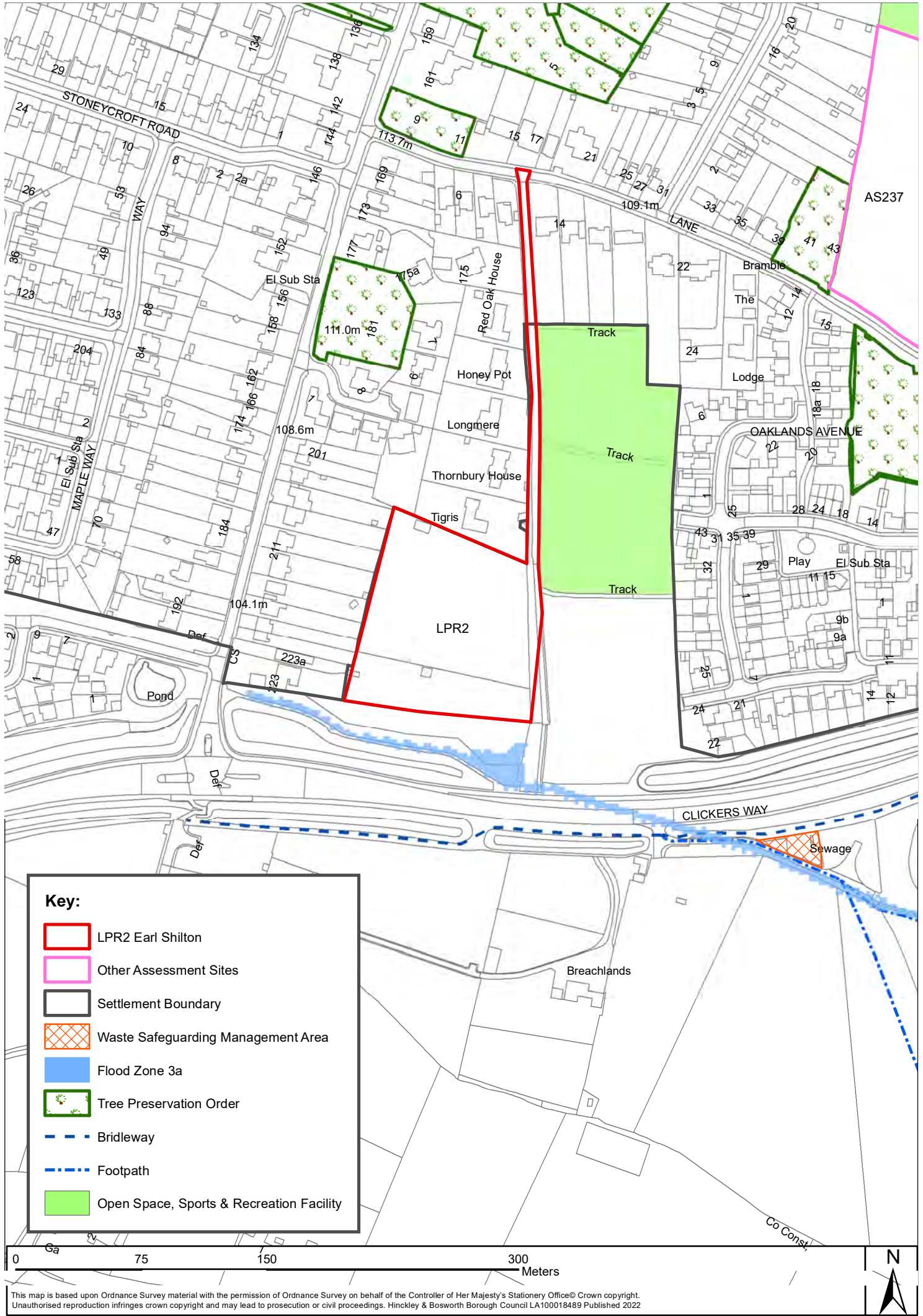
**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS 978
Name	Old Hall Farm Fishing Lakes, Newton Lindford Lane, Groby.
Description	Farmland to north of A50 Markfield Road split by a track which leads to three fishing lakes.
Gross area (ha)	20.5 ha
Ownership factors	Two owners. The fields to the west are owned by MW Trustees, the fishing lakes are in separate ownership.
Planning	Shown as countryside and Green Wedge in Local Plan. Charnwood Forest and National Forest are to west of the site. No planning applications. Outside settlement boundary.
Habitat constraints	None
Landscape constraints	Green Wedge
Heritage constraints	None
Access to strategic highway network	The site adjoins and has access to the A50 dual carriageway, 1.3 km west of its junction with the Leicester Western Bypass and 6.5 km southeast of J22 of the M1.
Local road access	Access to the site is from Newton Linford Lane which leads to Groby and the slip road to the A50
Physical characteristics & constraints	Sloping greenfield site. A broad strip across the centre is of high and medium risk of flooding.
Infrastructure	Infrastructure of poor quality.
Barriers to development	Upgrading of infrastructure required.
Market attractiveness	Good location and suiting range of businesses
Viability of employment development	Viable, high value location with moderate abnormal costs.
Sequential Status	Out of town
Proximity to urban areas	Not close to urban areas. Bus stops in Groby 400 m from site.
Compatibility of adjoining uses	No incompatible adjoining uses
Deliverability	Developable
Recommendation	Infrastructure to serve fishing ponds would need to be upgraded. The need for employment land will need to be weighed against the importance of the Green Wedge in this location. Solutions to mitigating flood risk could impact on viability.



**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	AS 986
Name	EMEB Sports Ground, Nutts Lane, Hinckley
Description	Former sports ground and adjoining hardstanding on established industrial estate.
Gross area (ha)	1.93 ha
Ownership factors	Single owner – HFG Properties Ltd
Planning	Allocated open space (sport and recreation facility); within Hinckley settlement boundary. Planning consent granted IN November 2023 for ground mounted solar array across sports ground (23/00368/FUL).
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J1 of M69 is around 2.8 km to the east along the A5
Local road access	Site is situated 100 metres from roundabout junction on A5 this can become congested at peak times.
Physical characteristics & constraints	Irregular shaped site with risk of pluvial and fluvial flooding on much of the site.
Infrastructure	Roads to three sides and utilities serve other buildings on the industrial estate
Barriers to development	Modest infrastructure required
Market attractiveness	Area of strong demand. Would suit range of businesses
Viability of employment development	High value location with modest abnormal costs
Sequential Status	Edge of town
Proximity to urban areas	Separated by railway from residential areas.
Compatibility of adjoining uses	Within established employment area.
Deliverability	Do not allocate.
Recommendation	Capacity of the A5 to take more traffic in this location should be a consideration when deciding if to allocate. Consent granted for solar array in 2023.



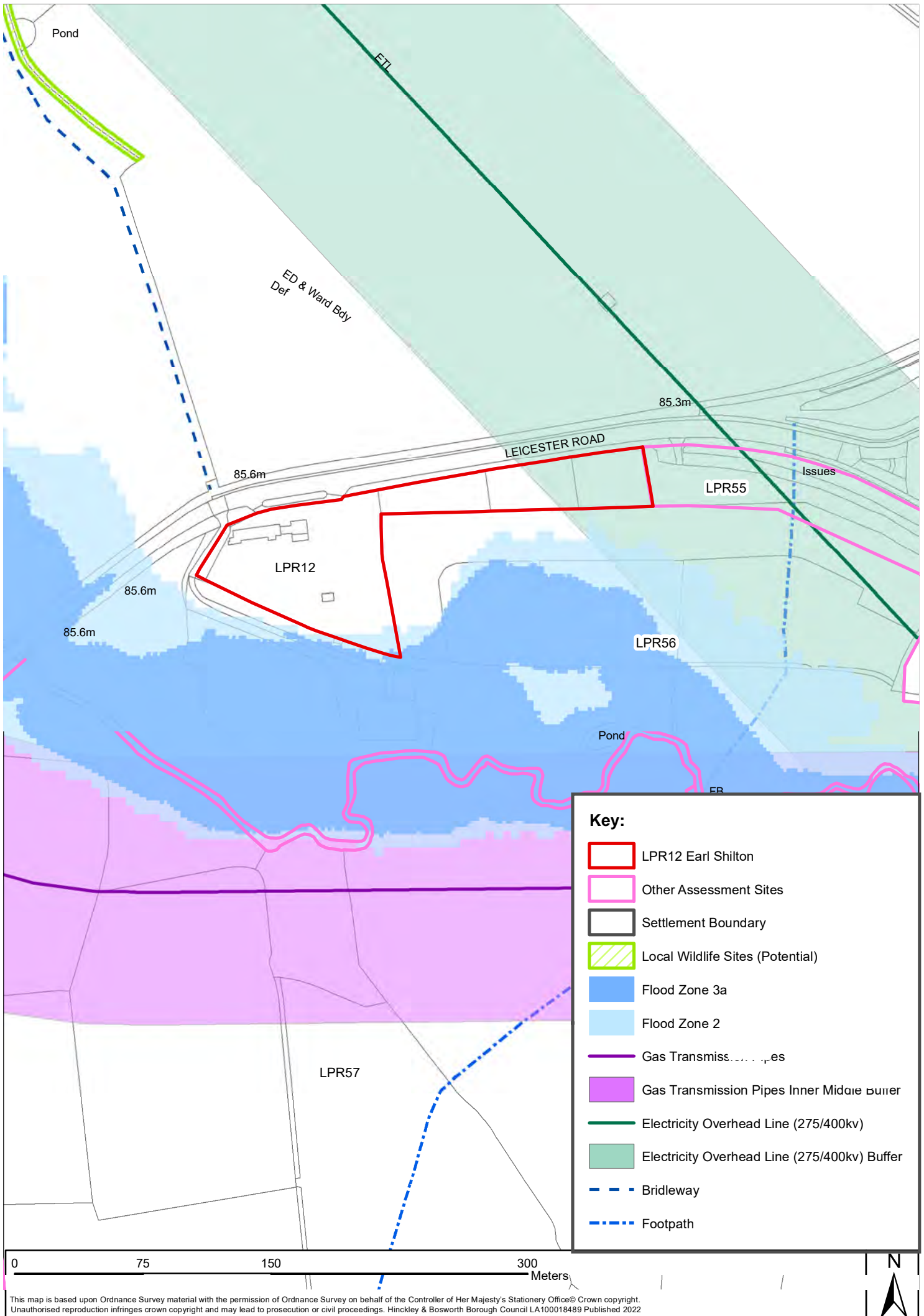
Key:

- LPR2 Earl Shilton
- Other Assessment Sites
- Settlement Boundary
- Waste Safeguarding Management Area
- Flood Zone 3a
- Tree Preservation Order
- Bridleway
- Footpath
- Open Space, Sports & Recreation Facility



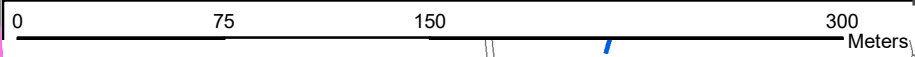
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Reference	LPR2
Name	Breach Lane, Earl Shilton
Description	Paddock to rear of houses on Station Road, on southern edge of Earl Shilton
Gross area (ha)	1.1 ha
Ownership factors	Primrose Consulting own northern part of site, southern part in various ownerships
Planning	Planning consents granted for housing development. 3 houses on southern part (22/00169/OUT). 9 houses on northern part (21/00607/FUL). The settlement boundary cuts in to exclude this site and the allotments.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J2 of M69 is around 4 km to the south but access is circuitous and around 10 km and through urban areas
Local road access	Breach Lane is a single track road providing access to 6 detached houses and the allotments. It becomes a narrow track at its southern end where it fronts the site.
Physical characteristics & constraints	Small, level site.
Infrastructure	Limited infrastructure.
Barriers to development	Breach Lane will need to be improved and utilities provided.
Market attractiveness	Limited demand as employment site, as within residential area and has consent for housing
Viability of employment development	Low value location with modest abnormal costs.
Sequential Status	Edge of settlement
Proximity to urban areas	Close to housing, 800m from village centre
Compatibility of adjoining uses	Housing to north and west
Deliverability	Deliverable
Recommendation	Do not allocate for employment. Site has consent for housing.



Key:

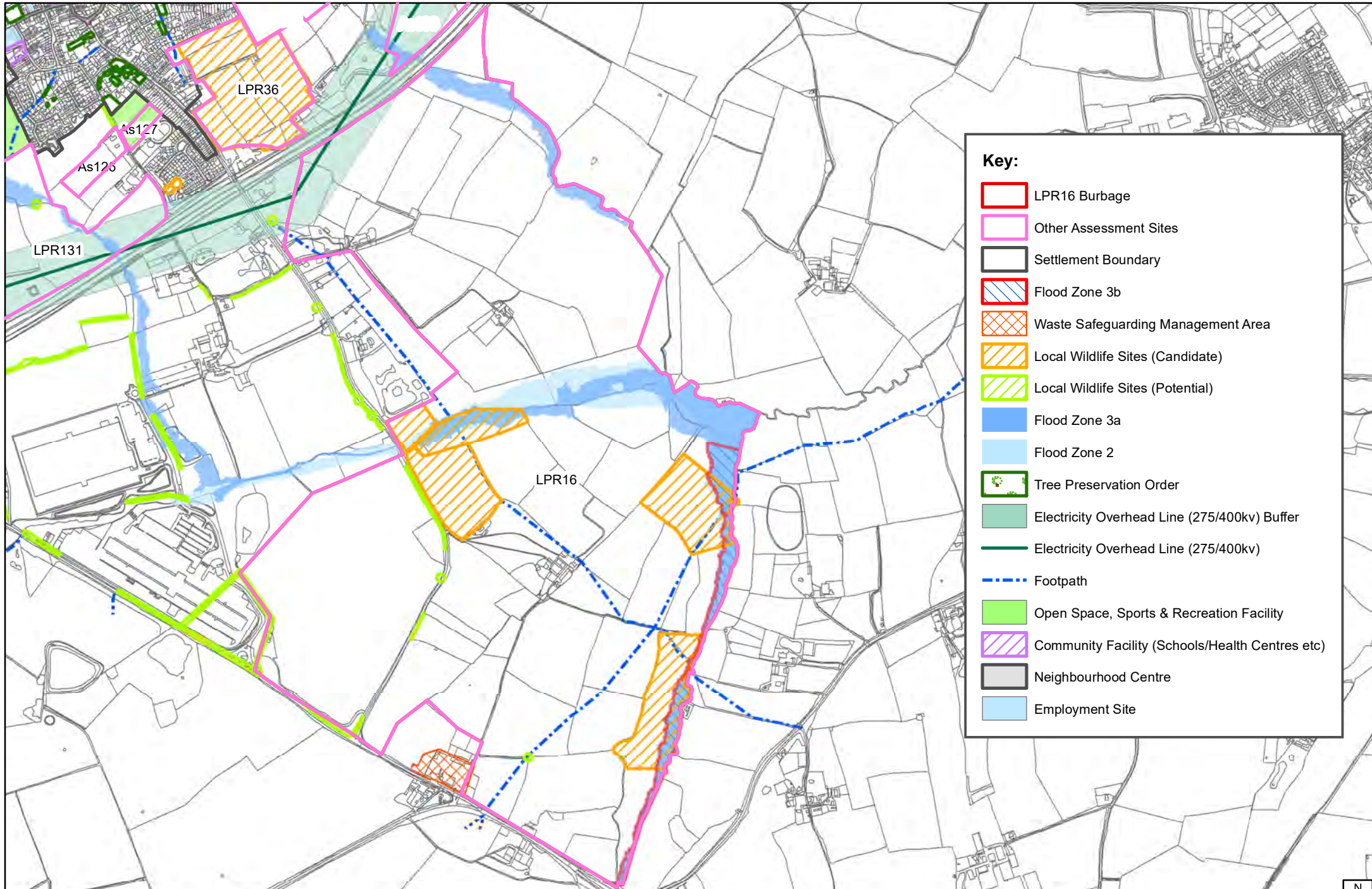
- LPR12 Earl Shilton
- Other Assessment Sites
- Settlement Boundary
- Local Wildlife Sites (Potential)
- Flood Zone 3a
- Flood Zone 2
- Gas Transmission Pipes
- Gas Transmission Pipes Inner Middle Buffer
- Electricity Overhead Line (275/400kv)
- Electricity Overhead Line (275/400kv) Buffer
- Bridleway
- Footpath



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**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR 12
Name	Land to south of Leicester Road to the west of junction with A47 Earl Shilton
Description	Former filling station now used as private dwelling with outbuildings to rear and hardstanding for traveller pitches to east.
Gross area (ha)	1.10 ha
Ownership factors	Single owner – private
Planning	No allocation. Outside settlement boundary. Outline Planning Application for the development of 14 x B2 employment units and 10 x traveller pitches to replace existing pitches. Application site incorporates eastern part of LPR 12, LPR 55 and northern part of LPR56.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J21 of M1 is around 8 km to the east and J2 of M69 5 km to south but access to either is circuitous.
Local road access	Easy access to Leicester Road which leads west to the town centre and east to the A47
Physical characteristics & constraints	Small irregular shaped site the triangular western part accommodates a detached house and outbuildings. A narrow strip of open land fronts the road. This strip of land is included in the planning application.
Infrastructure	Limited infrastructure.
Barriers to development	Modest infrastructure required
Market attractiveness	Prominent site at junction of A47 and Leicester Road. Proposed small units would suit local market.
Viability of employment development	Speculative development of marginal viability
Sequential Status	Out of town
Proximity to urban areas	Outside urban area
Compatibility of adjoining uses	Detached house to W, and countryside to S & N
Deliverability	Developable
Recommendation	Treat planning application on its merits, given that applicant is proposing to construct small employment units that would suit demand from local businesses. If allocating for employment the boundaries should reflect the planning application if permitted.

