

Appendix 7 – Sites Excluded from Assessment

Site Ref	Address / Location	Settlement	Developable Area (Ha)	Proposed Use Excluded	Reason for Exclusion
LPR172 A	Land off Ashby Road, Markfield (A site) - Cross-boundary with Charnwood BC	Markfield	0.38	Housing	The majority of the site is outside of the administrative area of Hinckley & Bosworth Borough Council. The developable site area is below the minimum size threshold for assessment.
LPR172 B	Land at Ashby Road, Markfield (B site) - Cross-boundary with Charnwood BC	Markfield	0.21	Housing	The majority of the site is outside of the administrative area of Hinckley & Bosworth Borough Council. The developable site area is below the minimum size threshold for assessment.
AS278	Land to the North East of Leicester Road, Field Head (access only in HBBC)	Markfield	0.16	Housing	The majority of the site is outside of the administrative area of Hinckley & Bosworth Borough Council. The developable site area is below the minimum size threshold for assessment.

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AS615 B	Land at Church Farm, Washpit Lane, Barlestone (Site B)	Barlestone	0.39	Housing	This site forms part of larger site submission (LPR615 A) by same landowner and has not been assessed separately to avoid double counting.
AS969 B	Land off Bagworth Road, Barlestone (Site B)	Barlestone	1.48	Housing	This site forms part of larger site submission (AS969 A) by same land agent and has not been assessed separately to avoid double counting.
LPR20	Land North of Garden Farm, East of Bagworth Road, Barlestone	Barlestone	1.09	Housing	This site forms part of larger site submission (AS676) by same planning consultant and has not been assessed separately to avoid double counting.
LPR163 B	Land to West of Barton Road, Carlton (Site B)	Carlton	3.51	Housing	This site forms part of larger site submission (LPR163 A) by same land agent and has not been assessed separately to avoid double counting.

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LPR114	Land off Hinckley Road, front section of site between Stoke Golding and Dadlington	Dadlington	0.66	Housing	This site forms part of larger site submission (LPR115) by same landowner and has not been assessed separately to avoid double counting.
AS1006 B	Site B, Land between Vale View site and Old water works field, Higham on the Hill	Higham on the Hill	1.87	Housing	This site forms part of larger site submission (AS1006 A) by same landowner and has not been assessed separately to avoid double counting.
AS1006 C	Site C, land between Vale View site and old water works field, Higham on the Hill	Higham on the Hill	1.2	Housing	This site forms part of larger site submission (LPR1006 A) by same landowner and has not been assessed separately to avoid double counting.
LPR145	Land to the West of Normandy Fields, Normandy Way, Hinckley	Hinckley	7.43	Housing	This site forms part of larger site submission (LPR31) by same planning consultant and has not been assessed separately to avoid double counting.

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LPR14	Land off Bagworth Road, Nailstone	Nailstone	0.2	Housing	This site forms part of larger site submission (LPR31) by same planning consultant and has not been assessed separately to avoid double counting.
LPR151 B	Land South of Bosworth Academy, Desford (Option B)	Desford	8.33	Housing	This site forms part of larger site submission (LPR151 A) by same planning consultant and has not been assessed separately to avoid double counting.
LPR151 C	Land South of Bosworth Academy, Desford (Option C)	Desford	5.66	Housing	This site forms part of larger site submission (LPR151 A) by same planning consultant and has not been assessed separately to avoid double counting.
LPR65	Land North of Orton Lane, Twycross	Twycross	1.23	Housing	This site forms part of larger site submission (AS566) by same land agent and has not been assessed separately to avoid double counting.

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LPR64	Land to the Rear of Lea Farm, Twycross	Twycross	0.9	Housing	This site forms part of larger site submission (AS566) by same land agent and has not been assessed separately to avoid double counting.
AS401	Land to the rear of Harcourt Spinney, market Bosworth	Market Bosworth	1.72	Housing	The site is proposed for only four dwellings, which is below the minimum size threshold for assessment.
LPR156	Land to the East of West Lane, Bardon	Bardon	4.8	Truck stop with welfare facilities and vehicle charging	The site is not proposed for any qualifying use for assessment. Promotor given opportunity to submit further uses, however the site has been removed with no qualifying uses submitted.
DA1	Land to the West of The Croft Main Road, Ratcliffe Culey	Ratcliffe Culey	0.17	Housing	Site size under 0.25 ha, which is below the minimum size threshold for assessment.
LPR56	Dalebrook Farm, Leicester Road, Earl Shilton	Earl Shilton	7.54	Warehousing, industrial and Gypsy and Traveller	The presence of red constraints on site meant that there was no feasible development potential demonstrated.

