

APPENDIX 1 – GLOSSARY OF TERMS

ABBREVIATIONS, DEFINITIONS AND MEASUREMENT CONVENTIONS

USED IN THE APPRAISAL OF EMPLOYMENT LAND AVAILABILITY AND TAKE-UP

ABBREVIATIONS

BF:	Brownfield
GF:	Greenfield
IA:	Immediately Available
RP:	Requiring Preparation
SHN:	Strategic Highway Network
MRN:	Major Road Network

DEFINITIONS

Available Employment Land

All available land allocated for employment uses excluding (a) expansion land and (b) land with empty industrial buildings already in-situ, unless those buildings are time expired, and are unlikely to be re-occupied. Planning Practice Guidance suggests a minimum site size of 0.25 hectares or 500 sq m of floorspace.

Employment Land

Sites that are either (a) allocated for employment use in the development plan, (b) occupied for employment use or (c) formerly in employment use and do not have planning consent, nor are allocated, for an alternative use.

Employment Uses

Business, general industry and storage/distribution uses as defined by Classes E(g), B2 & B8 of the Town and Country Planning (Use Classes) Order as amended in August 2021. Land could generally be developed for any type of employment use with no distinction being made between general industrial uses, warehousing and commerce. Employment uses exclude retail, leisure, residential care facilities, mineral extraction and waste disposal.

Expansion Land

Land owned by a business occupying adjoining premises and held for future expansion. This land is not available to the wider market. Take-up of expansion land is deemed to occur at the same time as the occupied part of the site, or at the date at which it is subsequently purchased for expansion purposes. Where

expansion land is declared surplus to requirements by the owner then it effectively becomes available again to the wider market. When premises formerly in single occupation are subdivided for multiple occupation, any expansion land would typically revert to being available again.

Immediately Available

Sites that require minor remediation or infrastructure provision, which can be brought forward for development in less than 12 months.

Implied Supply

An estimate of the number of years that it would take to consume available land at prevailing take-up rates. It is calculated by dividing the amount of available land by the average yearly take-up.

Requiring Preparation

Sites where major provision of roads and utility services is required and/or where site assembly, demolition and remediation is required, and which are likely to take at least a year to bring forward for development.

Specialist Sites

Land that is reserved for specific industry sectors or purposes. Examples include ports, airports, and major industry clusters. Such sites may be considered separately from general employment sites.

Strategic Highway Network

Motorways and dual carriageways on which the national speed limit applies.

Take-up

The development or first occupation of a site. Take-up occurs at the point at which construction of a building commences. Take-up excludes (a) extensions of existing premises unless they occur on land beyond the original boundary of the site and (b) changes of use. Depots used for storage or yards used for fabrication, dismantling, or other processes are regarded as take-up when first occupied; subsequent changes in occupation or use are excluded. Where buildings are demolished and a site is redeveloped, this constitutes take-up. Where a site is built out in separate phases (rather than a continuous rolling programme), take-up occurs at the start of each phase.

MEASUREMENT CONVENTIONS

When comparing availability and take-up, a consistent approach to the measurement of sites is required. Take-up of employment land is typically recorded on a plot by plot basis, which equates to a net developable area. It follows that availability should be measured on the same basis. When assessing the size of available sites, gross to net adjustments are appropriate in some, but not all, cases.

Research by Lambert Smith Hampton has examined the proportion of land likely to be lost to servicing and landscaping by considering gross and net areas on a sample of industrial estates and business parks. Gross to net ratios range from 100% where a site is in single occupation, to 56% for a business park on a sloping site with large areas set aside for landscaping and sloping banks between development plots. Adjustments appropriate in different circumstances are summarised below.

Type	Ratio	Comment
Serviced plot on industrial estate fronting road.	100%	
Area of land that could easily subdivide into serviced plots with road frontage.	100%	
Large area of land on industrial estate too big for single scheme, having regard to other buildings on estate.	95%	Provision for spur road.
Major undeveloped part of industrial estate or extension to industrial estate.	90%	Provision for roads and landscaping to one or more sides.
Small local allocation, requiring infrastructure.	90%	Provision for spur road, but landscaping likely to be minimal
Level site allocated for industrial estate	85%	Provision for spur road and landscaping.
Site allocated for industrial estate where terracing or bunding required	80%	Provision for spur road and landscaping.
Land allocated for business park with high landscape quality	75%	Provision for spur road extensive landscaping, balancing ponds etc.
Land allocated for employment use where a single end user could be in the market.	100%	Any surplus land likely to be retained for expansion.