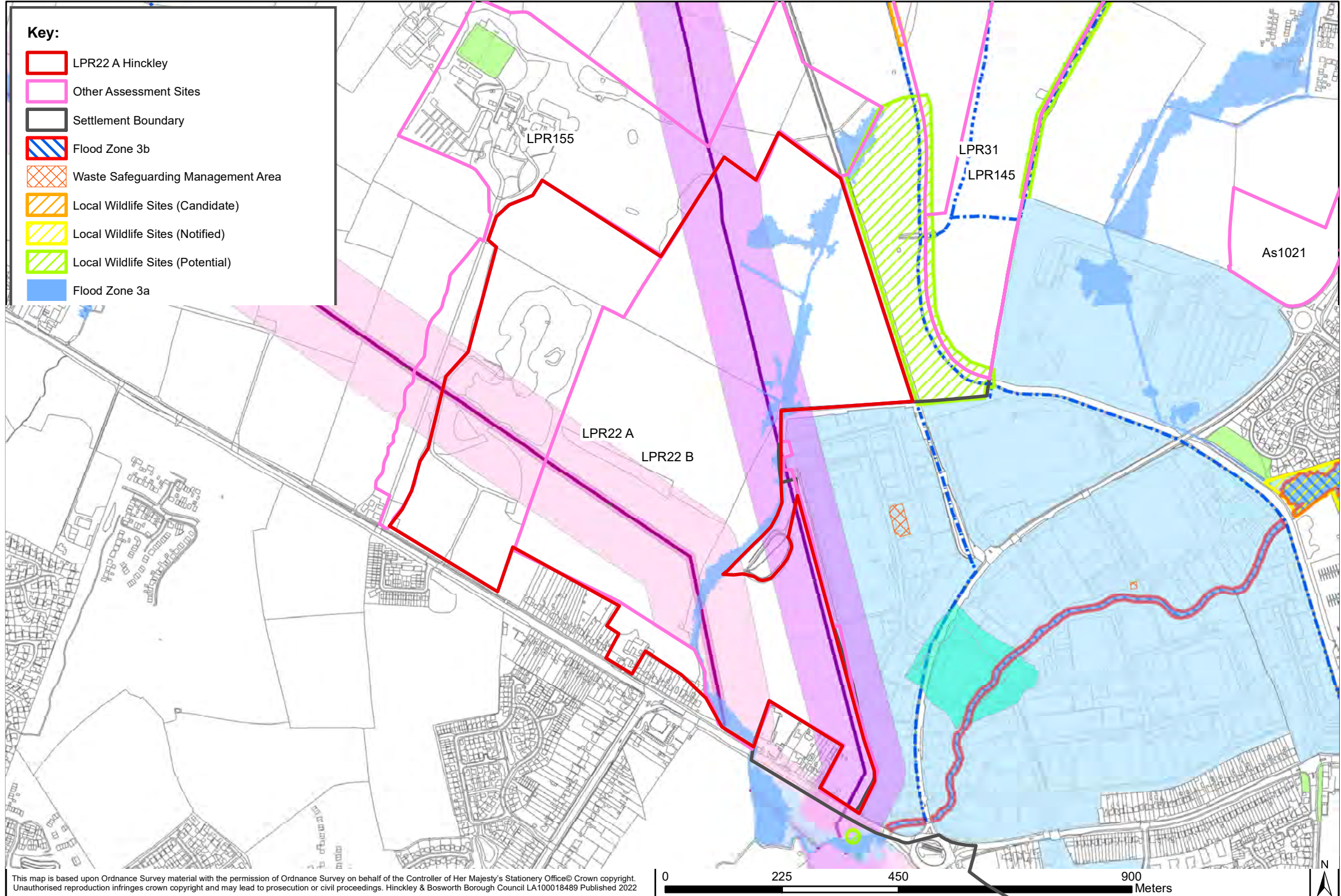


Key:

- LPR16 Burbage
- Other Assessment Sites
- Settlement Boundary
- Flood Zone 3b
- Waste Safeguarding Management Area
- Local Wildlife Sites (Candidate)
- Local Wildlife Sites (Potential)
- Flood Zone 3a
- Flood Zone 2
- Tree Preservation Order
- Electricity Overhead Line (275/400kv) Buffer
- Electricity Overhead Line (275/400kv)
- Footpath
- Open Space, Sports & Recreation Facility
- Community Facility (Schools/Health Centres etc)
- Neighbourhood Centre
- Employment Site

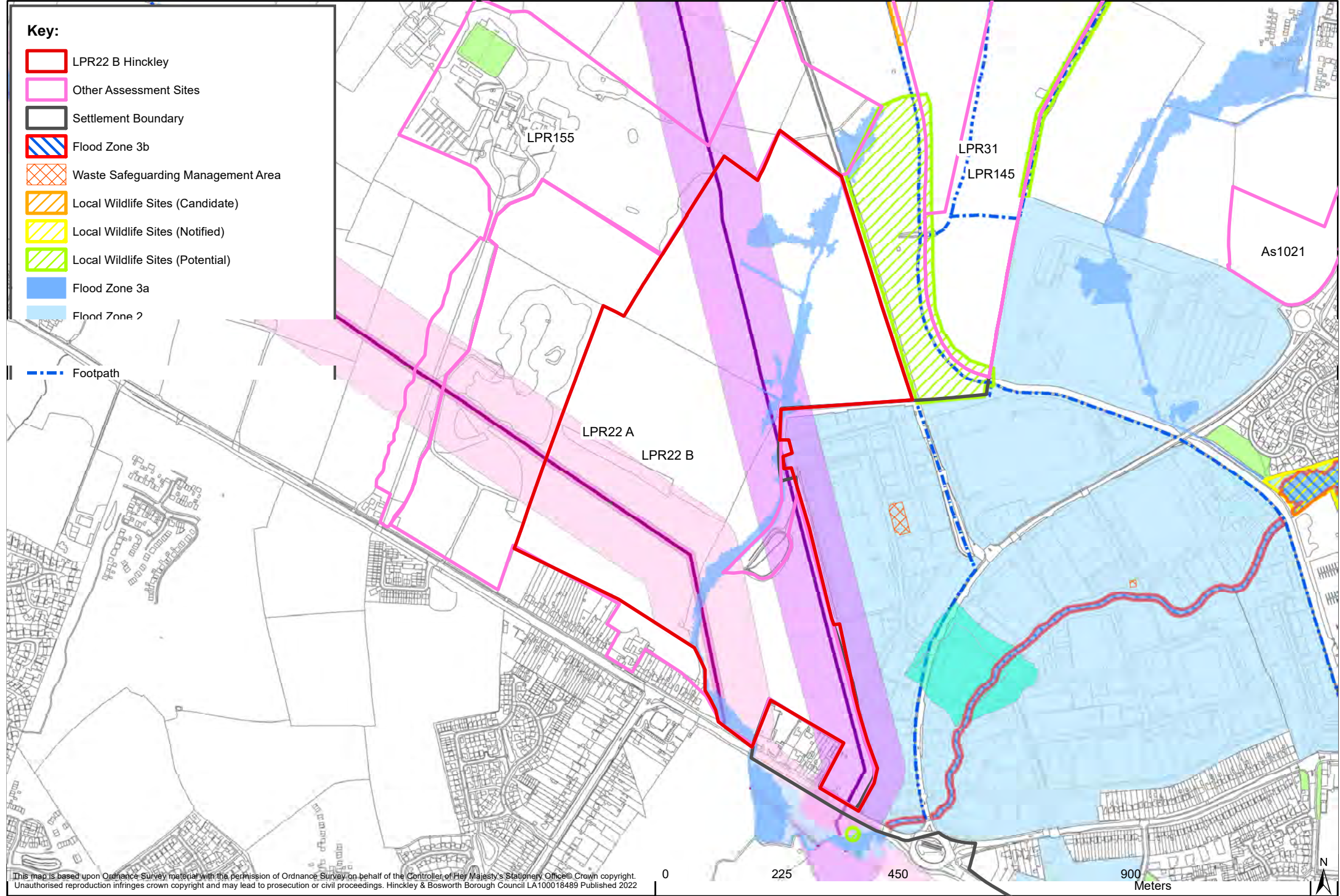
**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR16
Name	Land to East of Hinckley Park, Burbage
Description	Farmland bordered by the A5, M69 and the district boundary.
Gross area (ha)	230 ha
Ownership factors	Multiple ownerships
Planning	Outside settlement boundary. No allocation or application.
Habitat constraints	None, but candidate local wildlife sites within site.
Landscape constraints	None
Heritage constraints	Grade II Listed milestone within site and lodge houses adjoining site
Access to strategic highway network	Access from A5 < 2km from J1 of M69. Route is outside urban area.
Local road access	B578 Lutterworth Road links eastern edge of Burbage with A59 using bridge over motorway and provides alternative access to site.
Physical characteristics & constraints	Very large site with scope to provide large development plots. Flood risk areas to the edge of the site along the district boundary.
Infrastructure	Major infrastructure required
Barriers to development	Major infrastructure required
Market attractiveness	Strong demand for strategic B8 in prominent location with easy access to motorway network
Viability of employment development	Viable B8 development at adjoining Hinckley Park
Sequential Status	Out of town in open countryside
Proximity to urban areas	Currently not served by public transport and distant from town centre services.
Compatibility of adjoining uses	No incompatibility
Deliverability	Developable.
Recommendation	Consider allocation subject to the required upfront master-planning, due to constraints of the road network, infrastructure requirements and location.



Key:

- LPR22 A Hinckley
- Other Assessment Sites
- Settlement Boundary
- Flood Zone 3b
- Waste Safeguarding Management Area
- Local Wildlife Sites (Candidate)
- Local Wildlife Sites (Notified)
- Local Wildlife Sites (Potential)
- Flood Zone 3a



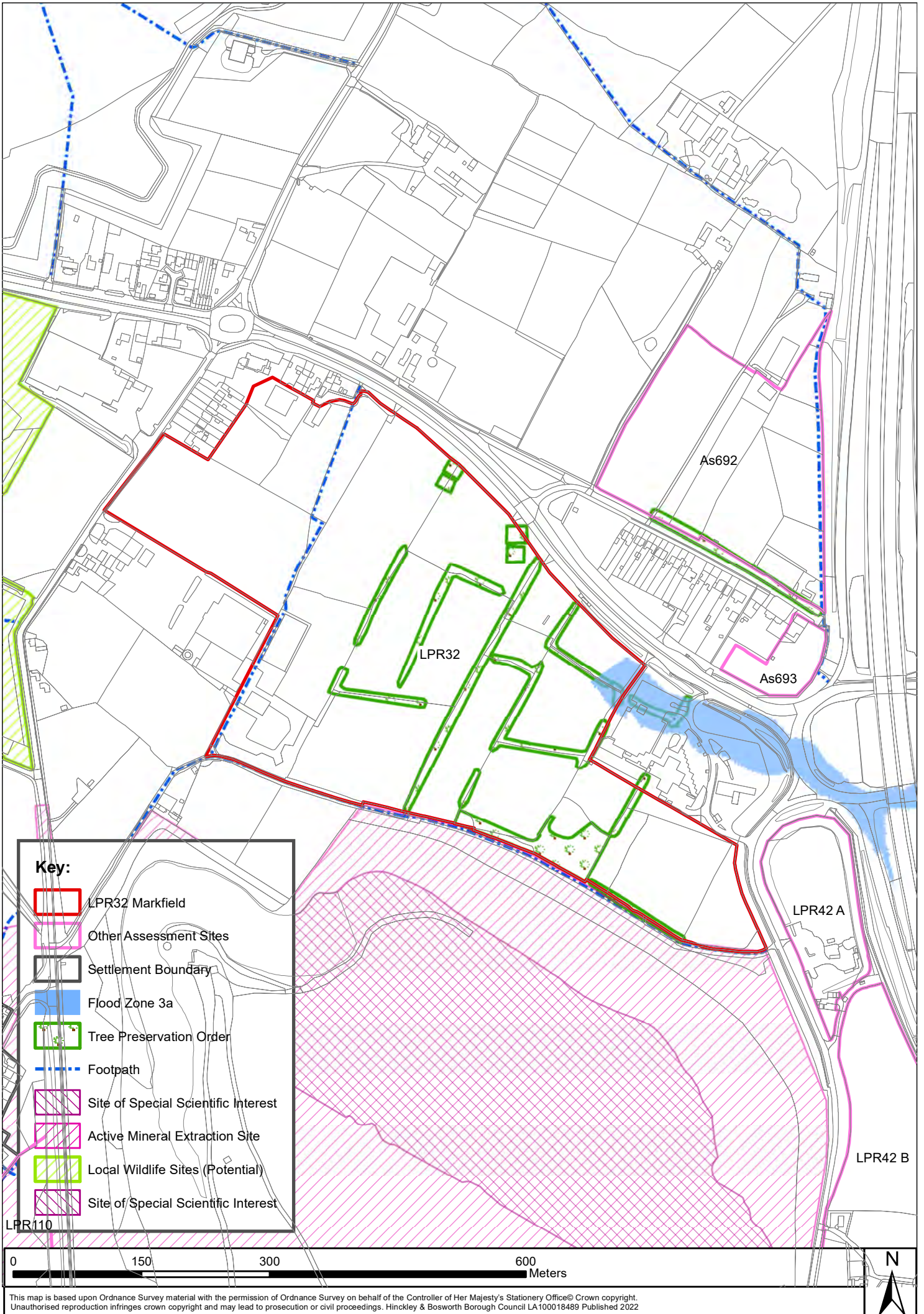
Key:

- LPR22 B Hinckley
- Other Assessment Sites
- Settlement Boundary
- Flood Zone 3b
- Waste Safeguarding Management Area
- Local Wildlife Sites (Candidate)
- Local Wildlife Sites (Notified)
- Local Wildlife Sites (Potential)
- Flood Zone 3a
- Flood Zone 2
- Footpath



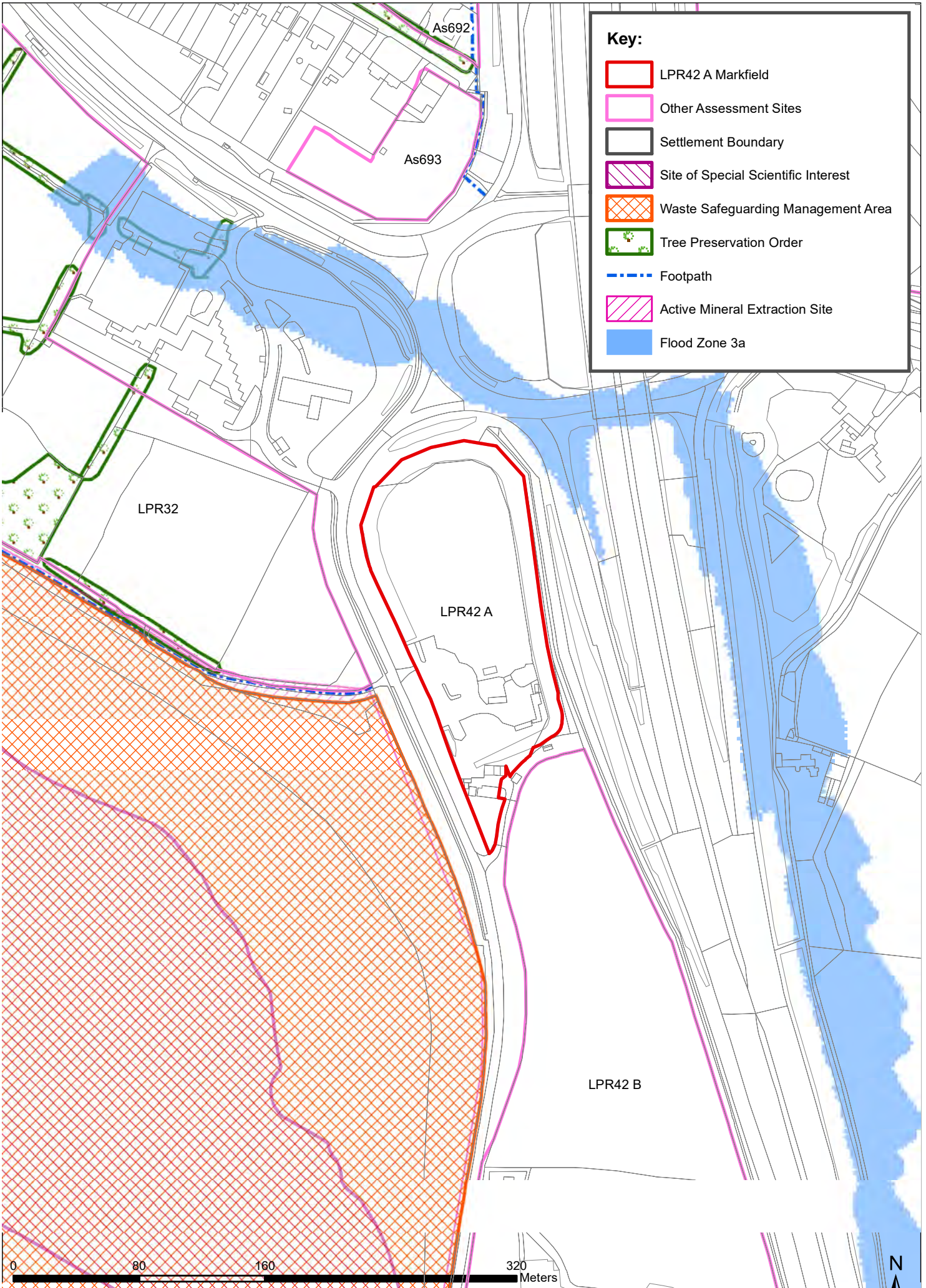
**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR 22 (22B forms part of 22A)
Name	Farmland to west of Dodwells Bridge Ind Est, Hinckley
Description	Arable farmland on western edge of Hinckley and with frontage to the A5.
Gross area (ha)	66.24 ha
Ownership factors	Various owners – site assembly required.
Planning	Local Plan shows as countryside. No allocation nor planning applications. Adjoins but outside Hinckley settlement boundary. Small part of site within neighbouring Nuneaton & Bedworth district
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J1 of M69 is around 4 km to the east along the A5
Local road access	Eastern edge of the site is situated 150 metres from roundabout junction of A5 and A47. This junction becomes congested at peak times.
Physical characteristics & constraints	Very large site with risk of pluvial and fluvial flooding in the vicinity of the Harrow Brook, lakes and other watercourses within the site. Gas transmission and distribution pipes pass through site
Infrastructure	No road or utility infrastructure serving site
Barriers to development	Major infrastructure required
Market attractiveness	Area of strong demand. Would suit range of businesses
Viability of employment development	High value location with modest abnormal costs
Sequential Status	Out of town
Proximity to urban areas	Separated by railway from residential areas.
Compatibility of adjoining uses	Adjoins established employment area. Pockets of housing along southern boundary.
Deliverability	Developable
Recommendation	Capacity of the A5 to take more traffic in this location should be a consideration when deciding if to allocate.



**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR 32
Name	Land west of J22 M1 and south of A511, Markfield
Description	Countryside laid out as small fields and hedgerows, between Old Cliffe Hill quarry and A511 dual carriageway
Gross area (ha)	22.9 ha
Ownership factors	Various – MTS Storage & Distribution own 5.95 ha at western end and have submitted outline application for employment premises. Some site assembly might be needed or site could be developed in stages.
Planning	Assessed as an employment site in 2020 SHELAA and ranked as developable. Shown as countryside in Local Plan. MTS Storage & Distribution’s outline planning application for employment units (23/01090/OUT) was validated on 16 November 2023 and is awaiting decision. Outside settlement boundary.
Habitat constraints	Trees on site protected by TPOs. Cliffe Hill Quarry is an SSSI
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J22 of M1 is around 250 m to the east. The A511 dual carriageway fronts the site.
Local road access	The site fronts Cliffe Lane to the southeast, the A511 to the northeast and Stanton Lane to the north west, providing opportunities for alternative accesses that avoid housing areas.
Physical characteristics & constraints	Large site of irregular shape subdivided by hedgerows and trees into rectangular fields that are accessed by tracks. Parts of site are at low or medium risk of flooding.
Infrastructure	Major infrastructure required
Barriers to development	Major infrastructure required
Market attractiveness	Area of strong demand. Would suit range of businesses.
Viability of employment development	Viable – high value location with modest abnormalities.
Sequential Status	Out of town
Proximity to urban areas	Close to bus stops on A511.
Compatibility of adjoining uses	Pocket of housing beside northern end of site
Deliverability	Deliverable
Recommendation	Consider planning applications for employment on their merits having regard to traffic impacts of scheme and retention of trees covered by TPOs.