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AS1	Land adjacent 78 Main Street, Bagworth	Bagworth	0.8	Retail, leisure	The site was submitted for an excluded use from assessment, both in its entirety (retail) and in this location (leisure).
AS113	Land East of Stretton Croft Burbage, South of the A5, Wolvey Road, Burbage (Cross-boundary with Rugby BC)	Burbage	5.17 (c. 2.46 in HBBC)	Retail	The site was submitted for an excluded use from assessment.
AS126	Land at White House Farm, Workhouse Lane, Burbage	Burbage	1.61	Retail	The site was submitted for an excluded use from assessment.
AS173	Highcross Building, Hinckley	Hinckley	0.26	Retail	The site was submitted for an excluded use from assessment.
AS388	Land opposite Nutts Lane off A5 roundabout, Hinckley	Hinckley	1.76 (0.42 within HBBC)	Retail	The site was submitted for an excluded use from assessment.
AS435	Land South of Verdon Sawmills, Newbold Verdon	Newbold Verdon	0.63	Retail	The site was submitted for an excluded use from assessment.
AS579	Land opposite Redgate Public House, Fenny Drayton	Fenny Drayton	5.53	Retail	The site was submitted for an excluded use from assessment.

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AS58	Barwell SUE	Barwell	133.33	Retail	The site was submitted for an excluded use from assessment.
AS593	Land at Derby Lane, Shackerstone	Shackerstone	1.82	Leisure	The site was submitted for an excluded use from assessment in this location.
AS705	Land at Laurel Farm, South of Leicester Road (West of Sacheverall Way), Groby	Groby	1.8	Retail, leisure	The site was submitted for an excluded use from assessment, both in its entirety (retail) and in this location (leisure).
AS978	Lakes and Land at Old Hall, Newtown Lindford Lane, Groby	Groby	21.39	Retail	The site was submitted for an excluded use from assessment.
AS986	Land at Nutts Lane and Hammonds Way, Hinckley	Hinckley	1.91	Retail	The site was submitted for an excluded use from assessment.
LPR12	The Old Service Station, Leicester Road, Earl Shilton	Earl Shilton	1.1	Retail	The site was submitted for an excluded use from assessment.
LPR129	Land opposite White House Farm, Ellistown Lane, Stanton under Bardon	Stanton under Bardon	0.99	Leisure	The site was submitted for an excluded use from assessment in this location.

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LPR130	Land at Barlestone Road, Bagworth	Bagworth	2.52	Retail, leisure	The site was submitted for an excluded use from assessment, both in its entirety (retail) and in this location (leisure).
LPR138	Land at Brick Kiln Street (North), Hinckley, Leicestershire, LE10 0NA	Hinckley	6.16	Retail	The site was submitted for an excluded use from assessment.
LPR140	Land at Newbold Road, Barlestone	Barlestone	4.3 (2.3 outside electricity buffer)	Leisure	The site was submitted for an excluded use from assessment in this location.
LPR141	Land North of Sapcote Road and adjacent to the railway (The Outwoods), Burbage	Burbage	3.40	Retail	The site was submitted for an excluded use from assessment.
LPR142 A	Hill Farm, Fenn Lanes, Fenny Drayton (Site A) - Land to the North and East of Fenny Drayton	Fenny Drayton	46.69	Retail, leisure	The site was submitted for an excluded use from assessment, both in its entirety (retail) and in this location (leisure).
LPR142 B	Hill Farm, Fenn Lanes, Fenny Drayton (B) -Land to the North and East of Fenny Drayton	Fenny Drayton	105.64	Retail, leisure	The site was submitted for an excluded use from assessment, both in its entirety (retail) and in this location (leisure).

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LPR148	Copt Oak Farm, Land adjacent Whitwick Road, Copt Oak (partly in Charnwood Borough)	Copt Oak	25.13 (2.6 in HBBC)	Retail, leisure	The site was submitted for an excluded use from assessment, both in its entirety (retail) and in this location (leisure).
LPR16	Soarbrook, Land east of Lutterworth Road, South of Burbage	Burbage	236.14	Retail	The site was submitted for an excluded use from assessment.
LPR166	Land at Groby Lodge Farm, Slate Pit Lane, Groby	Groby	2.99	Retail, leisure	The site was submitted for an excluded use from assessment, both in its entirety (retail) and in this location (leisure).
LPR169	Land off Bosworth Road, Kirkby Mallory	Kirkby Mallory	8.97	Retail, leisure	The site was submitted for an excluded use from assessment, both in its entirety (retail) and in this location (leisure).
LPR2	Land off Breach Lane, Earl Shilton	Earl Shilton	1.23	Retail	The site was submitted for an excluded use from assessment.
LPR205	Land to the North of Thurlaston Lane, Earl Shilton	Earl Shilton	37.94	Retail	The site was submitted for an excluded use from assessment.

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LPR55	Land South of Leicester Road and Clickers Way (A47) Roundabout, Earl Shilton (cross boundary with Blaby District)	Earl Shilton	1.20 (0.61 ha)	Retail	The site was submitted for an excluded use from assessment.
LPR68	Land South of Twycross Zoo	Norton Juxta Twycross	25.44 (c.21.54 ha removing gas buffer + flood zone 3B)	Leisure	The site was submitted for an excluded use from assessment in this location.
LPR138	Land at Brick Kiln Street (North), Brick Kiln Street, Hinckley, Leicestershire, LE10 0NA	Hinckley	0	Offices	This site will not result in any class E gain.