APPENDIX 2 – ASSESSMENT OF EMPLOYMENT AREAS

ASSESSMENT OF EXISTING EMPLOYMENT AREAS

VLOOKUP

LSH Review of Employment Areas					
Site Ref	Employment Area	Settlement	Gross Area (ha)	Class	
APP01	Elms Business Park, Atherstone Road, Appleby Magna	Appleby Magna	2.15	B	1
BAG19	Markfield Plastics Ltd, 256 Station Road, Bagworth	Bagworth	0.07	C	1
BAG20	East of Station Road, Bagworth	Bagworth	0.68	B	1
BRW01 & BRW02	Mill Street Industrial Estate, Barwell	Barwell	7.26	A	1
BRW05	Works off Bank Terrace, Barwell (North)	Barwell	0.17	C	1
BRW06	Works, South of Stapleton Lane, Barwell	Barwell	1.03	B	1
BRW07	Ident Machines, Stapleton Lane, Barwell	Barwell	0.30	C	1
BRW09	Konfidence Works, Arthur Street, Barwell	Barwell	0.66	C	1
BRW11	Barwell Business Centre, Kingsfield Road, Barwell	Barwell	0.63	C	1
BRW13	Workshop Units, George Street, Barwell	Barwell	0.19	C	1
BRW14	Works, West of Hill Street, Barwell	Barwell	0.21	B	1
BRW15	Factories, Dawsons Lane, Barwell	Barwell	1.66	B	1
BRW16	Works off Bank Terrace, Barwell (South)	Barwell	0.40	B	1
BUR02	Industrial Units, West of Rugby Road, Burbage	Burbage	0.28	C	1
BUR50 & 51	Logix Distribution Park (Hinckley Commercial Park), Hinckley	Burbage	41.90	A	1
BUR52	Sketchley Meadows Industrial Estate, Burbage	Burbage	12.40	A	1
BUR53	Hinckley Business Centre, London/Burbage Road, Burbage	Burbage	1.12	B	1
BUR55	Works, South of Coventry Road	Burbage	0.50	C	1
BUR57	Sapcote Road Industrial Estate, Burbage	Burbage	1.20	B	1
BUR56	Intramark, 56 Windsor Street, Burbage	Burbage	0.14	B	1
BUR59	Recycling Centre, Red Lion Farm/Watling St, Burbage	Burbage	1.23	B	1
BUR60	Hinckley Park, Burbage	Burbage	53.00	A	53
CAD06 & 07	FP McCann, Cadeby Quarry, Brascote Lane, Cadeby	Cadeby	18.19	B	1
CAD08	R&R Transport and Haulage, Ashby Road, Cadeby	Cadeby	0.46	B	1
CAD09	New Farm Rural Industries, Ashby Road, Cadeby	Cadeby	4.71	B	1
CAR01	PDC Digital, Common Farm, Carlton	Carlton	1.05	B	1
CON01	Sinnott Storage, Ivy House Farm, Congerstone	Congerstone	0.23	B	1
DES27	Caterpillar, Neovia and Griffen Park, Peckleton Lane, Desford	Desford	103.55	A	1
DES28	Peckleton Lane Business Park, Desford	Desford	3.28	A	1
DES29	Highfields Seeds, Peckleton Lane, Desford	Desford	0.50	B	1
DES30	Desford Hall, Leicester Lane, Desford	Desford	5.09	A	1
DES31	Timken, Desford Lane, Newtown Unthank, Desford	Desford	14.72	A	1
DES32	New Farm, Desford Lane, Peckleton, Desford	Desford	1.81	B	1
DES33	Newtown Grange Farm Business Park, Newtown Unthank, Desford	Desford	0.73	A	1
EAR03	Telephone Exchange, Rossendale Road, Earl Shilton	Earl Shilton	0.07	C	1
EAR04	Gamma House, New Street, Earl Shilton	Earl Shilton	0.05	C	1
EAR05	Churchill Works, Highfield Street, Earl Shilton	Earl Shilton	0.22	C	1
EAR06	Factory Units, Wood Street, Earl Shilton	Earl Shilton	0.51	B	1
EAR07	Oaks Industrial Estate, Earl Shilton	Earl Shilton	0.86	A	1
EAR08	Factory, West Street, Earl Shilton	Earl Shilton	0.06	C	1
EAR09	Works, South of West Street, Earl Shilton	Earl Shilton	0.05	C	1
EAR12	Factory, West of Hill Top, Earl Shilton	Earl Shilton	0.25	B	1
EAR13	Axiom Retail Interiors, Leicester Road, Earl Shilton (South of Peckleton)	Earl Shilton	0.46	B	1
EAR54	Hilltop Service Station, High Street, Earl Shilton	Earl Shilton	0.18	C	1
EAR55	Avant Homes, Westfield Farm, Earl Shilton	Earl Shilton	0.62	B	1
FEN01	Extra Room Self Storage, Drayton Lane, Fenny Drayton	Fenny Drayton	0.70	B	1
GRO33	Groby Trading Estate, Fir Tree Lane, Groby	Groby	3.35	A	1
GRO34	Walker-Smiths Haulage Site, Rookery Lane, Groby	Groby	0.12	C	1
GRO35	Workshops, The Rookery, Groby	Groby	0.03	C	1
GRO51	Scania Depot, Markfield Road, Groby	Groby	1.41	B	1
HIG10	Industrial Estate, West of Station Road, Higham on the Hill	Higham on the Hill	0.52	A	1
HIG17	MIRA, Watling Street, Higham on the Hill	Higham on the Hill	332.17	A	1
HIN 129	Hawley Road Industrial Estate, Hinckley	Hinckley	1.57	B	1
HIN 145	Stockwell House & Emmaus, Holliers Walk, Hinckley	Hinckley	0.45	C	1
HIN114	Dodwells Bridge Industrial Estate, Jacknell Road, Hinckley	Hinckley	16.05	A	1
HIN115	Tesco Distribution Depot, Dodwells Road, Hinckley	Hinckley	7.87	A	1
HIN116	Triumph Motorcycles, Dodwells Road, Hinckley	Hinckley	15.83	A	1
HIN117	Harrowbrook Industrial Estate, Hinckley	Hinckley	36.40	A	1
HIN118	Paynes Garage, South of Coventry Road, Hinckley	Hinckley	2.91	A	1
HIN120	Trinity Motors, North of Coventry Road, Hinckley	Hinckley	1.58	B	1
HIN121	Nutts Lane Industrial Estate, Hinckley	Hinckley	1.03	A	1
HIN122	Nutts Lane Industrial Estate/EME Site and Lime Kilns Business Park, Hinckley	Hinckley	10.76	A	1