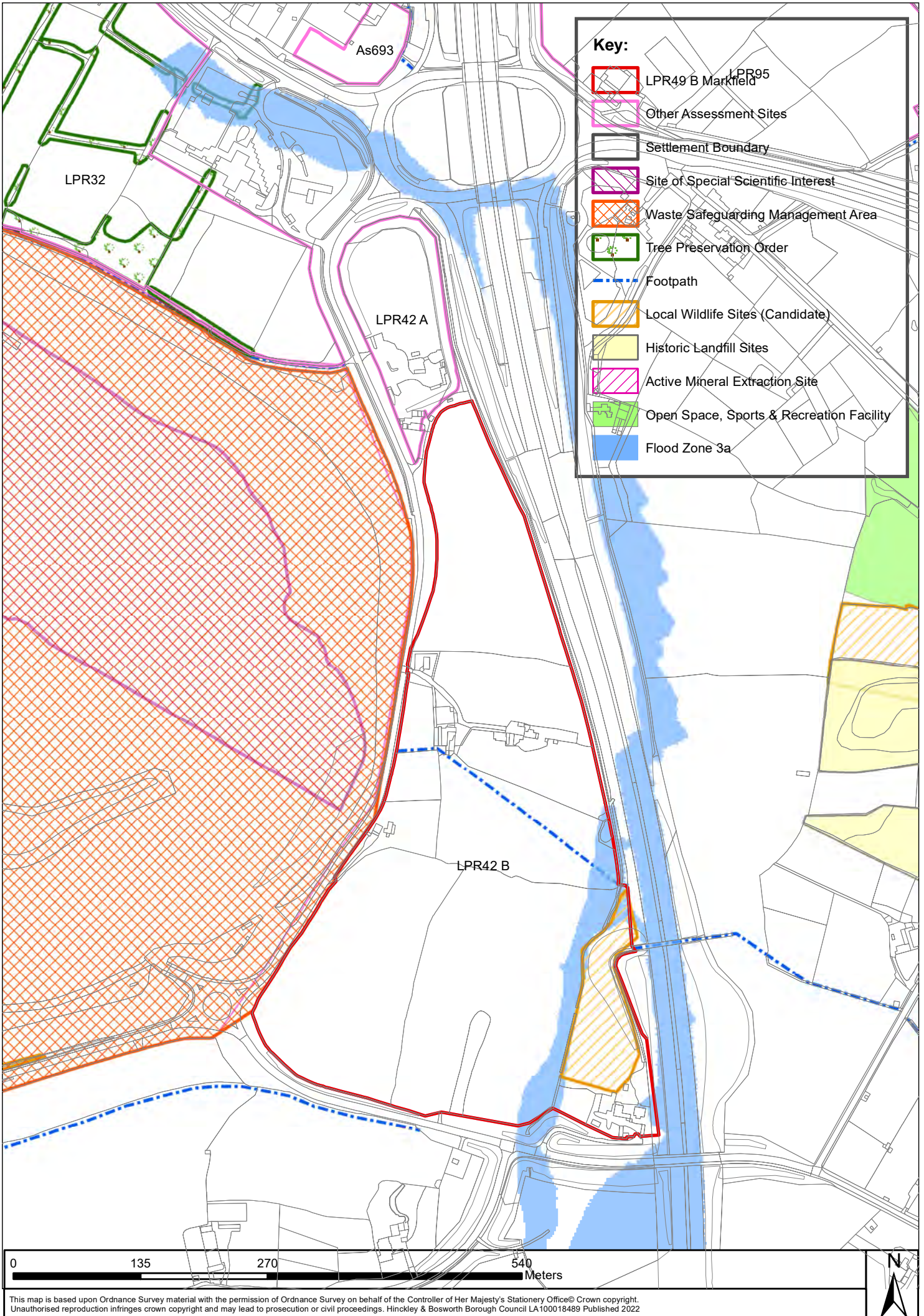


Key:

- LPR42 A Markfield
- Other Assessment Sites
- Settlement Boundary
- Site of Special Scientific Interest
- Waste Safeguarding Management Area
- Tree Preservation Order
- Footpath
- Active Mineral Extraction Site
- Flood Zone 3a

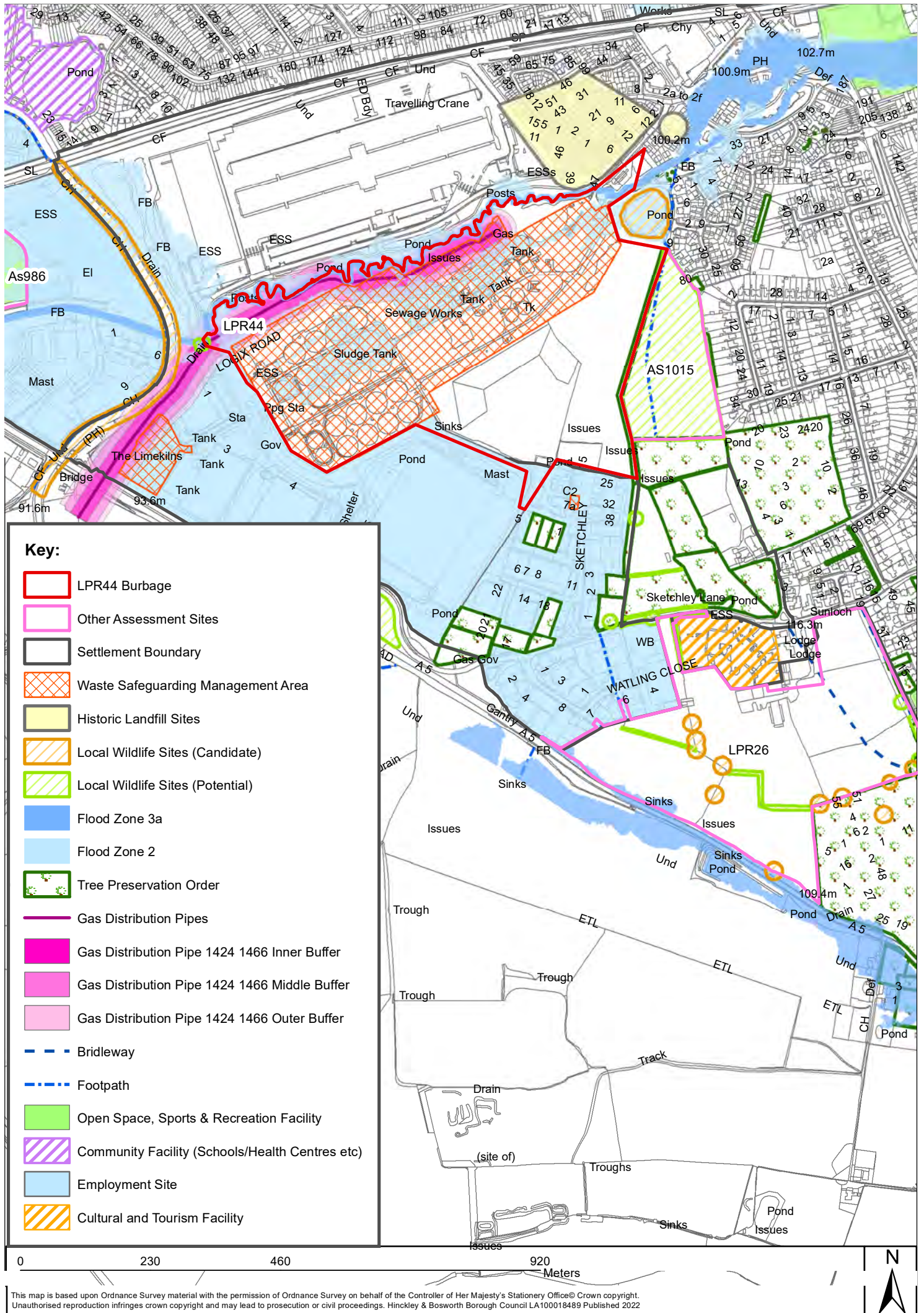
**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR 42 A
Name	Land east of Cliffe Lane and south of J22 M1, Markfield
Description	Detached house and paintballing centre on largely wooded site with areas of hardstanding beside motorway slip road.
Gross area (ha)	2.02 ha
Ownership factors	Single ownership.
Planning	Shown as countryside in Local Plan. No planning applications. Outside settlement boundary.
Habitat constraints	On the opposite side of Cliffe Lane, Cliffe Hill Quarry is an SSSI
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J22 of M1 is immediately to the north. The site fronts the slip road and roundabout. Access to the site is from Cliffe Lane.
Local road access	The site fronts Cliffe Lane which heads south from J22 through countryside and avoids housing areas.
Physical characteristics & constraints	Level wooded site of irregular shape with very low risk of flooding.
Infrastructure	Limited infrastructure
Barriers to development	Modest infrastructure required
Market attractiveness	Area of strong demand. Would suit range of businesses.
Viability of employment development	Viable – high value location with modest abnormalities.
Sequential Status	Out of town
Proximity to urban areas	Close to bus stops on A511 and A50
Compatibility of adjoining uses	Lilac Cottage is at southern tip of site.
Deliverability	Not currently available
Recommendation	Woodland on site provides buffer beside motorway and bio-diversity net gain could be substantial requirement. Do not allocate but treat planning applications on their merits. Consider potential to link to LPR 42B.



**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR 42 B
Name	Land between Cliffe Lane and M1, Markfield
Description	Fields with scattered buildings situated to west of motorway and with roads to all sides.
Gross area (ha)	18.2 ha
Ownership factors	Tarmac Trading own northern part and Stoney Lane Farm the southern part. Sunney Cliffe House is separately owned.
Planning	Shown as countryside in Local Plan. No planning applications. Outside settlement boundary.
Habitat constraints	On the opposite side of Clife Lane is Cliffe Hill Quarry, an SSSI. Candidate Local Wildlife Site in SE corner.
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J22 of M1 is 200 m to the north and the site fronts the slip road. Accesses to the site are from Cliffe Lane and Stoney Lane
Local road access	The site fronts Cliffe Lane which heads south from J22 through countryside and avoids housing areas. Highway issues would need to be overcome, before considering the allocation of this site.
Physical characteristics & constraints	Level farmland site of irregular shape with strip of land cutting across SE corner at low to medium risk of flooding.
Infrastructure	Infrastructure to some parts of the site.
Barriers to development	Modest infrastructure required.
Market attractiveness	Area of strong demand. Would suit range of businesses.
Viability of employment development	Viable – high value location with modest abnormalities.
Sequential Status	Out of town
Proximity to urban areas	There are bus stops on A511 and A50
Compatibility of adjoining uses	Detached houses and farm buildings within the site.
Deliverability	Developable.
Recommendation	Consider allocating for employment once highway issues overcome. Potentially link to LPR42A

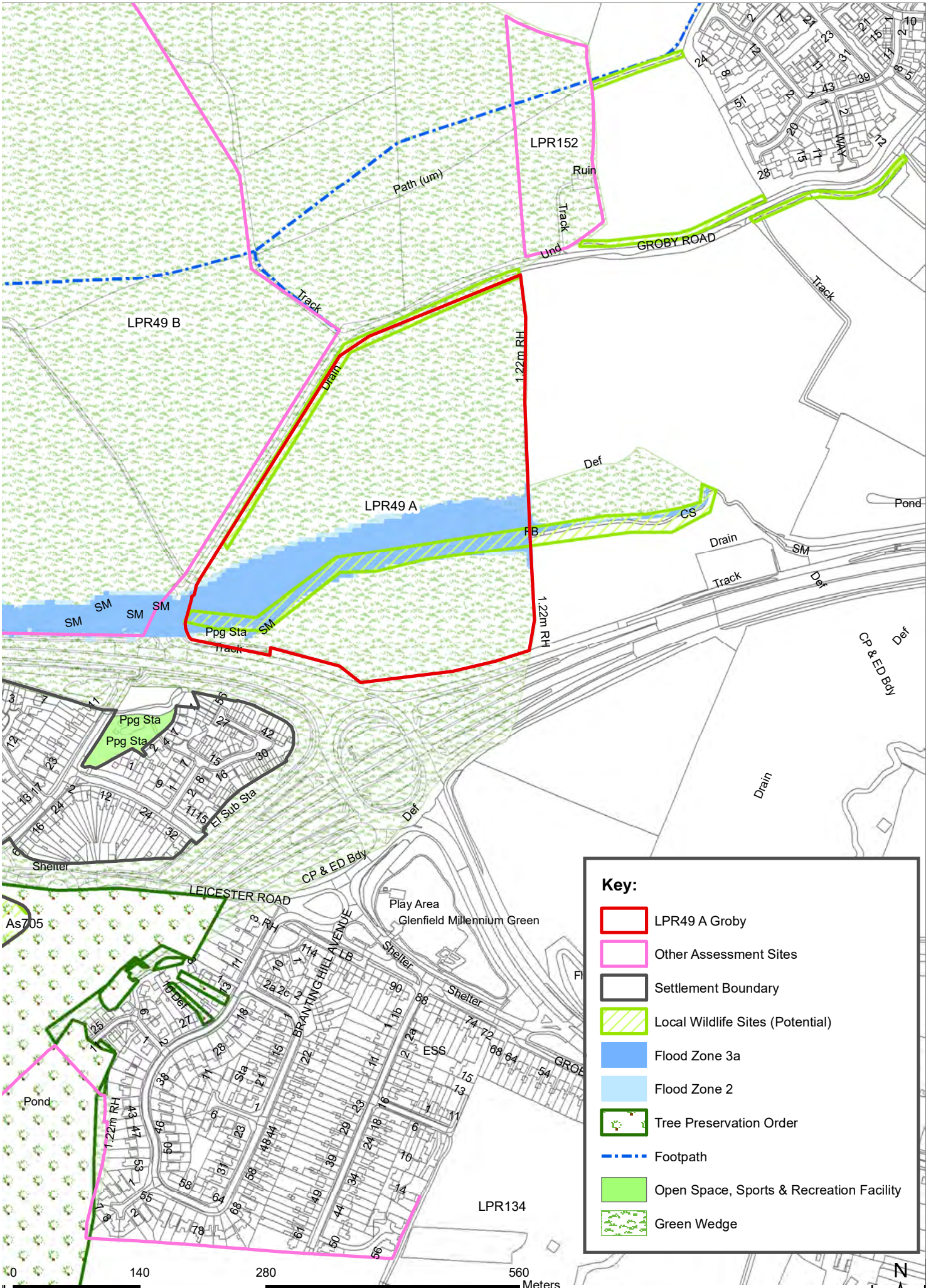


Key:

- LPR44 Burbage
- Other Assessment Sites
- Settlement Boundary
- Waste Safeguarding Management Area
- Historic Landfill Sites
- Local Wildlife Sites (Candidate)
- Local Wildlife Sites (Potential)
- Flood Zone 3a
- Flood Zone 2
- Tree Preservation Order
- Gas Distribution Pipes
- Gas Distribution Pipe 1424 1466 Inner Buffer
- Gas Distribution Pipe 1424 1466 Middle Buffer
- Gas Distribution Pipe 1424 1466 Outer Buffer
- Bridleway
- Footpath
- Open Space, Sports & Recreation Facility
- Community Facility (Schools/Health Centres etc)
- Employment Site
- Cultural and Tourism Facility

**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR44
Name	Hinckley Sewage treatment Works, Burbage
Description	Western part is operational sewage treatment works , eastern part wooded open space. Adjoins Distribution warehouses on two sides.
Gross area (ha)	26.8 ha. Severn Trent Water have advised Council that around 11ha is developable at this time.
Ownership factors	Severn Trent Water
Planning	No allocation or application. Eastern part of site is outside settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	Access from A5; 2km from J1 of M69. Route to SHN is along edge of urban area.
Local road access	Logix Road serves Logix Distribution Park and runs along two sides of site allowing direct access to A5 along roads designed for HGV use and avoiding housing areas.
Physical characteristics & constraints	Large level site with flood risk along the north western edge of site and across part of the sewage treatment works.
Infrastructure	Established infrastructure to western part but none to eastern part.
Barriers to development	Major infrastructure required to part of site
Market attractiveness	Strong demand for strategic B8 in prominent location with easy access to motorway network
Viability of employment development	Viable B8 development at adjoining Logix Distribution Park
Sequential Status	Edge of town.
Proximity to urban areas	Edge of town and close to housing areas.
Compatibility of adjoining uses	Separated from housing by landscaped buffers.
Deliverability	Severn Trent Water estimates that 11 ha on eastern part of site is not required for the operation of the STW. Deliverable.
Recommendation	Capacity of the A5 to take more traffic in this location should be a consideration when deciding if to allocate.



Key:

- LPR49 A Groby
- Other Assessment Sites
- Settlement Boundary
- Local Wildlife Sites (Potential)
- Flood Zone 3a
- Flood Zone 2
- Tree Preservation Order
- Footpath
- Open Space, Sports & Recreation Facility
- Green Wedge

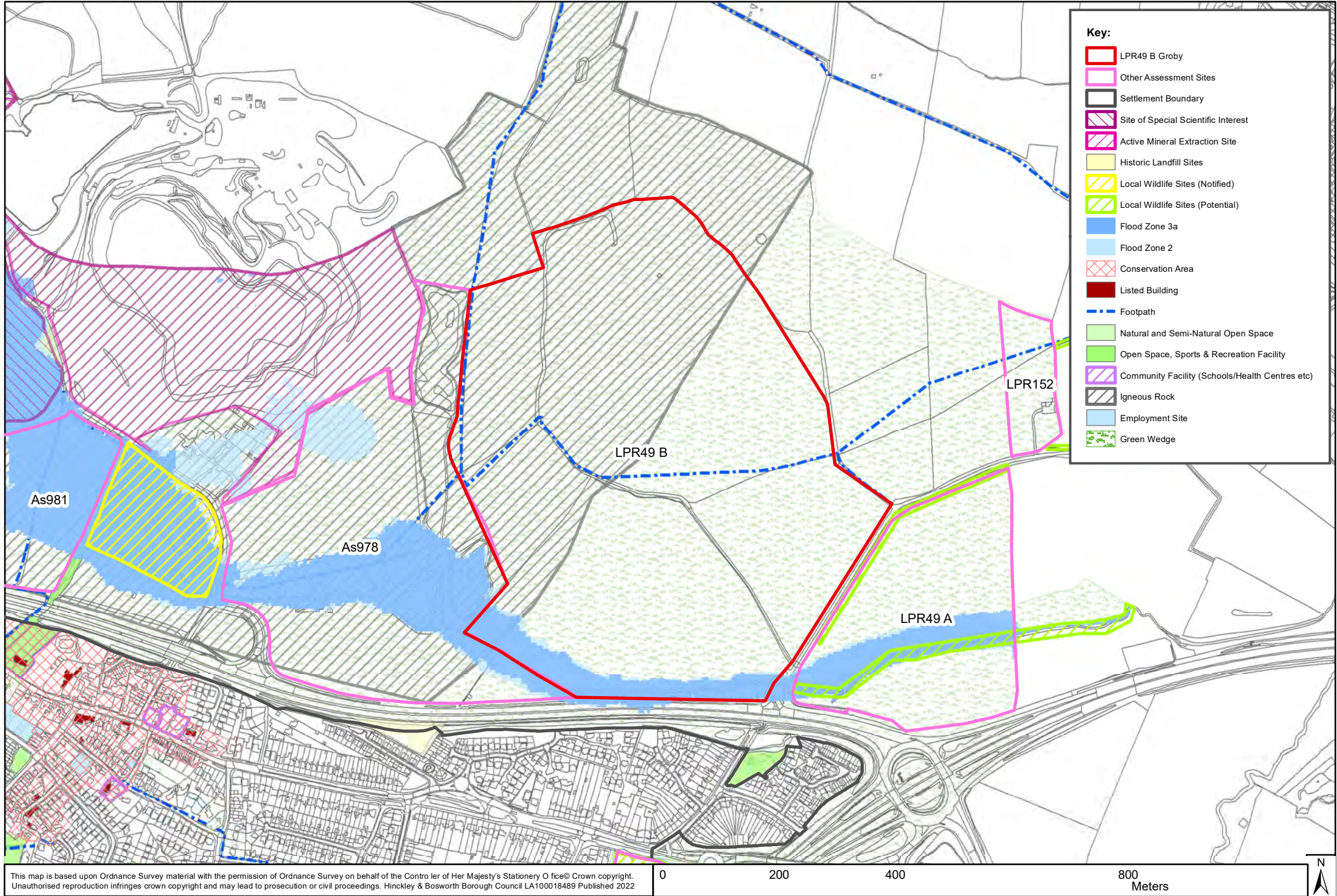
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**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR 49 A
Name	East of Anstey Lane, Groby.
Description	Farmland to north of junction of A50 Markfield Road and A46 Leicester Western Bypass. Groby Brook crosses the site. Anstey Lane separates this site from LPR 49 B.
Gross area (ha)	11.5 ha
Ownership factors	Majority of site in one title. Small pocket of land beside brook in SW corner in separate title.
Planning	Shown as countryside and Green Wedge in Local Plan. No planning applications. Outside settlement boundary.
Habitat constraints	Groby Brook identified as a potential Local Wildlife Site
Landscape constraints	Green Wedge
Heritage constraints	None
Access to strategic highway network	The site adjoins and has access to the eastbound carriageway of the A50, immediately to the west of its junction with the A46 Leicester Western Bypass. The A46 and A50 link to junctions 21A and 22 of the M1 respectively. The highways authority is opposed to new accesses along A50
Local road access	Access to the site is from Anstey Lane just to the north of its restricted access junction with the A50. The dual carriageway constrains direct access to Groby.
Physical characteristics & constraints	Greenfield site dipping towards Groby Brook. A strip across the centre is of high and medium risk of flooding.
Infrastructure	Major infrastructure would be required.
Barriers to development	Major infrastructure required.
Market attractiveness	Good location and suiting range of businesses.
Viability of employment development	Viable, high value location with moderate abnormal costs.
Sequential Status	Out of town
Proximity to urban areas	Housing areas and bus stops on Leicester Road Groby are within 500 m of the site, but on opposite side of bypass.
Compatibility of adjoining uses	No incompatible adjoining uses
Deliverability	Developable
Recommendation	The need for employment land should be weighed against highway constraints, the importance of the Green Wedge in this location. Solutions to mitigating flood risk could impact on viability.