A	B	C	A	B	C
0	2.15	0	0	1	0
0	0	0.07	0	0	1
0	0.68	0	0	1	0
7.26	0	0	1	0	0
0	0	0.17	0	0	1
0	1.03	0	0	1	0
0	0	0.3	0	0	1
0	0	0.66	0	0	1
0	0	0.63	0	0	1
0	0	0.19	0	0	1
0	0.21	0	0	1	0
0	1.66	0	0	1	0
0	0.4	0	0	1	0
0	0	0.28	0	0	1
41.9	0	0	1	0	0
12.4	0	0	1	0	0
0	1.12	0	0	1	0
0	0	0.5	0	0	1
0	1.2	0	0	1	0
0	0.14	0	0	1	0
0	1.23	0	0	1	0
53	0	0	1	0	0
0	18.19	0	0	1	0
0	0.46	0	0	1	0
0	4.71	0	0	1	0
0	1.05	0	0	1	0
0	0.23	0	0	1	0
103.55	0	0	1	0	0
3.28	0	0	1	0	0
0	0.5	0	0	1	0
5.09	0	0	1	0	0
14.72	0	0	1	0	0
0	1.81	0	0	1	0
0.73	0	0	1	0	0
0	0	0.07	0	0	1
0	0	0.05	0	0	1
0	0	0.22	0	0	1
0	0.51	0	0	1	0
0.86	0	0	1	0	0
0	0	0.06	0	0	1
0	0	0.05	0	0	1
0	0.25	0	0	1	0
0	0.46	0	0	1	0
0	0	0.18	0	0	1
0	0.62	0	0	1	0
0	0.7	0	0	1	0
3.35	0	0	1	0	0
0	0	0.12	0	0	1
0	0	0.03	0	0	1
0	1.41	0	0	1	0
0.52	0	0	1	0	0
332.17	0	0	1	0	0
0	1.57	0	0	1	0
0	0	0.45	0	0	1
16.05	0	0	1	0	0
7.87	0	0	1	0	0
15.83	0	0	1	0	0
36.4	0	0	1	0	0
2.91	0	0	1	0	0
0	1.58	0	0	1	0
1.03	0	0	1	0	0
10.76	0	0	1	0	0

HIN123-124	Former Cadent, Coventry Road, Hinckley	Hinckley	6.14	C	1	0	0	6.14	0	0	1	1	
HIN125	Cloverfield Industrial Estate, Hinckley	Hinckley	0.81	A		0.81	0	0	1	0	0	1	
HIN126	Hinckley Fields Industrial Estate, Hinckley	Hinckley	11.03	A	1	11.03	0	0	1	0	0	1	
HIN127	Timber Yard, South of Westfield Road, Hinckley	Hinckley	0.47	C		0	0	0.47	0	0	1	1	
HIN130	Sparkenhoe Business Centre, Southfield Road, Hinckley	Hinckley	0.68	B		0	0.68	0	0	1	0	1	
HIN131	Factory, South of Mill Hill Road, Hinckley	Hinckley	0.20	C		0	0	0.2	0	0	1	1	
HIN134	Area of Mixed Uses, North of Upper Bond Street, Hinckley	Hinckley	0.77	C		0	0	0.77	0	0	1	1	
HIN135	Factory, East of Teign Bank Road, Hinckley	Hinckley	0.22	C		0	0	0.22	0	0	1	1	
HIN136	Land North of Well Lane, Hinckley	Hinckley	0.37	C	1	0	0	0.37	0	0	1	1	
HIN137	Bond Street Glass and Adjacent Units, Hinckley	Hinckley	0.23	C	1	0	0	0.23	0	0	1	1	
HIN138	Terry West Carpets, Druid Street, Hinckley	Hinckley	0.04	C	1	0	0	0.04	0	0	1	1	
HIN139	Units on Druid Street, Hinckley	Hinckley	0.24	C	1	0	0	0.24	0	0	1	1	
HIN141	North of New Street, Hinckley	Hinckley	0.25	C		0	0	0.25	0	0	1	1	
HIN142	South of New Street, Hinckley	Hinckley	0.48	C		0	0	0.48	0	0	1	1	
HIN143	Hosiery Factory/Builders Yard, South of John Street, Hinckley	Hinckley	0.98	B		0	0.98	0	0	1	0	1	
HIN144	Atkins Building, Lower Bond Street, Hinckley	Hinckley	0.26	A		0.26	0	0	1	0	0	1	
HIN146	Factory, North of Wood Street, Hinckley	Hinckley	0.07	C		0	0	0.07	0	0	1	1	
HIN147	Factory/Works, South of Wood Street, Hinckley	Hinckley	0.19	C		0	0	0.19	0	0	1	1	
HIN149	Factory, East of Parsons Lane, Hinckley	Hinckley	0.29	C		0	0	0.29	0	0	1	1	
HIN150	E Taylor Metal Recycling Area, Leicester Road, Hinckley	Hinckley	0.94	B		0	0.94	0	0	1	0	1	
HIN151	All Signs and Graphics Area (Hinckley Rugby Club), Leicester Road, Hinckley	Hinckley	0.02	C		0	0	0.02	0	0	1	1	
HIN152	The Lawns Business Centre, The Lawns, Hinckley	Hinckley	0.08	B		0	0.08	0	0	1	0	1	
HIN153	Tungsten Park, Coventry Road, Hinckley	Hinckley	4.72	A		4.72	0	0	1	0	0	1	
KIR01	Mallory Park, Church Road, Kirkby Mallory	Kirkby Mallory	1.00	C		0	0	1	0	0	1	1	
MARK23	Hill Lane Industrial Estate, South of Ashby Road, Markfield	Markfield	2.43	A		2.43	0	0	1	0	0	1	
MARK24	Horsepool Grange Industrial Estate, Elliots Lane, Markfield	Markfield	2.51	B		0	2.51	0	0	1	0	1	
MARK25	Cl Upton, 21 Shaw Lane, Markfield	Markfield	4.10	A		4.1	0	0	1	0	0	1	
MKBOS29	Station Road Industrial Estate, Market Bosworth	Market Bosworth	2.53	A		2.53	0	0	1	0	0	1	
MKBOS30	Swan House Business Centre, Bosworth Hall Estate	Market Bosworth	0.47	A		0.47	0	0	1	0	0	1	
NAI08	Nailstone Highways Depot, Nailstone	Nailstone	0.86	B		0	0.86	0	0	1	0	1	
NAI09	Aldi Distribution Centre, Nailstone	Nailstone	29.40	A		29.4	0	0	1	0	0	1	
NEW15	CPL Ltd, Church View, off Dragon Lane, Newbold Verdon	Newbold Verdon	0.24	B		0	0.24	0	0	1	0	1	
NEW27	Verdon Sawmills, Bagworth Road, Newbold Verdon	Newbold Verdon	1.51	B		0	1.51	0	0	1	0	1	
NOR04	Henton's Engineering, South of Wood Lane, Norton Juxta Twycross	Norton Juxta Twycross	1.00	B		0	1	0	0	1	0	1	
RAT20	Benlowe Group, Park Road, Ratby	Ratby	1.32	B		0	1.32	0	0	1	0	1	
RAT35	Alexandra Stoneworks, Desford Lane, Ratby	Ratby	5.48	B		0	5.48	0	0	1	0	1	
RAT36	Pear Tree Business Park, Desford Lane, Ratby	Ratby	0.39	A		0.39	0	0	1	0	0	1	
RATC01	Olive Catering, Office 1, Barn Farm, Sibson Road, Ratcliffe Culey	Ratcliffe Culey	0.18	B		0	0.18	0	0	1	0	1	
RATC02	Office at Barn Farm, Sibson Road, Ratcliffe, Culey	Ratcliffe Culey	0.35	B		0	0.35	0	0	1	0	1	
SIB01	Caton Recycling, Glebe Farm, Sibson	Sibson	1.24	B		0	1.24	0	0	1	0	1	
STA20	Distribution Units, Interlink Way South, Ellistown	Stanton Under Bardon	13.95	A		13.95	0	0	1	0	0	1	
STA21	Mountpark Bardon I, Robson Way, Ellistown	Stanton Under Bardon	0.95	A		0.95	0	0	1	0	0	1	
STA22	Mountpark Bardon II, Battleflat Lane, Ellistown	Stanton Under Bardon	20.50	A		20.5	0	0	1	0	0	1	
STA23	Mountpark Bardon III	Stanton Under Bardon	32.30	A		32.3	0	0	1	0	0	1	
STAP01	Eurospark, Ashby Road, Stapleton	Stapleton	0.25	C		0	0	0.25	0	0	1	1	
STG14	Willow Park Industrial Estate, Station Road, Stoke Golding	Stoke Golding	1.60	B		0	1.6	0	0	1	0	1	
THO18	Merrylees Industrial Estate, Thornton	Thornton	9.24	B		0	9.24	0	0	1	0	1	
THO19	Beyond Storage, Thornton	Thornton	1.16	B	1	0	1.16	0	0	1	0	1	
THO20	Forterra, Desford Brickworks, Thornton	Thornton	11.40	A		11.4	0	0	1	0	0	1	
TWY01	Rare, Manor Park, Twycross	Twycross	9.66	A		9.66	0	0	1	0	0	1	
TWY09	Startin's Tractor Sales, West of Main Street, Twycross	Twycross	1.21	B		0	1.21	0	0	1	0	1	
UPT01	Fenn Lanes (Tudor Barns), Fenn Lanes, Upton	Upton	2.70	B		0	2.7	0	0	1	0	1	
WYK01	Retro Power Limited Oaklands Farm, Higham Lane, Wykin Village	Wykin Village	0.80	B		0	0.8	0	0	1	0	1	
907.79						814.58	77.95	15.26	907.79	36	45	34	115
						89.7%	8.6%	1.7%					