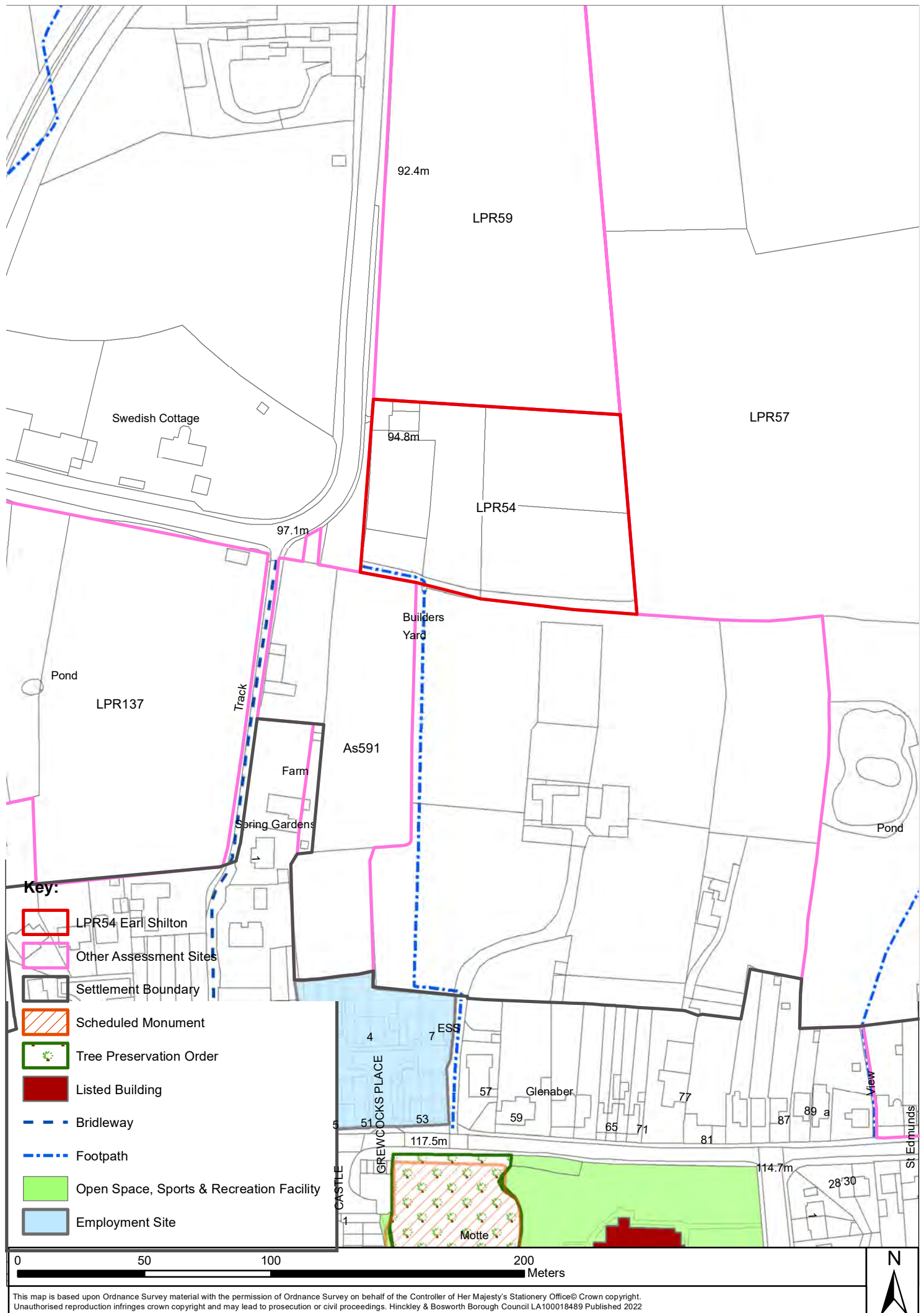


- Key:**
- LPR49 B Groby
 - Other Assessment Sites
 - Settlement Boundary
 - Site of Special Scientific Interest
 - Active Mineral Extraction Site
 - Historic Landfill Sites
 - Local Wildlife Sites (Notified)
 - Local Wildlife Sites (Potential)
 - Flood Zone 3a
 - Flood Zone 2
 - Conservation Area
 - Listed Building
 - Footpath
 - Natural and Semi-Natural Open Space
 - Open Space, Sports & Recreation Facility
 - Community Facility (Schools/Health Centres etc)
 - Igneous Rock
 - Employment Site
 - Green Wedge



**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

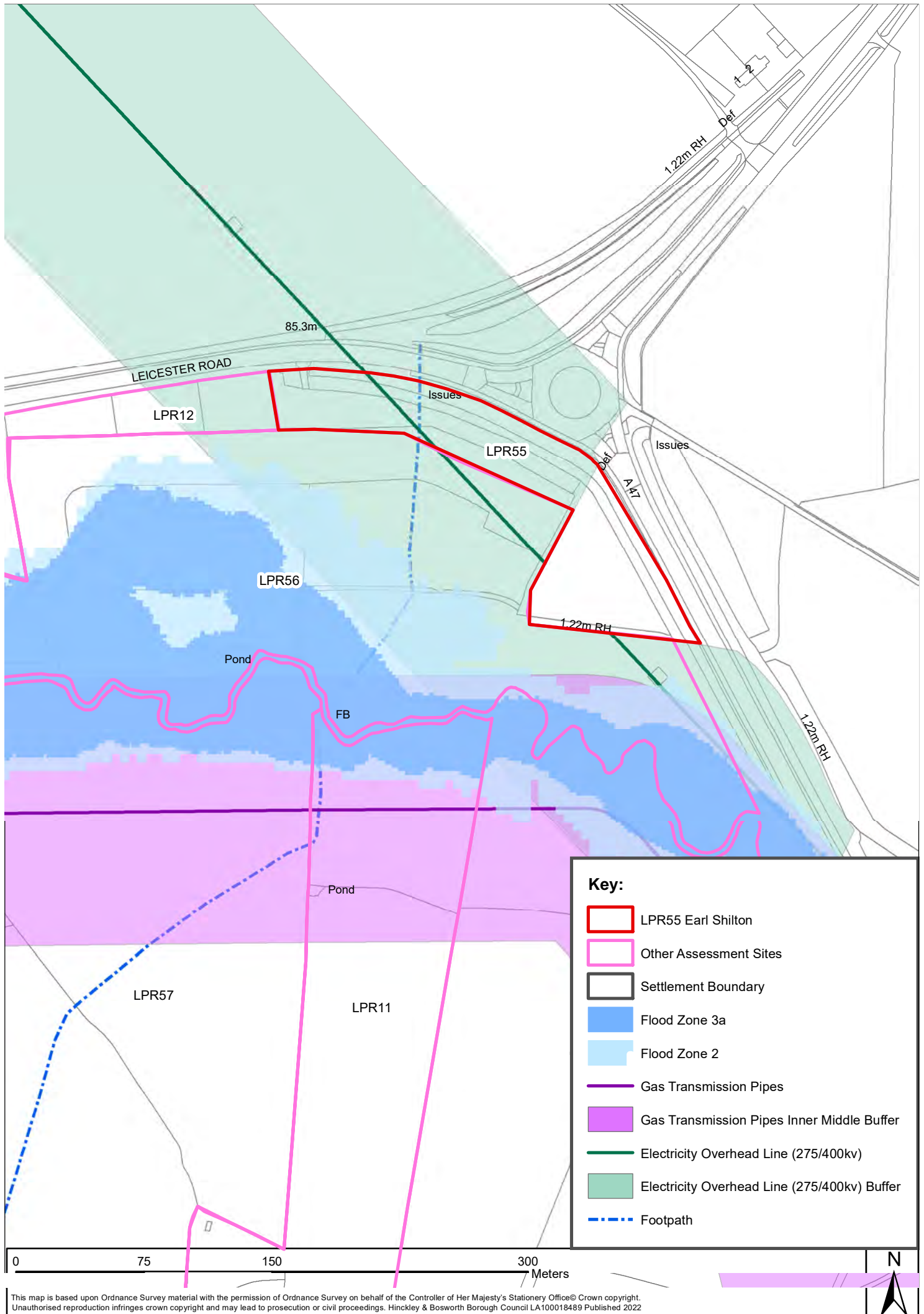
Reference	LPR 49 B
Name	West of Anstey Lane, Groby.
Description	Arable farmland to north of A50 Markfield Road. Groby Brook runs along the southern edge of site beside the dual carriageway. The site adjoins AS978 and Anstey Lane separates this site from LPR 49 A. A footpath crosses the site.
Gross area (ha)	45.8 ha
Ownership factors	Site in two titles. Both are in private ownership.
Planning	Shown as countryside and Green Wedge in Local Plan. No planning applications. Outside settlement boundary. Western part of site is identified as igneous rock.
Habitat constraints	None
Landscape constraints	Green Wedge
Heritage constraints	None
Access to strategic highway network	The site adjoins and has access to the eastbound carriageway of the A50, to the west of its junction with the A46 Leicester Western Bypass. The A46 and A50 link to junctions 21A and 22 of the M1 respectively. The highways authority is opposed to new accesses along A50
Local road access	Access to the site is from Anstey Lane just to the north of its restricted access junction with the A50. The dual carriageway constrains direct access to Groby.
Physical characteristics & constraints	Generally level arable farmland sloping gently towards watercourses. A strip along the southern boundary is of medium risk of flooding.
Infrastructure	Major infrastructure would be required.
Barriers to development	Major infrastructure required.
Market attractiveness	Good location and suiting range of businesses.
Viability of employment development	Viable, high value location with moderate abnormal costs.
Sequential Status	Out of town
Proximity to urban areas	Housing areas and bus stops on Leicester Road Groby are within 500 m of the southeast corner, but on opposite side of bypass.
Compatibility of adjoining uses	No incompatible adjoining uses
Deliverability	Developable
Recommendation	The need for employment land should be weighed against highway constraints, the importance of the Green Wedge in this location and the safeguarding of mineral reserves.



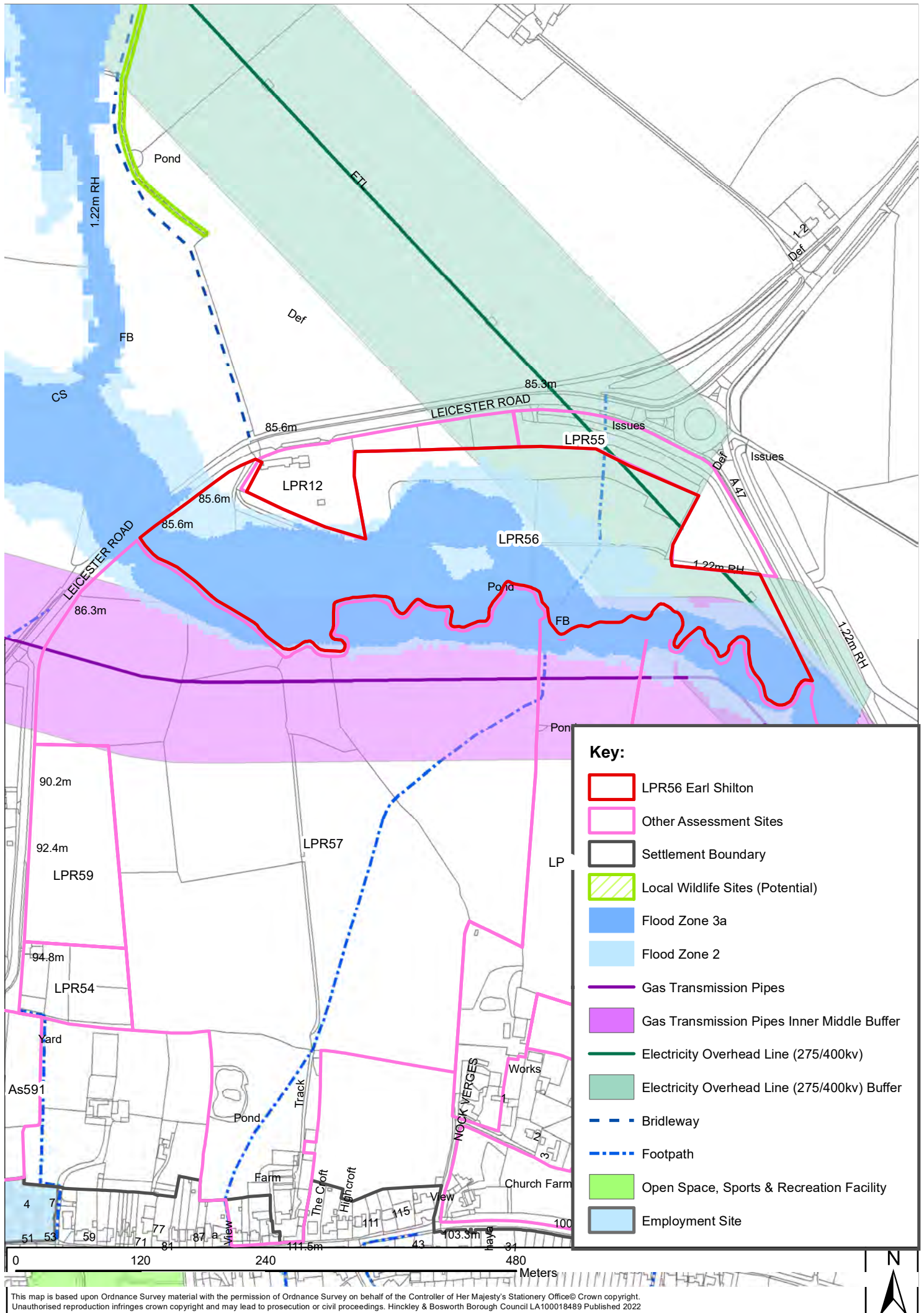
Key:

- LPR54 Earl Shilton
- Other Assessment Sites
- Settlement Boundary
- Scheduled Monument
- 🌳 Tree Preservation Order
- Listed Building
- Bridleway
- Footpath
- Open Space, Sports & Recreation Facility
- Employment Site

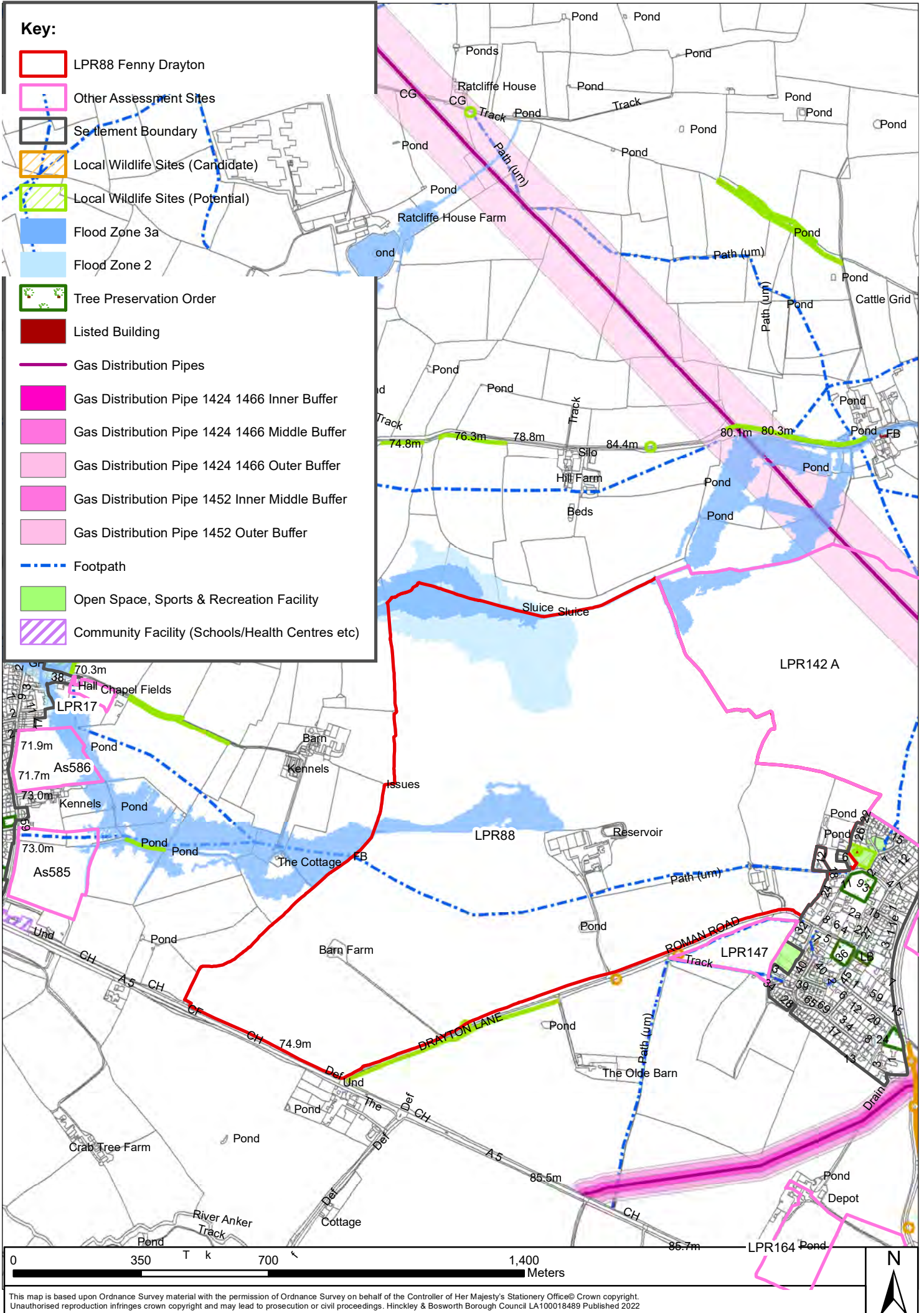
Reference	LPR 54
Name	Land to east of Leicester Road, Earl Shilton
Description	Paddock fronting un-named road, on edge of countryside to north of Earl Shilton
Gross area (ha)	0.77 ha
Ownership factors	Single owner – private
Planning	No allocation nor application. Just beyond the settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J21 of M1 is around 8 km to the east and J2 of M69 5 km to south but access to either is circuitous.
Local road access	Easy access to Leicester Road which leads south to the town centre and north east to the A47
Physical characteristics & constraints	Small level site, with small industrial / agricultural building in corner.
Infrastructure	Limited infrastructure.
Barriers to development	Modest infrastructure required
Market attractiveness	Not on market, may suit local business
Viability of employment development	Speculative development not viable but could attract interest from local business prepared to build their own premises
Sequential Status	Out of town
Proximity to urban areas	Close to housing, 400m from village centre and bus stop
Compatibility of adjoining uses	Builder's yard to SW, detached house and gospel hall to W, and countryside to E & N
Deliverability	Developable
Recommendation	Would not allocate, but treat an application on its merits.