APPENDIX 4 – ASSESSMENT OF AVAILABLE EMPLOYMENT LAND

ASSESSMENT OF AVAILABLE EMPLOYMENT SITES

SITE DETAILS			QUANTITATIVE ASSESSMENT					AVAILABILITY FACTORS		SUITABILITY PLANNING FACTORS			SUITABILITY MARKET FACTORS			ACHIEVABILITY FACTORS			SUSTAINABILITY FACTORS			NOTES	RECOMMENDED CATEGORY				
Employment Area Ref	Employment Area	Plot	GF/BF	IA/ RP	Gross Area (ha)	Gross/ Net Ratio	Net area (ha)	Landowner/Developer	Ownership Factors	Deliverable	Habitat	Landscape	Heritage	Access to Strategic Highway Network	Local Road Access	Site Characteristics & Physical Constraints	Flood Risk	Quality of Infrastructure	Barriers to Development	Market Attractiveness	Viability of developing employment	Sequential Status	Proximity to Urban Areas	Compatibility of Adjoining Uses			
GENERAL EMPLOYMENT LAND																											
BRW14	Dawson's Lane, Barwell	Northern plot	BF	RP	0.03	100%	0.03	Private	3	2	5	5	5	3	1	2	5	2	2	1	1	4	5	1		Backland at higher level than front land. Below size threshold.	Not developable
BUR57	Sapcote Road Ind Est, Burbage	Clarity Property	BF	RP	0.04	100%	0.04	Clarity Property Beta Ltd	4	2	5	5	5	1	4	4	5	2	3	2	1	2	5	5		Granted consent for 25 affordable housing units on this plot and adjoining land in Jan 2023. Reallocate. Below size threshold.	Not developable
CAD07	Former Tarmac now FP McCann, Cadeby	Northern plot	BF	IA	0.97	100%	0.97	Tarmac Trading Ltd /FP McCann	3	5	5	5	5	1	4	5	4	2	3	2	5	1	1	5		Formerly used for aggregate storage, not currently used but external storage most likely future use. Other forms of development unlikely to be viable.	Developable
CAD09	New Farm Industries, Cadeby	NE	GF	IA	0.78	100%	0.78	Private	3	1	5	5	5	1	5	5	5	1	2	1	5	1	1	5		External storage most likely future use. Other forms of development unlikely to be viable.	Developable
CAD08	R&R Transport & Storage, Cadeby	Upper Yard	GF/BF	IA	0.22	100%	0.22	Private	3	2	5	5	5	1	5	5	5	2	4	2	2	1	1	5		Pending application for self store 23/00519/FUL	Developable
DES32	New Farm, Desford Lane Peckleton	Northern plot	BF	IA	0.30	100%	0.30	Private	3	1	5	5	5	1	4	4	5	2	3	2	2	1	2	5		Land to north of agricultural engineering unit. Various businesses on site including agricultural.	Developable
EARS5	Westfield Avenue, Earl Shilton	Avant Homes	GF	IA	0.62	85%	0.53	Avant Homes Ltd	4	3	5	5	5	2	3	5	4	5	5	1	2	4	5	1		Fenced site at entrance to new housing estate.	Deliverable
GROS1	Kell Properties, Markfield Road, Groby		GF	IA	0.20	100%	0.20	Kell Properties Ltd	5	2	5	5	5	5	3	2	5	2	3	2	2	2	1	5		Kell proposing to renew units and reconfigure layout. Planning application: 20/01284/FUL pending. Available land is therefore expansion land.	Developable
HIN123	Coventry Road, Hinckley	Cadent Services	BF	RP	6.00	85%	5.10	Cadent Services	3	2	5	5	5	2	3	5	4	2	1	3	1	3	5	1		21/00875/HYB. Application for residential development on part of site and retaining offices on remainder withdrawn and offices subsequently demolished.	Developable
MARK25	Shaw Lane, Markfield	S of Upton Steel	GF	RP	2.17	100%	2.17	CJ Upton	3	3	5	5	5	5	5	4	5	1	4	4	4	2	4	4		18/00658/HYB. Full consent for expansion of existing, outline consent for 2 x B8 units with access from Stanton Lane.	Deliverable
MKBOS29	Station Road IE, Market Bosworth	West	BF	RP	0.51	100%	0.51	The Battlefield Line Railway	3	1	5	5	4	1	5	5	4	2	3	1	2	4	2	4		Heritage steam railway car park and amenity land	Not developable
STA20	Interlink Distribution Park, Stanton under Bardon	Interlink Way South W	GF	RP	1.38	100%	1.38	Wilson Bowden & Interlink Park	4	2	5	5	5	3	4	2	5	2	4	4	3	2	1	5		Landlocked by railway lines on two sides and units on third.	Not developable
THO18	Merrylees Ind Est, Thornton	Former Flogas Depot	BF	IA	2.27	100%	2.27	Flogas	3	5	5	5	5	1	4	4	4	3	4	2	5	1	1	5		Compound likely to be used again for external storage	Deliverable
THO18	Merrylees Ind Est, Thornton	SE corner plot	BF	IA	0.54	100%	0.54	Bece Developments	5	5	5	5	5	1	4	4	4	3	3	2	2	1	1	5		Planning Consent for 5 industrial units 22/00070/FUL	Deliverable
					16.03		15.04																				
STRATEGIC DISTRIBUTION SITES																											
DES27	Griffen Park	Phase 2	BF	IA	13.07	90%	11.76	Gulf Ventures 2	5	5	5	5	5	1	4	5	5	5	5	3	4	2	4	5		21/00619/FUL Demolition of existing buildings and structures, erection of buildings for B2/B8 use with ancillary offices and welfare floorspace, gatehouse, service yards, parking and circulation routes, together with revised access from Peckleton Lane, associated hardstanding, landscaping, diversion of bridleway R119 and ancillary works.	Deliverable
STA20	Interlink Distribution Park, Stanton under Bardon	Interlink Way South E	GF	IA	0.53	100%	0.53	Leicestershire CC	3	2	5	5	5	3	5	5	5	5	5	4	5	2	1	5		Smaller part of site straddling borough boundary	Deliverable
STA23	Mountpark Bardon III, Stanton Lane, Bardon	Whole	GF	RP	32.16	50%	16.08	Mountpark/ Wood Farm Holdings	5	3	5	5	5	3	5	5	4	1	2	4	3	1	1	5		23/00080/REM. Approval of Reserved Matters (Appearance, Landscaping, Layout, Scale) for planning permission 21/00531/HYB (Allowed under appeal APP/K2420/W/21/3279939) for the erection of buildings for storage and distribution uses (Class B8) and general industry (Class B2). Estimated gross:net ratio checked against scheme layout.	Deliverable
					45.76		28.37																				
SPECIALIST EMPLOYMENT LAND																											
HIG17	MIRA, Watling Street, Higham on the Hill	N of Clearmorton	BF	IA	3.92	90%	3.53	Horiba MIRA	5	2	5	5	5	3	5	5	5	4	5	4	4	1	2	5			Deliverable
HIG17	MIRA, Watling Street, Higham on the Hill	SW corner	GF	RP	15.53	say	7.61	Private	5	3	5	5	5	3	5	5	4	1	2	4	3	1	2	5		Horiba MIRA has option to purchase. Net area from indicative masterplan SGP_21-092-01, Rev A, 30/09/22	Developable
HIG17	MIRA, Watling Street, Higham on the Hill	N of entrance	GF	RP	14.30	say	9.07	Horiba MIRA	5	5	5	5	5	3	5	5	4	1	2	4	3	1	2	5		Infrastructure funding enabling viable development. Net area from indicative masterplan SGP_21-092-01, Rev A, 30/09/22	Deliverable
HIG17	MIRA, Watling Street, Higham on the Hill	SE of MIRA Drive	GF	IA	5.12	say	3.24	Horiba MIRA	5	3	5	5	5	3	5	5	4	5	5	4	4	1	2	5		Infrastructure funding enabling viable development. Net area from indicative masterplan SGP_21-092-01, Rev A, 30/09/22	Deliverable
HIG17	MIRA, Watling Street, Higham on the Hill	W of original buildings	BF	RP	1.20	90%	1.08	Horiba MIRA	5	3	5	5	5	3	5	5	4	2	4	4	3	1	2	5			Deliverable
TOTAL (INCLUSIVE OF HIGHLIGHTED SITES)					40.07		24.53																				
TOTAL EXCLUDING HIGHLIGHTED SITES					101.86		67.94																				
					99.90		65.98																				

APPENDIX 5 – ASSESSMENT CRITERIA

CRITERIA	FACTORS	ASSESSMENT	
AVAILABILITY FACTORS			
Ownership Factors		Developer proposing speculative units.	5
		Developer proposing D&B/bespoke units.	4
		Single owner - not a developer.	3
		Two owners	2
		Site assembly required.	1
Deliverable		Detailed planning consent	5
		Detailed consent but to be phased	4
		Outline planning consent	3
		Allocation for employment	2
		No allocation or consent	1
SUITABILITY PLANNING FACTORS			
Habitat	Ancient Woodland, Nature Reserve Special Area of Conservation Special Protection Area SSSI	No habitat constraints	5
		Habitat asset nearby	4
		Habitat asset adjoins site	3
		On site constraining development	2
		On site preventing development	1
		Landscape	AONB Green Belt / Green Wedge Local Green Space National Forest National Park
Landscape asset nearby	4		
Landscape asset adjoins site	3		
On site constraining development	2		
On site preventing development	1		
Heritage	Battlefield Scheduled Monument Conservation Area Listed building		
		Heritage asset nearby	4
		Heritage asset adjoins site	3
		On site constraining development	2
		On site preventing development	1
		SUITABILITY MARKET FACTORS	
Access to Strategic Highway / Major Road Network		Within 2 km of SHN via unconstrained roads.	5
		Within 2 km of SHN via constrained roads.	4
		Within 2 km of MRN via unconstrained roads.	3
		Within 2 km of MRN via constrained roads.	2
		Over 2 km from SHN & MRN.	1
Local Road Access	Congested roads, Narrow roads, Access through housing area Access via bad junction.	No constraints	5
		One constraint	4
		Two constraints	3
		Three constraints	2
		Four constraints	1
Site Characteristics and Physical Constraints	Level. Regular shape. Not in COMAH zone. Not landlocked > 0.25ha	No constraints	5
		One constraint	4
		Two constraints	3
		Three constraints	2
		Four constraints	1
Flood Risk		Low risk of fluvial and pluvial flooding.	5
		Low risk of fluvial flooding. Moderate risk of pluvial flooding over small part of site.	4
		Low risk of fluvial flooding, but high risk of pluvial flooding over large part of site	3