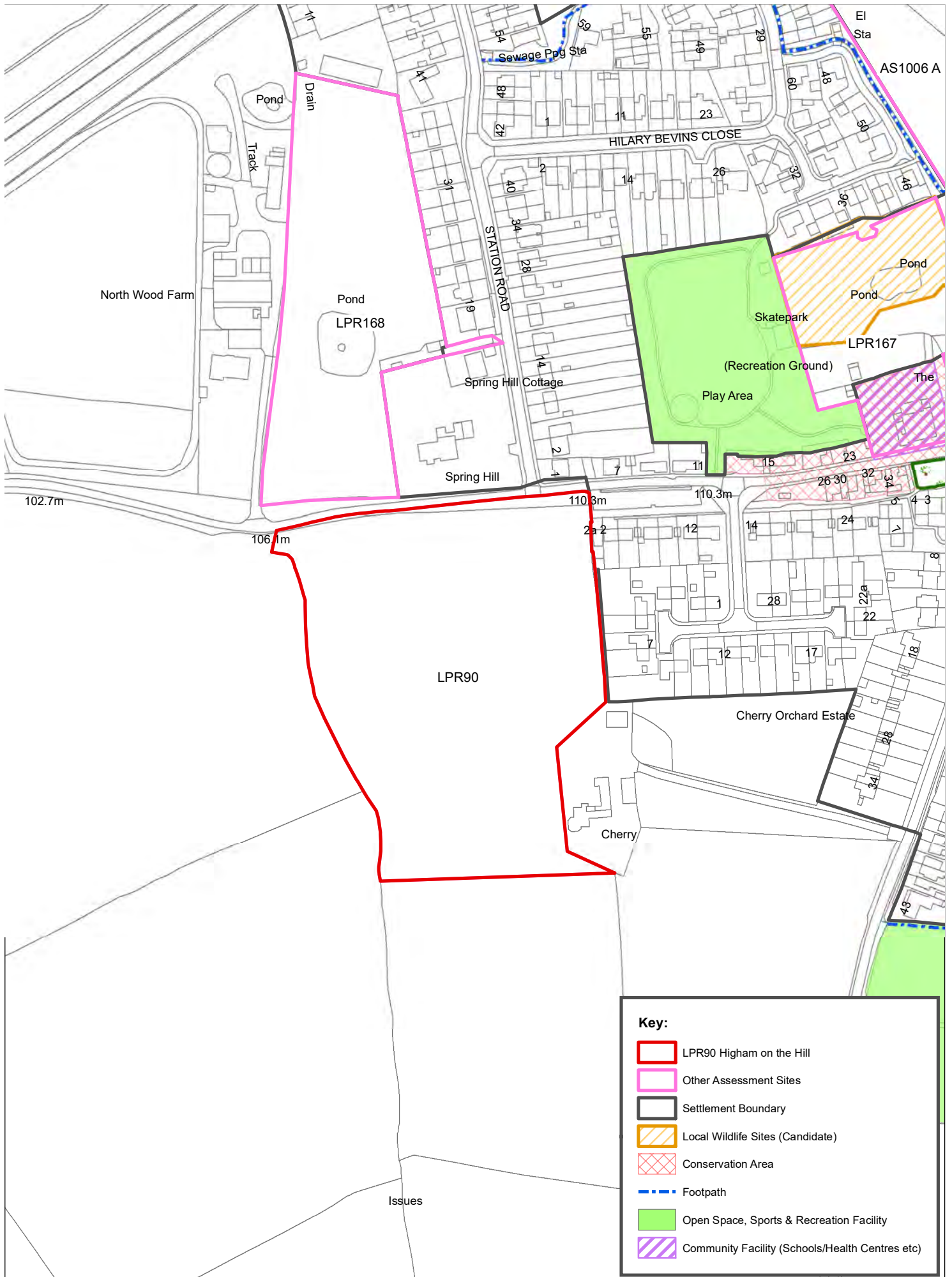
Reference	LPR 55
Name	Land to south of Leicester Road to the west of junction with A47 Earl Shilton
Description	Irregular shaped strip of land alongside A47 and Leicester Road.
Gross area (ha)	1.03 ha
Ownership factors	Single owner – private
Planning	No allocation. Outside settlement boundary. Outline Planning Application for the development of 14 x B2 employment units and 10 x traveller pitches to replace existing pitches. Application site incorporates eastern part of LPR 12, LPR 55 and northern part of LPR56.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J21 of M1 is around 8 km to the east and J2 of M69 5 km to south but access to either is circuitous.
Local road access	Easy access to Leicester Road which leads west to the town centre and east to the A47.
Physical characteristics & constraints	Small irregular shaped strip of land alongside the A47 prominently situated at the junction with Leicester Road. Electricity cable pass above site.
Infrastructure	Limited infrastructure.
Barriers to development	Modest infrastructure required
Market attractiveness	Prominent site at junction of A47 and Leicester Road. Proposed small units would suit local market.
Viability of employment development	Site could not be viably developed in isolation
Sequential Status	Out of town
Proximity to urban areas	Outside urban area
Compatibility of adjoining uses	Detached house to W, and countryside to S & N
Deliverability	Developable
Recommendation	Treat planning application on its merits, given that applicant is proposing to construct small employment units that would suit demand from local businesses. If allocating for employment the boundaries should reflect the planning application.



Reference	LPR 56
Name	Dalebrook Farm, Leicester Road Earl Shilton
Description	Irregular shaped parcel of land bounded by brook to the south and Sites LPR12 & LPR55 to north.
Gross area (ha)	7.88 ha
Ownership factors	Single owner – private
Planning	No allocation. Outside settlement boundary. Outline Planning Application for the development of 14 x B2 employment units and 10 x traveller pitches to replace existing pitches. Application site incorporates northern part of LPR56, eastern part of LPR 12, and LPR 55.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J21 of M1 is around 8 km to the east and J2 of M69 5 km to south but access to either is circuitous.
Local road access	Easy access to Leicester Road which leads west to the town centre and east to the A47
Physical characteristics & constraints	Irregular shaped site with a strip of hardstanding along the northern edge and scrub and grassland beside brook that marks southern boundary.
Infrastructure	Limited infrastructure.
Barriers to development	Modest infrastructure required
Market attractiveness	With adjoining sites to north this forms a prominent site at junction of A47 and Leicester Road. Proposed small units would suit local market.
Viability of employment development	Application is proposing speculative development of marginal viability, on a small part of this site. Flood risk prevents development on southern part.
Sequential Status	Out of town
Proximity to urban areas	Outside urban area
Compatibility of adjoining uses	Detached house to NE
Deliverability	Developable
Recommendation	Treat planning application on its merits, given that applicant is proposing to construct small employment units that would suit demand from local businesses. If allocating for employment the boundaries should reflect the planning application.

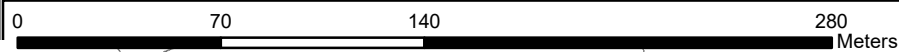


Reference	LPR 88
Name	Drayton Grange Farm, Drayton Lane, Fenny Drayton
Description	Large area of arable farmland on north side of Drayton Lane and extending from A5 Watling Street to the edge of the village. Within the site there is a farmhouse a second house agricultural buildings and self storage facilities.
Gross area (ha)	131 ha
Ownership factors	The boundaries of the proposed site do not follow title boundaries: land to the north of a lane is owned by Olive Branch Holdings. But much of the land to the south is not registered.
Planning	Shown as countryside in Local Plan. No planning applications. Outside settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	More than 10km from the strategic highway network – J1 of M69 and J10 of M42. Close to the junction with the A444 which provides an alternative route through the western part of the district to link to J11 of M42.
Local road access	Fronts A5 Watling Street and Drayton Lane.
Physical characteristics & constraints	Very large level site. Current access is from Drayton Lane. High and medium risk of surface water and fluvial flooding on parts of the site, but given scale of the site this could be designed around.
Infrastructure	Infrastructure to buildings within site but large parts without.
Barriers to development	Major infrastructure required and capacity of A5 to take more traffic is limited.
Market attractiveness	Although in countryside, the site fronts the A5 which links the M42 and M69 making the location of interest to logistics firms with requirements in the 'Golden Triangle'.
Viability of employment development	Marginal viability. High value location but high costs of infrastructure provision.
Sequential Status	Out of town
Proximity to urban areas	Eastern edge adjoins village
Compatibility of adjoining uses	Residential properties within and adjoining site but the scale of the site could incorporate mitigating buffers.
Deliverability	Developable
Recommendation	Capacity of the A5 to take more traffic in this location should be a consideration when deciding if to allocate.



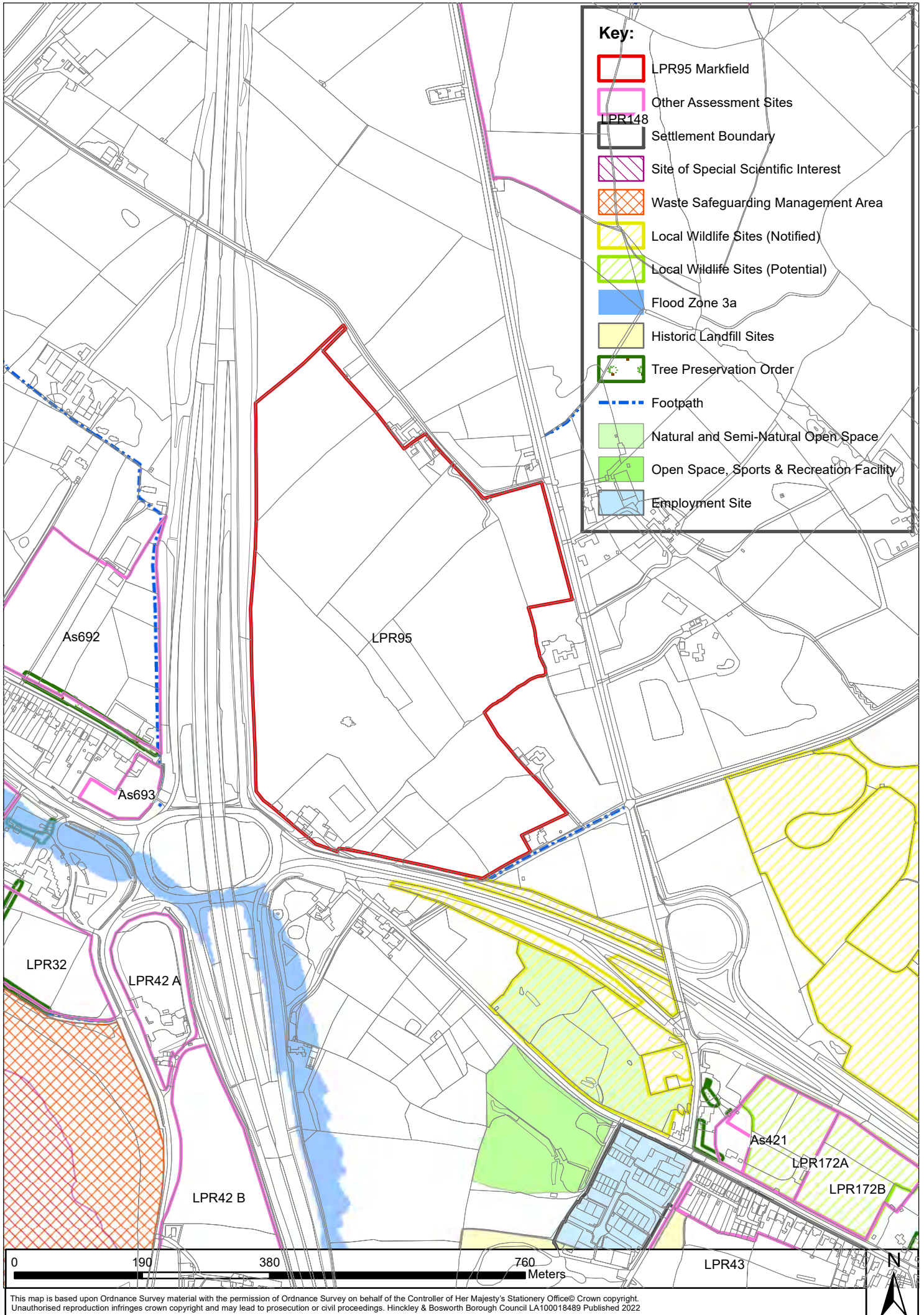
Key:

- LPR90 Higham on the Hill
- Other Assessment Sites
- Settlement Boundary
- Local Wildlife Sites (Candidate)
- Conservation Area
- Footpath
- Open Space, Sports & Recreation Facility
- Community Facility (Schools/Health Centres etc)



**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

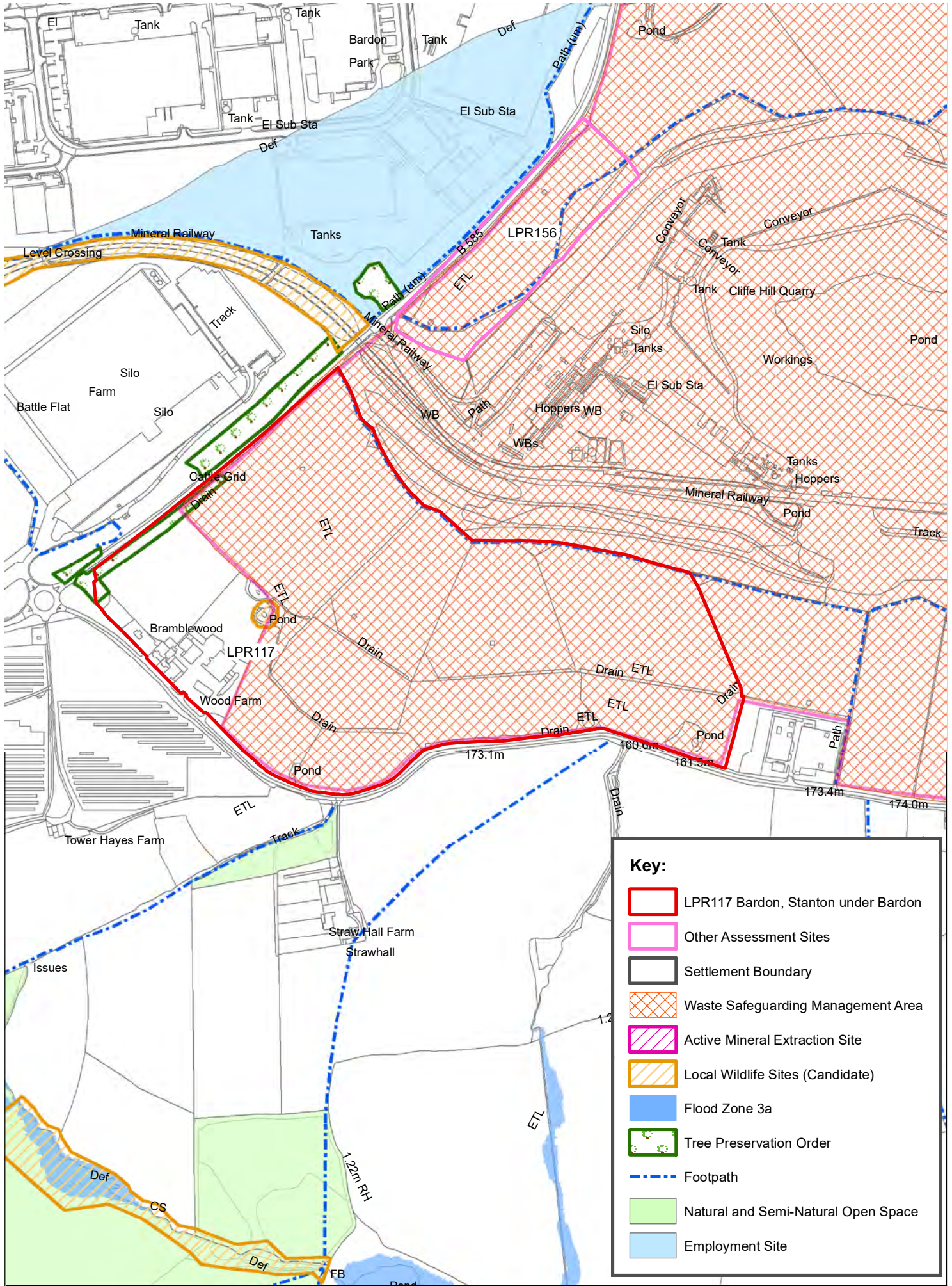
Reference	LPR 90
Name	Wood Lane, Higham on the Hill
Description	Part of field on western edge of village with farmland on two sides and housing to third.
Gross area (ha)	2.6 ha
Ownership factors	Owned by Owl Homes a housing developer.
Planning	Shown as countryside in Local Plan. Outside settlement boundary. Planning consent granted for residential development.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	9 km from the strategic highway network – J1 of M69.
Local road access	Fronts Wood Lane which links the village to the A5. Wood Lane is narrow and unsuitable for HGVs.
Physical characteristics & constraints	Regular shaped level site. With very low risk of flooding.
Infrastructure	Infrastructure required.
Barriers to development	Major infrastructure required.
Market attractiveness	The local industrial estate is well occupied suggesting that there could be demand for additional units in the village, but this site is larger than would be required. Larger requirements would be deterred by proximity to housing.
Viability of employment development	Marginal viability.
Sequential Status	Out of town
Proximity to urban areas	Eastern edge adjoins settlement boundary
Compatibility of adjoining uses	Houses adjoin site.
Deliverability	Deliverable as a housing site
Recommendation	Site has planning consent for housing. New Local Plan to reflect this in settlement boundary.