CRITERIA	FACTORS	ASSESSMENT	
		Moderate or high risk of fluvial flooding over small part of site.	2
		Moderate or high risk of fluvial flooding over large part of site.	1
Quality of Infrastructure	Roads. Streetlights. Mains utilities. Landscaping.	Well served by good quality infrastructure	5
		All infrastructure. Average quality.	4
		All infrastructure. Poor quality.	3
		Limited infrastructure	2
		Major infrastructure required.	1
ACHIEVABILITY FACTORS			
Barriers to Development		Serviced remediated plot, infrastructure to edge.	5
		Modest infrastructure or remediation.	4
		Modest infrastructure and remediation.	3
		Major infrastructure provision or remediation.	2
		Major infrastructure provision and remediation.	1
Market Attractiveness	Area of strong demand. Suit range of businesses. High profile location. Viable development location.	No constraints	5
		One constraint	4
		Two constraints	3
		Three constraints	2
		Four constraints	1
Viability of Employment Development		Viable: high value location & low abnormal costs	5
		Viable: high value location & modest abnormal.	4
		Marginal viability: high value location & high abnormal costs.	3
		Marginal viability: low value location & low abnormal costs.	2
		Unviable: Low value location & high abnormal	1
SUSTAINABILITY FACTORS			
Sequential Status		In town centre.	5
		In minor centre.	4
		Edge of Centre (within 500 m).	3
		Out of Centre.	2
		Out of Town.	1
Proximity to Urban Areas	Within urban area Within 1km of town centre. Close to housing areas Close to bus stop/ station.	No constraints	5
		One constraint	4
		Two constraints	3
		Three constraints	2
		Four constraints	1
Compatibility of Adjoining Uses		Within larger employment area, no incompatibility.	5
		Separated by highway from incompatible land use.	4
		E(g) adjoining residential areas	3
		B2/ B8 adjoining residential areas	2
		B2/B8 adjoining residential areas on more than one side.	1
DELIVERABILITY			
	Deliverable	Likely to come forward for employment in next five years	
	Developable	Likely to come forward for employment within plan period	
	Not yet developable	Unlikely to come forward within plan period	
	Deallocate	Site has consent for alternative use	