Reference	LPR 95
Name	Land to east of J22 of M1, Markfield
Description	Patchwork of fields and hedgerows to east of M1 motorway and with frontages to slip road, A50, Cottage Lane and Whitwick Road.
Gross area (ha)	26.8 ha
Ownership factors	White Hill Farm, Cliffe Hall Farm and others.
Planning	Shown as countryside in Local Plan. No planning applications. Outside settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J22 of M1 adjoins south west corner and the site fronts the slip road and the A50 dual carriageway.
Local road access	There are accesses to the site from the roundabout, Cottage Lane and Whitwick Road. There is a grade separated junction where Whitwick Road links to the A50 a short distance to the south of the site. These roads avoid housing areas.
Physical characteristics & constraints	Level farmland site of irregular shape with small parts at mainly low risk of surface water flooding.
Infrastructure	Infrastructure to buildings on peripheral parts of the site.
Barriers to development	Major infrastructure required.
Market attractiveness	Area of strong demand. Would suit range of businesses.
Viability of employment development	Viable – high value location with modest abnormalities.
Sequential Status	Out of town
Proximity to urban areas	There are bus stops on A511 and A50
Compatibility of adjoining uses	A handful of detached houses and farm buildings are within the site.
Deliverability	Developable.
Recommendation	Consider allocating for employment.

**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR102 A
Name	Land west of Orton Hill, Norton-Juxta-Twycross
Description	Irregular shaped arable farmland, in open countryside to the west of Twycross Zoo and beside the district boundary.
Gross area (ha)	41.9 ha
Ownership factors	Site is owned by Norton House Farm.
Planning	No allocations. No past planning applications on the site. Outside settlement boundary
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	3.7km from J11 of M42.
Local road access	Site is accessed from Orton Hill, informal road access.
Physical characteristics & constraints	No major risk of flooding.
Infrastructure	Major infrastructure would be required to open up the site.
Barriers to development	Major infrastructure required.
Market attractiveness	Limited site access, no proximity to other permitted employment use, however a large site within close proximity of M42 and therefore of interest to logistics businesses.
Viability of employment development	Viable
Sequential Status	Out of town
Proximity to urban areas	Nearest bus stop is over 1.5km away. The site is not near to residential areas.
Compatibility of adjoining uses	Site in countryside but is directly opposite Twycross Zoo, may limit the type of employment that can be located there.
Deliverability	Developable.
Recommendation	The site is developable, and attractive to national businesses. The site could come forward for employment within the plan period, however there are many constraints to be overcome in this area and material constraints must be dealt with due to proximity of Twycross Zoo.



Key:

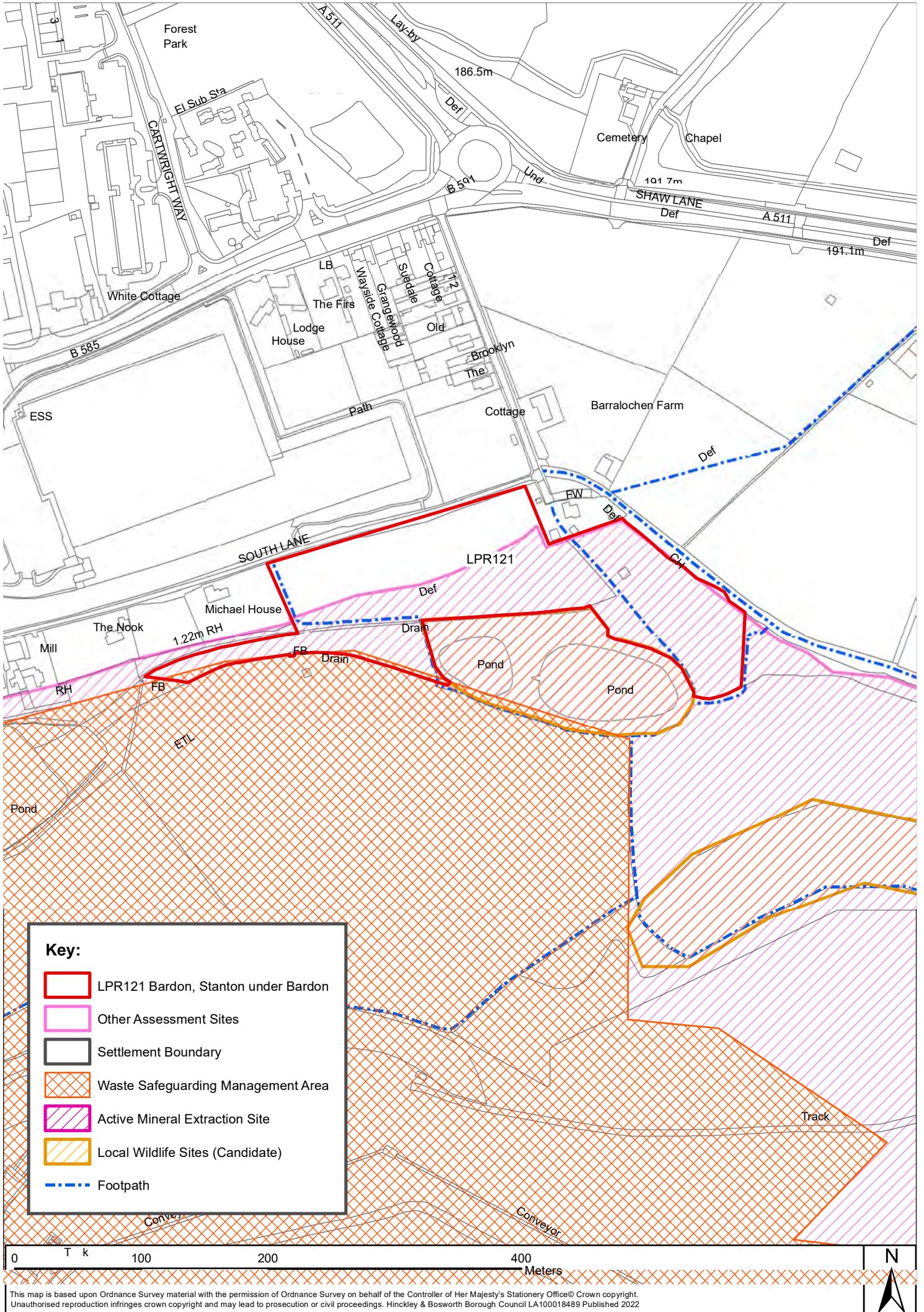
- LPR117 Bardon, Stanton under Bardon
- Other Assessment Sites
- Settlement Boundary
- Waste Safeguarding Management Area
- Active Mineral Extraction Site
- Local Wildlife Sites (Candidate)
- Flood Zone 3a
- Tree Preservation Order
- Footpath
- Natural and Semi-Natural Open Space
- Employment Site

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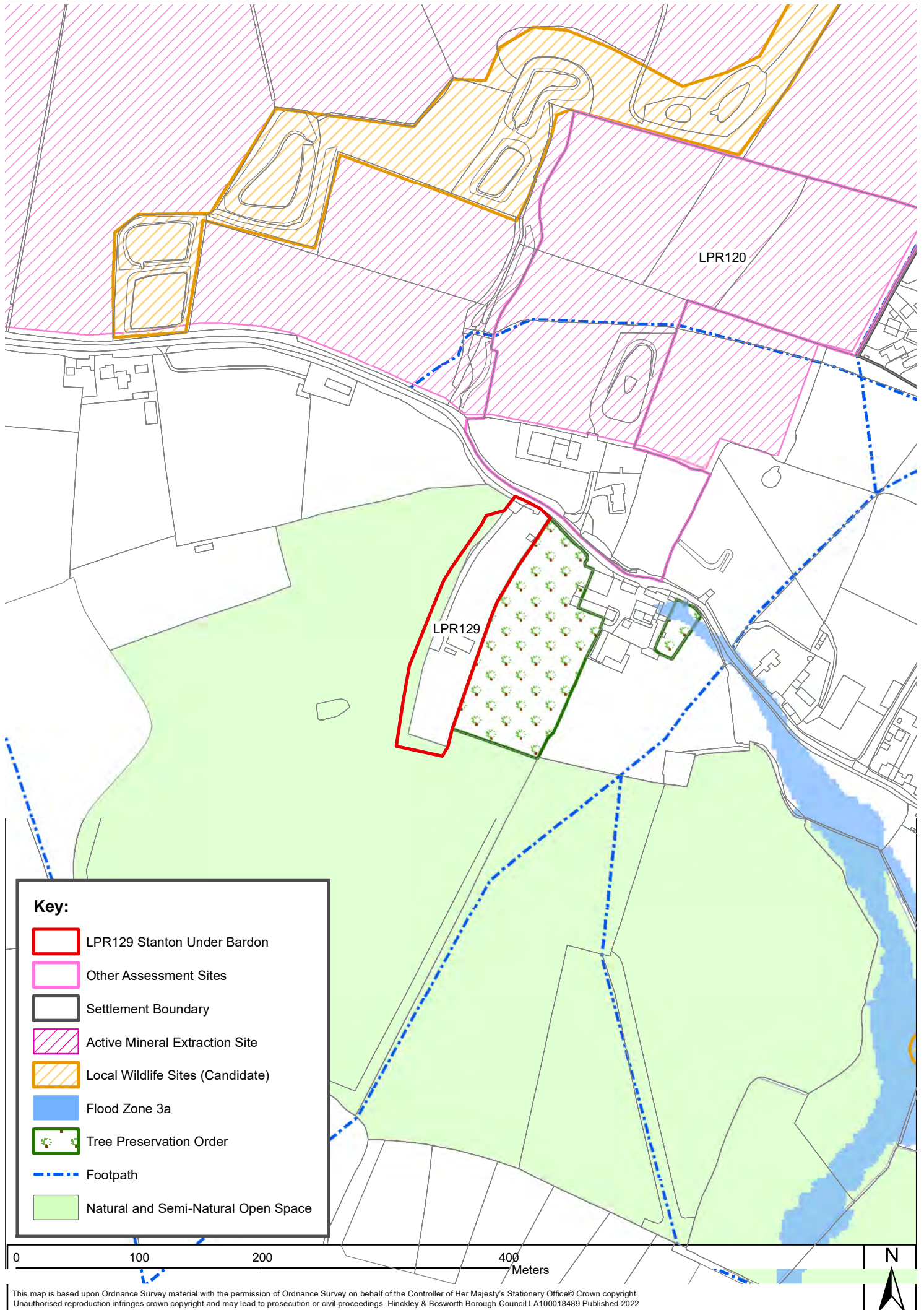
Reference	LPR 117
Name	Wood Farm, West Lane, Stanton under Bardon
Description	Patchwork of fields and hedgerows to south east of Mountpark Bardon II, with frontage to West Lane and an un-named road to south. A footpath passes along the northern edge of the site.
Gross area (ha)	24.7 ha
Ownership factors	Single Owner - Wood Farm.
Planning	Shown as countryside in Local Plan. Planning consent for B2 & B8 . Outside settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J22 of M1 is 4 km to east with access via West Lane and A511.
Local road access	Access to the M1 is suitable for HGVs and avoids housing areas.
Physical characteristics & constraints	Large area of farmland site of irregular shape with small, mainly peripheral, parts at mainly low risk of surface water flooding.
Infrastructure	Major infrastructure required.
Barriers to development	Major infrastructure required.
Market attractiveness	Area of strong demand. Would suit range of businesses.
Viability of employment development	Viable – high value location with modest abnormalities.
Sequential Status	Out of town
Proximity to urban areas	Not close to urban areas
Compatibility of adjoining uses	Within countryside where it forms an extension to existing logistics park. No incompatible uses within or adjoining site
Deliverability	Deliverable.
Recommendation	Has consent for B8 and B2



Key:

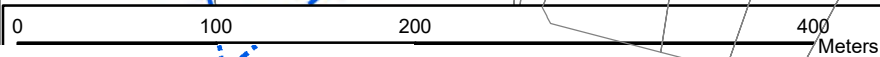
- LPR121 Bardon, Stanton under Bardon
- Other Assessment Sites
- Settlement Boundary
- Waste Safeguarding Management Area
- Active Mineral Extraction Site
- Local Wildlife Sites (Candidate)
- Footpath

Reference	LPR 121
Name	South Lane, Stanton under Bardon
Description	Irregularly shaped site comprising three small fields with frontage to South Lane, to the east of Interlink Business Park.
Gross area (ha)	3.5 ha
Ownership factors	Various titles. Land assembly required
Planning	Shown as countryside in Local Plan. No planning applications. Outside settlement boundary. The site straddles the boundary with North West Leicestershire.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J22 of M1 is 4 km to east with access via West Lane and A511.
Local road access	Access to the site pass houses on either East Lane or South Lane, which are both narrow and serve houses. Not suitable for HGVs
Physical characteristics & constraints	Small level area of farmland of irregular shape with very low risk of flooding. Overhead electricity cables cross over site with one pylon within site.
Infrastructure	Major infrastructure required.
Barriers to development	Modest infrastructure required.
Market attractiveness	Area of strong demand. Would suit businesses with smaller requirements.
Viability of employment development	Viable – high value location with modest abnormalities.
Sequential Status	Out of town
Proximity to urban areas	Not close to urban areas
Compatibility of adjoining uses	Within countryside where it is separated by a road from a logistics warehouse. Houses nearby on East Lane and South Lane.
Deliverability	Developable.
Recommendation	Relatively small site in location where much larger allocations are being proposed.

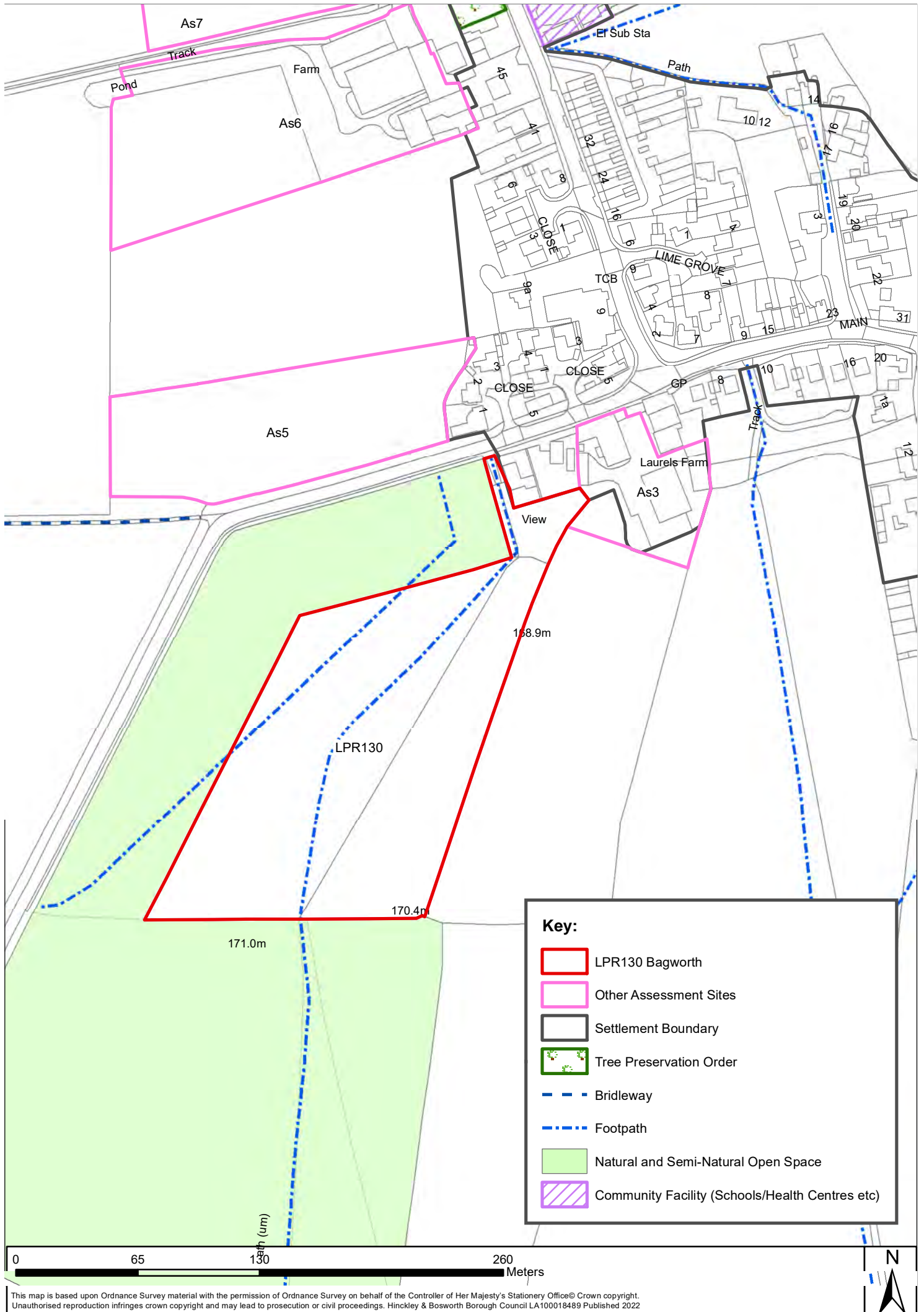


Key:

- LPR129 Stanton Under Bardon
- Other Assessment Sites
- Settlement Boundary
- Active Mineral Extraction Site
- Local Wildlife Sites (Candidate)
- Flood Zone 3a
- Tree Preservation Order
- Footpath
- Natural and Semi-Natural Open Space



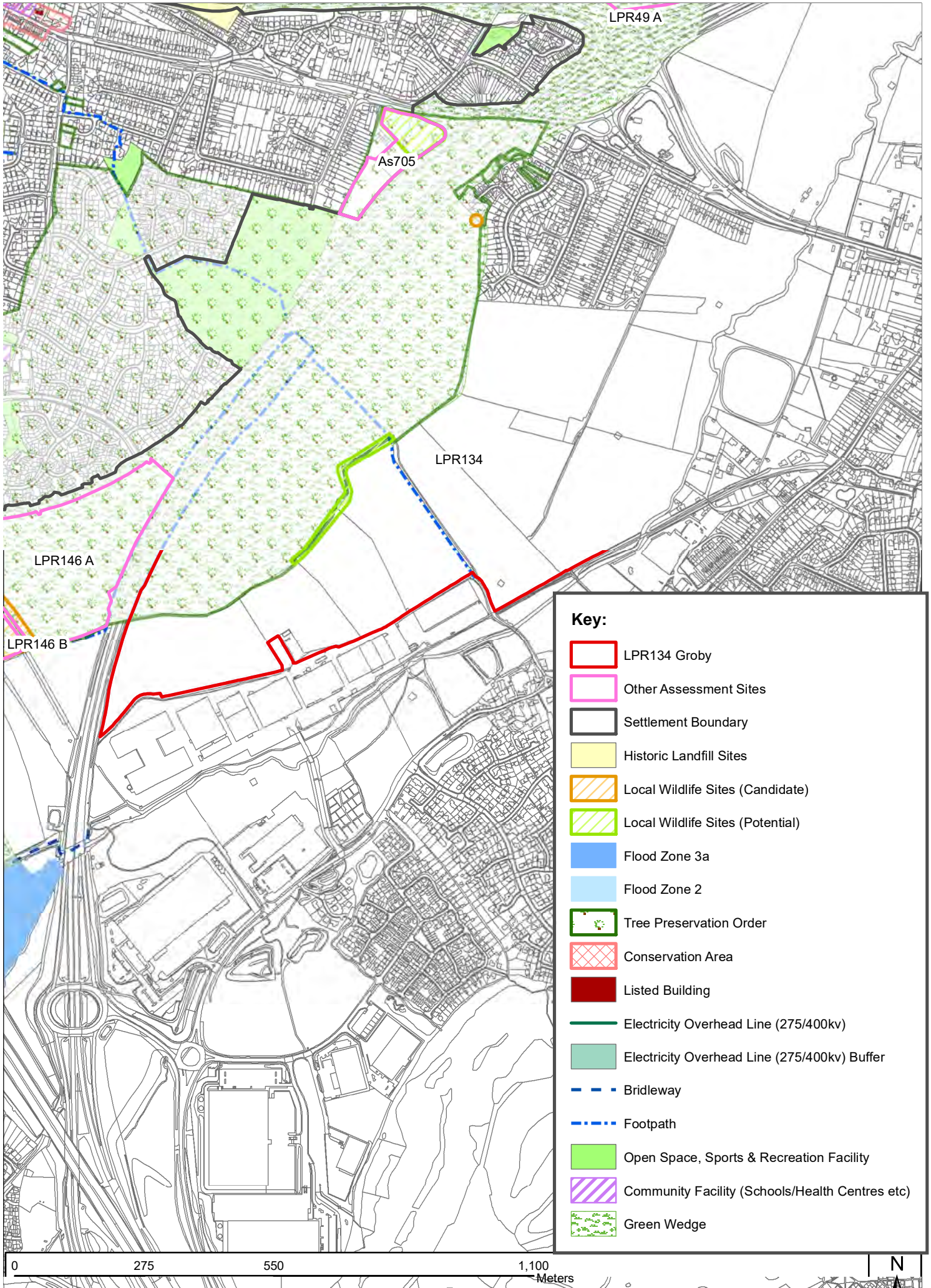
Reference	LPR 129
Name	Ellistown Lane, Stanton under Bardon
Description	Small narrow brownfield site with some derelict buildings in centre. It is situated in open countryside to the southwest of Stanton under Bardon on the south side of Ellistown Lane.
Gross area (ha)	1.92 ha
Ownership factors	Single owner - private
Planning	Shown as countryside in Local Plan. Woodland to south and west is allocated open space. No planning applications. Outside settlement boundary.
Habitat constraints	Trees to east protected by TPO
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J22 of M1 is 3.5 km to the north east with access via narrow lanes and through villages.
Local road access	Narrow lanes serving farms and villages.
Physical characteristics & constraints	Level brownfield site with very low risk of flooding.
Infrastructure	Limited infrastructure.
Barriers to development	Modest infrastructure and remediation required.
Market attractiveness	May suit local requirement, but poor location
Viability of employment development	Marginal viability
Sequential Status	Out of town
Proximity to urban areas	Not close to urban areas. Bus stops in village 700 m from site.
Compatibility of adjoining uses	Within countryside with detached modern farmhouse opposite
Deliverability	Developable
Recommendation	Would not allocate, but treat an application on its merits.



Key:

- LPR130 Bagworth
- Other Assessment Sites
- Settlement Boundary
- Tree Preservation Order
- Bridleway
- Footpath
- Natural and Semi-Natural Open Space
- Community Facility (Schools/Health Centres etc)

Reference	LPR 130
Name	Barlestone Road, Bagworth
Description	Greenfield site on SW edge of village screened by woodland.
Gross area (ha)	2.4
Ownership factors	In single ownership – private
Planning	No allocation or application
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J22 of M1 5km to NE via lanes or through residential areas.
Local road access	Narrow access strip from Barlestone Rd.
Physical characteristics & constraints	Footpaths across site and through surrounding woodland
Infrastructure	Limited, but utilities to houses on Barleston Rd.
Barriers to development	Infrastructure required
Market attractiveness	Not on market, may suit local business
Viability of employment development	Speculative development unlikely as limited demand.
Sequential Status	Edge of village, outside settlement boundary
Proximity to urban areas	Bus stop on Main St, close to housing
Compatibility of adjoining uses	NE corner adjoins residential, opens space to other sides
Deliverability	Developable
Recommendation	Would not allocate, but treat any application on its merits.

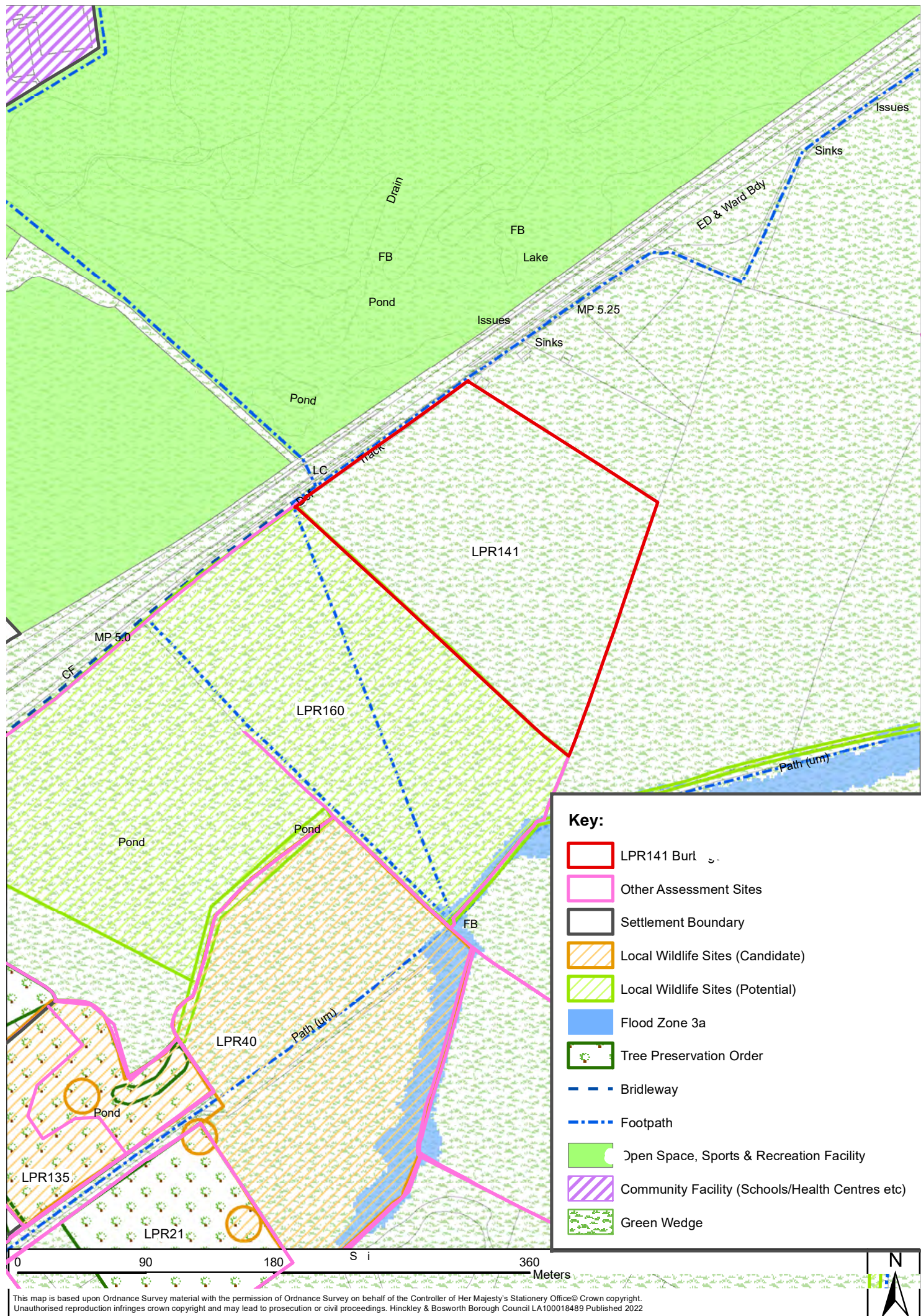


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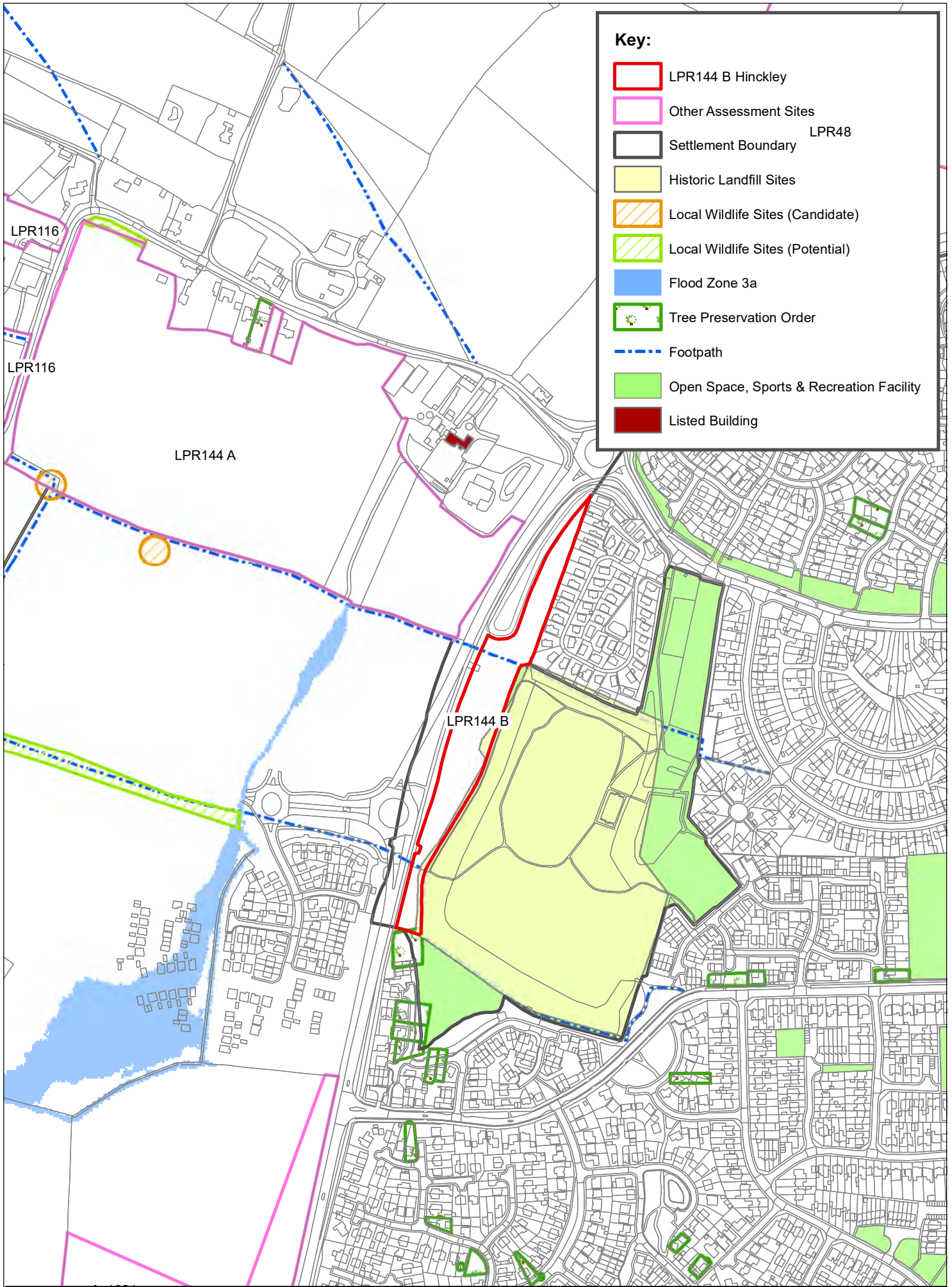
**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR 134
Name	Southeast of Leicester Western Bypass, Groby.
Description	Farmland between Groby and Glenfield and lying to the southeast of the bypass. The majority of the site is in Blaby District and road access would be from Blaby. The site adjoins Mill Lane Industrial Estate to the south and a housing estate to the north. A footpath crosses the site. High voltage electricity cables cross the eastern edge of the site on pylons.
Gross area (ha)	74.2 ha
Ownership factors	Multiple Owners - The Magnificent Seven LLP own many of the land parcels.
Planning	Shown as countryside and Green Wedge in Local Plan. No planning applications. Outside settlement boundary.
Habitat constraints	Potential Local Wildlife Site in centre
Landscape constraints	Green Wedge separating the suburbs of Leicester from Groby and other villages.
Heritage constraints	None
Access to strategic highway network	The site fronts the A50, to the east of its junction with the A46 Leicester Western Bypass. The A46 and A50 link to junctions 21A and 22 of the M1 respectively.
Local road access	Access to the site is from Groby Road to the north and Kirby Road to the south. The dual carriageway constrains direct access to Groby.
Physical characteristics & constraints	Generally level arable farmland sloping gently down to the east towards Rothley Brook. A strip along the southern boundary is of medium and high risk of flooding.
Infrastructure	Major infrastructure would be required.
Barriers to development	Major infrastructure required.
Market attractiveness	Good location and suiting range of businesses.
Viability of employment development	Viable, high value location with moderate abnormal costs.
Sequential Status	Out of town
Proximity to urban areas	On edge of urban area, close to housing. There are bus routes along Kirby Road, Station Road and Groby Road.
Compatibility of adjoining uses	There is housing to the north of the site but the majority of this large area is compatible with adjoining uses.
Deliverability	Do not allocate
Recommendation	The need for employment land should be weighed against the importance of the Green Wedge in this location. The larger part of this site and likely access routes are within the neighbouring district of Blaby. Any proposals should form part of a comprehensive review of this land by both Councils with Blaby taking the lead.



**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

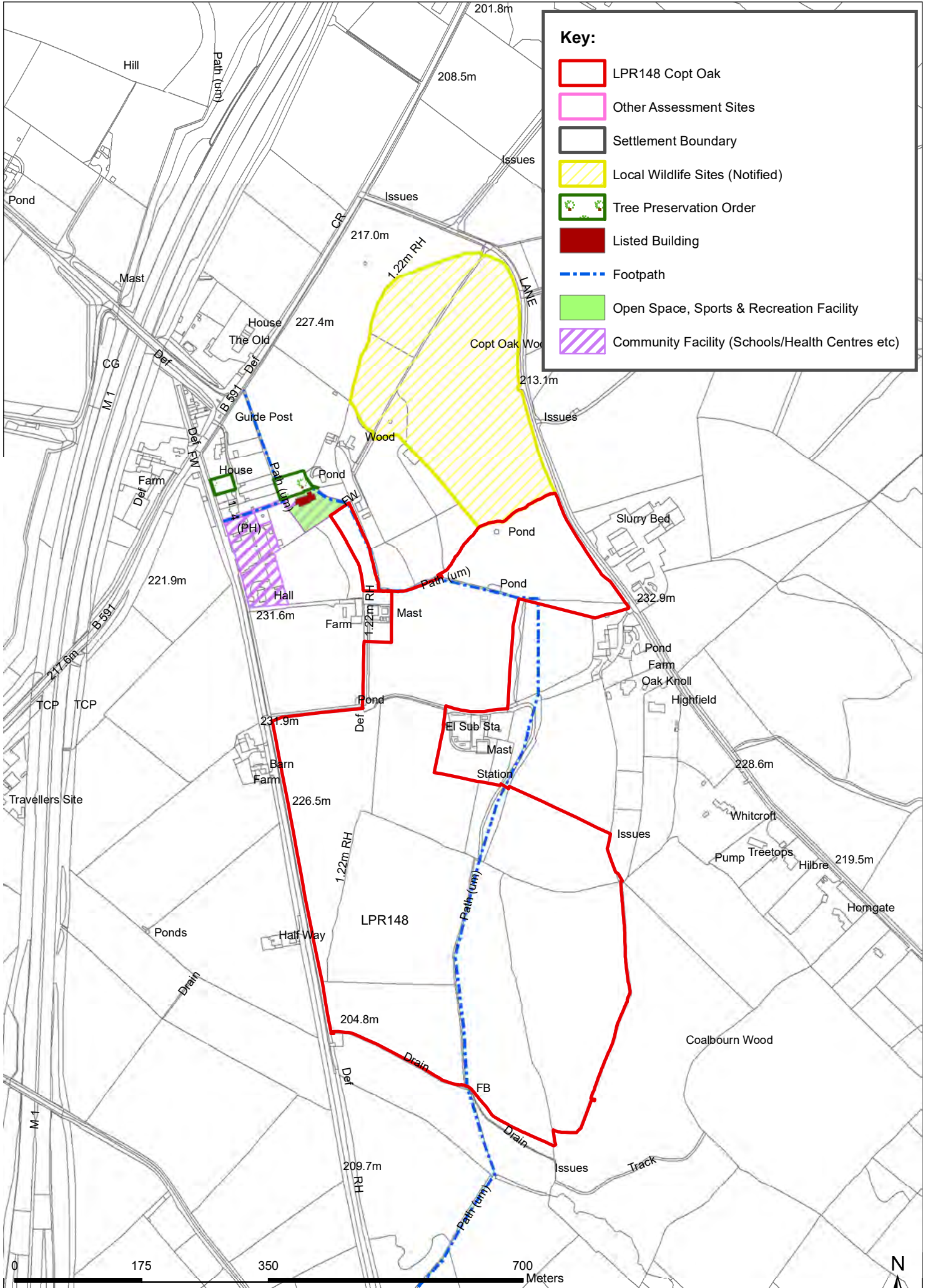
Reference	LPR141
Name	East of the Coppice, Burbage
Description	Field beside railway site and outside settlement boundary.
Gross area (ha)	3.5 ha
Ownership factors	In single ownership – private
Planning	No allocation or application. Outside settlement boundary. Identified as Green Wedge. A review of the Green Wedge in 2020 concluded that the boundaries here should not be changed.
Habitat constraints	None
Landscape constraints	Within Green Wedge separating settlements.
Heritage constraints	None
Access to strategic highway network	J2 of M69 is around 4km to NE via lanes and through residential areas
Local road access	A single track lane alongside the railway links the site to the housing estate to the south. This is not suitable for HGVs
Physical characteristics & constraints	Level site. Footpath to western corner crosses railway.
Infrastructure	Required major infrastructure
Barriers to development	Infrastructure required
Market attractiveness	Not on market, may suit local business.
Viability of employment development	Speculative development unlikely as limited demand.
Sequential Status	Outside settlement boundary
Proximity to urban areas	More than 400 metres from built up area.
Compatibility of adjoining uses	Adjoins farmland with a golf course beyond railway. No incompatible uses
Deliverability	Access inadequate for employment use of site. Only allocate if it is to be integrated in wider scheme.
Recommendation	Do not allocate.



Key:

- LPR144 B Hinckley
- Other Assessment Sites LPR48
- Settlement Boundary
- Historic Landfill Sites
- Local Wildlife Sites (Candidate)
- Local Wildlife Sites (Potential)
- Flood Zone 3a
- Tree Preservation Order
- Footpath
- Open Space, Sports & Recreation Facility
- Listed Building

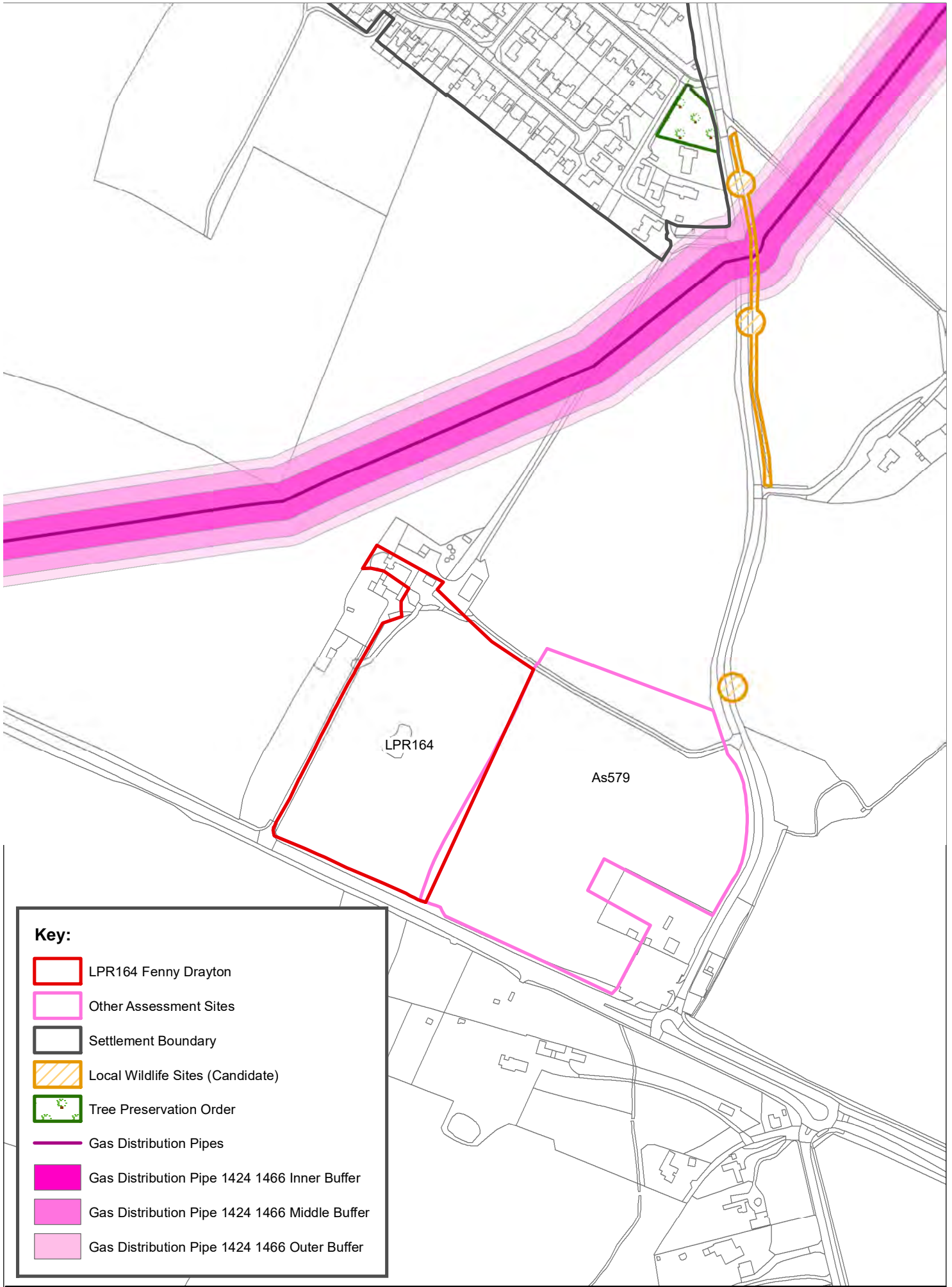
Reference	LPR 144 B
Name	Land to east of A47 Normandy Way, Hinckley
Description	A strip of land along the eastern side of the A47, that serves as a buffer between main road, a small housing estate and playing fields. The construction of a roundabout to provide access to a new housing estate has realigned the A47 enabling separation from the cycle track alongside.
Gross area (ha)	1.59 ha
Ownership factors	Single owner – John W Sheppard (Wykin) Ltd
Planning	No allocation nor planning application. Outside settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	J1 of M69 is around 6 km to the SE via the A47 and A5.
Local road access	The site has a long frontage to the A47, but direct access from the main road is likely to be resisted except at or near the new roundabout.
Physical characteristics & constraints	Narrow irregular shaped strip of land alongside the A47.
Infrastructure	Major infrastructure required. Development would have to be linear requiring relatively extensive infrastructure.
Barriers to development	Major infrastructure required
Market attractiveness	Prominent location but depth of site will limit building sizes.
Viability of employment development	Marginal viability – high value location but high cost of infrastructure provision
Sequential Status	Edge of town
Proximity to urban areas	Close to residential areas and bus stops.
Compatibility of adjoining uses	Adjoins housing at northern end and playing field at southern end.
Deliverability	Developable
Recommendation	Development should be supported on what has now become an infill site. Adjust settlement boundary to incorporate site and treat any planning application on its merits



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**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR 148
Name	Copt Oak Farm, Whitwick Road, Copt Oak
Description	Patchwork of fields and hedgerows to east of M1, with frontage to Whitwick Road and Whitcroft's Lane. A footpath passes over the site. The site wraps around a telecommunications mast.
Gross area (ha)	24.7 ha
Ownership factors	Copt Oak Farm.
Planning	Shown as countryside in Local Plan. No planning applications. Outside settlement boundary. Only a small part of the site, fronting Whitwick Road, is in Hinckley & Bosworth, the majority is in Charnwood.
Habitat constraints	Adjoins Local Wildlife Site
Landscape constraints	None
Heritage constraints	Listed church nearby
Access to strategic highway network	J22 of M1 is south west of the site with access via Whitwick Road and the A50.
Local road access	From Whitwick Road access to the M1 is easy and avoids housing areas.
Physical characteristics & constraints	Level farmland site of irregular shape with small, mainly peripheral, parts at mainly low risk of surface water flooding.
Infrastructure	Major infrastructure required.
Barriers to development	Major infrastructure required.
Market attractiveness	Area of strong demand. Would suit range of businesses.
Viability of employment development	Viable – high value location with modest abnormalities.
Sequential Status	Out of town
Proximity to urban areas	Not close to urban areas
Compatibility of adjoining uses	Within countryside no incompatible uses within or adjoining site
Deliverability	Potentially unsuitable due to habitat and heritage constraints.
Recommendation	The majority of the site is within the neighbouring borough of Charnwood. If and when Charnwood proposes to allocate the site for employment, then Hinckley & Bosworth should consider the merits of extending development across the borough boundary.



Key:

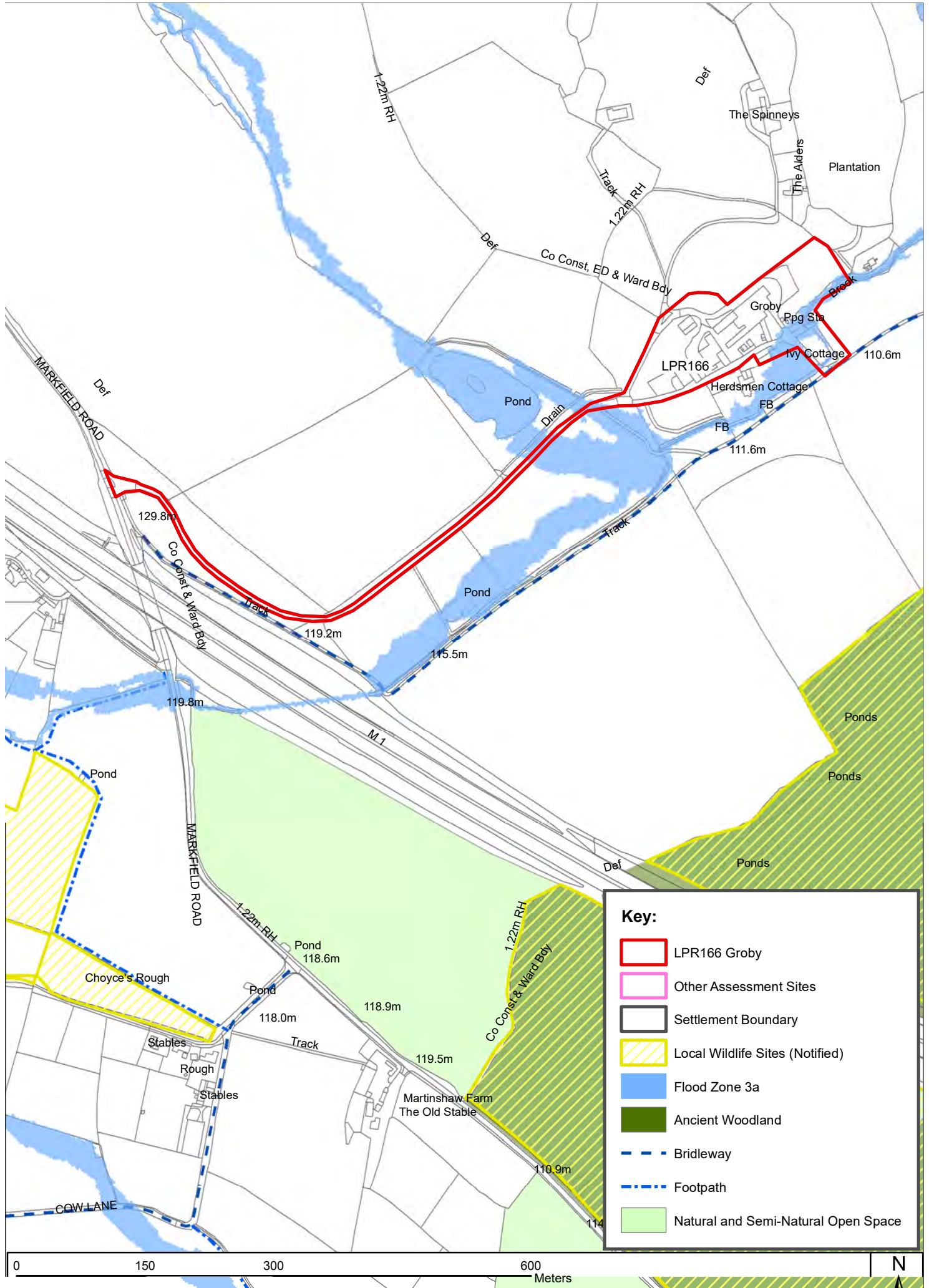
- LPR164 Fenny Drayton
- Other Assessment Sites
- Settlement Boundary
- Local Wildlife Sites (Candidate)
- Tree Preservation Order
- Gas Distribution Pipes
- Gas Distribution Pipe 1424 1466 Inner Buffer
- Gas Distribution Pipe 1424 1466 Middle Buffer
- Gas Distribution Pipe 1424 1466 Outer Buffer

0 120 240 480 Meters



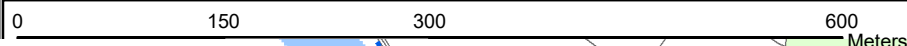
**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR 164
Name	Glebe Barn, Watling Street, Fenny Drayton
Description	Field on north side of A5 with building in northwest corner. The site adjoins AS579.
Gross area (ha)	3.64 ha
Ownership factors	Single owner - private
Planning	Shown as countryside in Local Plan. No planning applications. Outside settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	More than 10km from the strategic highway network – J1 of M69 and J10 of M42. Close to the junction with the A444 which provides an alternative route through the western part of the district to link to J11 of M42.
Local road access	Fronts A5 Watling Street
Physical characteristics & constraints	Regular shaped site sloping gently down to east. Current access is from Newbold Road
Infrastructure	Infrastructure to buildings in north west corner
Barriers to development	Modest infrastructure required. But capacity of A5 to take more traffic is limited.
Market attractiveness	Although in countryside, the site fronts the A5 which links the M42 and M69 making the location of interest to logistics firms with requirements in the 'Golden Triangle'.
Viability of employment development	Viable. High value location and modest abnormal costs
Sequential Status	Out of town
Proximity to urban areas	400 metres from edge of village
Compatibility of adjoining uses	Residential properties to north west of site
Deliverability	Developable
Recommendation	Capacity of the A5 to take more traffic in this location should be a consideration when deciding if to allocate.



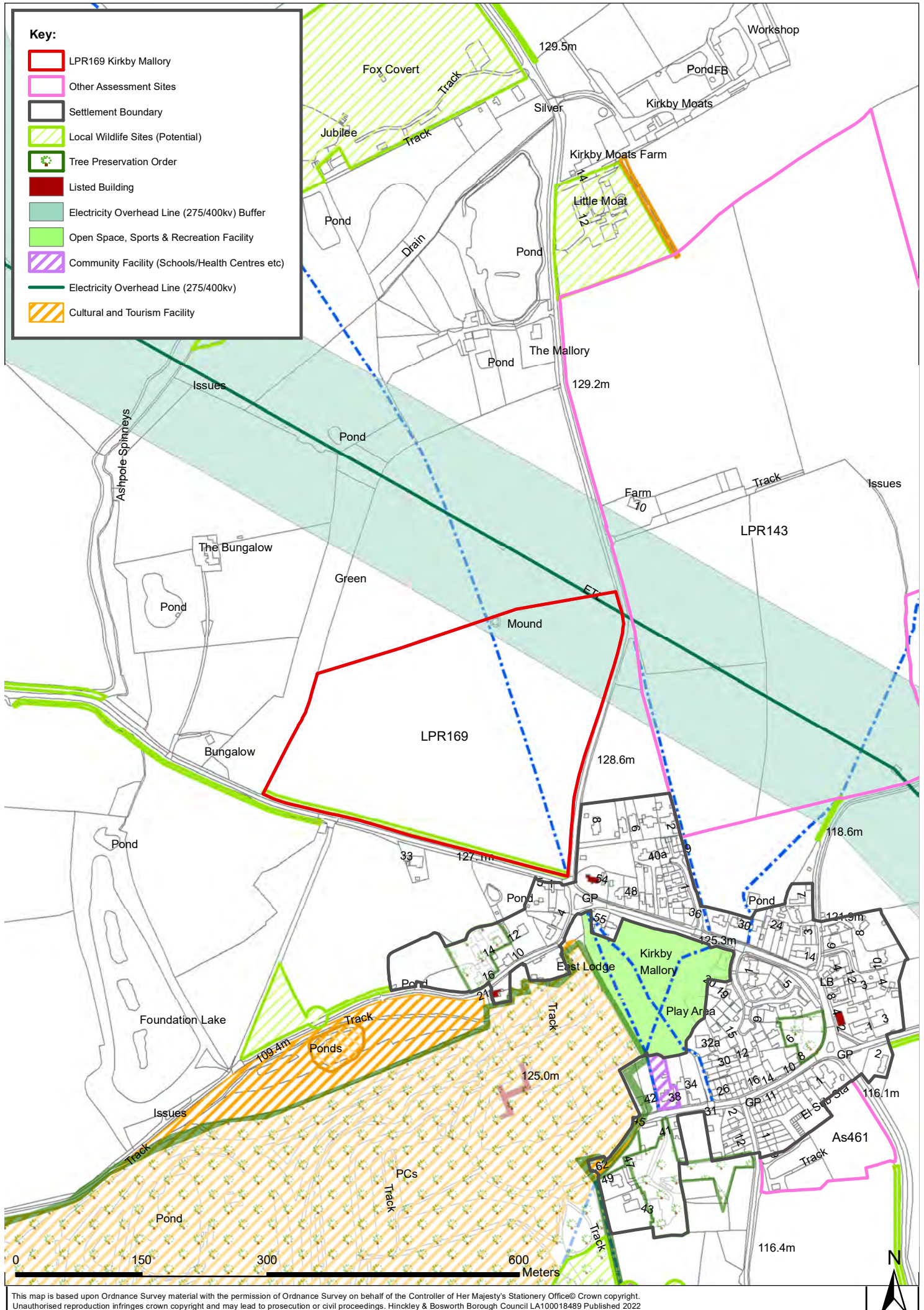
Key:

- LPR166 Groby
- Other Assessment Sites
- Settlement Boundary
- Local Wildlife Sites (Notified)
- Flood Zone 3a
- Ancient Woodland
- Bridleway
- Footpath
- Natural and Semi-Natural Open Space



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Reference	LPR 166
Name	Groby Lodge Farm, Slate Pit Lane, Groby.
Description	Collection of farm buildings in countryside to west of Groby and accessed along an unmade track. There is a bridleway to the south
Gross area (ha)	2.4 ha
Ownership factors	Groby Lodge Estates Ltd own the majority but one building owned by Biroman Ltd.
Planning	Shown as countryside in Local Plan. No planning applications. Outside settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	None
Access to strategic highway network	500 metres to the east of the M1 but with no direct access. Midway between junctions 21A and 22 of the M1.
Local road access	Access to the site is via 800metres of track from Markfield Road just before it goes under the motorway.
Physical characteristics & constraints	Irregular shaped site which dips to Slate Brook. Tracks cross the site and provide access to the buildings. There are small pockets of land that could be developed. Peripheral areas of the sites are at low to medium risk of surface water flooding.
Infrastructure	All infrastructure of average quality.
Barriers to development	Modest infrastructure and remediation.
Market attractiveness	Premises might provide low cost accommodation for local businesses
Viability of employment development	New speculative development unlikely to be viable but conversion of existing buildings could provide affordable premises.
Sequential Status	Out of town
Proximity to urban areas	Within countryside between Markfield and Groby
Compatibility of adjoining uses	There are residential properties to the south of the agricultural buildings
Deliverability	Do not allocate
Recommendation	Would not allocate, but treat an application on its merits.



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**HINCKLEY & BOSWORTH
POTENTIAL EMPLOYMENT SITES**

Reference	LPR 169
Name	North of Bosworth Road, Kirby Mallow.
Description	Field on the northern edge of the village, with roads on two sides and crossed by a footpath
Gross area (ha)	9.0 ha
Ownership factors	Single owner - private
Planning	Shown as countryside in Local Plan. No planning applications. Outside settlement boundary.
Habitat constraints	None
Landscape constraints	None
Heritage constraints	Grade II Listed building at 54 Main Street
Access to strategic highway network	More than 10km from the strategic highway network
Local road access	Fronts main street through village
Physical characteristics & constraints	Regular shaped site sloping gently down to south where hedgerow runs along Bosworth Road boundary. Current access is from Newbold Road
Infrastructure	No infrastructure.
Barriers to development	Major infrastructure required.
Market attractiveness	The Mallow Park Racing Circuit is a focus of demand for small car workshops. Otherwise there is some small scale local demand.
Viability of employment development	New speculative development unlikely to be viable.
Sequential Status	Out of town
Proximity to urban areas	Close to village
Compatibility of adjoining uses	Separated from houses by roads
Deliverability	Uncertainty around achievability of development.
Recommendation	The site is large relative to the size of the village and in a location of weak demand.