APPENDIX 6 – TAKE-UP OF LAND FOR EMPLOYMENT, 1999-2023

TAKE UP OF LAND FOR EMPLOYMENT, 1999-2023

Employment Area	Site Address	Use	Sector	Area (ha)	Date	
Higham on the Hill						
HIG17	MIRA Technology Park	K4 MIRA	Workshops	Specialist Employment	0.53	1999-2006
		Control Centre	Offices and workshops	Specialist Employment	0.82	2011
		South of test track	Workshop	Specialist Employment	0.19	2011
		West of JLR Mira	Workshop	Specialist Employment	0.34	2012-15
		Hadex Brake Products	Workshop	Specialist Employment	0.67	2012-15
		Continental Tyres	Workshop	Specialist Employment	1.33	2012-15
		Dana Lindley Technology Centre	Workshop	Specialist Employment	1.39	2016
		MIRA Technology Institute	Labs	Specialist Employment	1.12	2018
		Workshops to W of Continental	Workshops	Specialist Employment	0.51	2017
		Clearmotion UK	Workshops	Specialist Employment	1.41	2019
HIG10	Ind Est, Station Road	Workshop, North Zone	Workshop	Specialist Employment	0.13	2023
		L-shaped units	Workshops	General Employment	0.21	2001-06
		Southern units	Workshops	General Employment	0.14	2011-15
Hinckley						
BUR60	Hinckley Park	DPD	Warehouse	Strategic Distribution	15.80	2019
		Amazon	Warehouse	Strategic Distribution	10.70	2019
		340	Warehouse	Strategic Distribution	6.04	2023
		47 - Octopus Energy	Warehouse	General Employment	1.17	2023
HIN117	Harrowbrook Ind Est	60 - Geosynthetics	Warehouse	General Employment	1.55	2023
		Rear of R&J Machinery	Industrial	General Employment	0.06	2011-15
		Loos for Hire	Warehouse	General Employment	0.11	2016-18
BUR50	Logix Distribution Park	MW Trustees, 25 Faraday Rod	Industrial	General Employment	0.06	2016-18
		Aqata Ltd, Fleming Road	Warehouse	General Employment	0.20	2006-08
		Syncreon Technology	Warehouse	Strategic Distribution	8.18	1999-06
HIN114	Dodwells Bridge Ind Est	Neovia Logistics	Warehouse	Strategic Distribution	2.63	1999-06
		PRL Freight	Warehouse	Strategic Distribution	1.92	1999-06
		Johnsons Workwear	Warehouse	General Employment	1.08	1999-06
BUR51	Logix Distribution Park	UK Flooring Direct	Warehouse	General Employment	1.28	2006-08
BUR51	Logix Distribution Park	DPD International Gateway	Warehouse	Strategic Distribution	16.27	2011-15
HIN114	Dodwells Bridge Ind Est	Checkpoint Ltd	Industrial	General Employment	0.15	1999-06
HIN116	Triumph Motorcycles	Sigma Precision Components	Industrial	General Employment	0.81	1999-06
		Unit 25, Jacknell Road	Warehouse	General Employment	0.26	2011-15
HIN126:	Hinckley Fields I E	East corner	Industrial	General Employment	15.83	1999
HIN122	Nutt's Lane IE	Wheatfield House	Offices	Office	1.35	2011
		3-6 Lime Kilns BP	Workshops	General Employment	0.33	2008
HIN141	North of New Sreet	WPD Property Investments	Workshops	General Employment	0.43	2008
		1 Lime Kilns BP	Workshops	General Employment	0.36	2016
		7-12 Lime Kilns BP	Workshops	General Employment	0.14	2017
		13 & 14 Lime Kilns BP	Workshops	General Employment	0.43	2018
HIN129	Hawley Road	13 & 14 Lime Kilns BP	Warehouse	General Employment	1.35	2020
HIN129	Hawley Road	Northern part of Wolseley	Workshops	General Employment	0.03	1999-06
HIN129	Hawley Road	Civic Centre	Offices	Office	0.50	2011-15
HIN150	Metal Recycling, Leicester Road	SW	Warehouse	General Employment	0.17	1999-06
HIN153	Tungsten Park	East corner	Warehouse	General Employment	0.12	2018-20
		Phase 1 - NW	Industrial	General Employment	1.12	2010-11
		N	Industrial	General Employment	0.48	2011-15
		E	Industrial	General Employment	0.99	2011-15
		SW	Industrial	General Employment	0.52	2011-15
Market Bosworth						
MKBOS29	Station Road Ind Est	South	Offices	Office	0.15	2000-06
Newbold Verdon						
NEW15	Church View	Infill unit	Workshops	General Employment	0.02	2006-11
Barwell						
BRW01	Mill Street IE	Moat Way	Industrial	General Employment	0.48	1999-2006
		High Street, Crowfoots	Warehouse	General Employment	0.13	1999-2006
Burbage						
BUR52	Sketchleys Meadows	South of Watling Close	Warehouse	General Employment	0.10	2006-08
BUR57	Sapcote Road I E	MJB Motor Services	Workshop	General Employment	0.04	1999-2006
		Motorcycle Select	Workshops	General Employment	0.05	2011-2015
Cadeby						
CAD06	FP McCann	2006 extension	Compound	General Employment	2.10	2001-2006
		2017 extension	Compound	General Employment	6.97	2016-18
CAD07	Former Tarmac now FP McCann		Factory	General Employment	4.75	2023
CAD09	New Farm Rural Industries, Ashby Road		Compound	General Employment	1.00	2000-06
			Compound	General Employment	0.35	2011
			Compound	General Employment	0.56	2015
			Compound	General Employment	0.27	2016-18
			Compound	General Employment	0.23	2020
			Workshop	General Employment	0.08	2021
			Compound	General Employment	0.27	2022
Carlton						
CAR01	PDC Digital, Common Farm		Office	Office	0.04	2016
Congerstone						
CON01	Ivy House Farm	Sinnott Storage	Compound	General Employment	0.23	2022
Desford						
DES28	Peckleton Lane BP	SW corner	Compound	General Employment	0.11	1999-2006
DES32	New Farm, Peckleton	N of works	New workshop bay	General Employment	0.18	2006-2011
		W of works	Compounds	General Employment	0.34	2018-20
DES27	Griffen Park	Units 1 & 2	Warehouse	Strategic Distribution	4.92	2023
Fenny Drayton						
FEN01	Drayton Farm	Self Storage	Compound	General Employment	0.33	2011
Nailstone						
NAI09	Nailstone Colliery	Aldi	Warehouse	Strategic Distribution	29.38	2022
Ratby						
RAT35	Pear Tree Business Park	whole	Offices	Office	0.39	2011

Stanton Under Bardon						
STA22	Mountpark Bardon II	VF Northern	Warehouse	Strategic Distribution	20.52	2019-21
STA20	Robson Way	Chemist Direct	Warehouse	General Employment	0.96	2016-18
STA20	Interlink Way South	County Council Waste Transfer Station	Warehouse	General Employment	1.40	2020
		Laura Ashley	Warehouse	Strategic Distribution	5.06	2000-05
		E of Laura Ashley	Warehouses	General Employment	2.30	2000-05
Stoke Golding						
STG14	Willow Park Ind Est	Central plot	Workshop	General Employment	0.04	2006-08
		SW corner	Compound	General Employment	0.13	2010-11
Thornton						
THO18	Merrylees Ind Est	Lawman Commercial Services	Warehouse	General Employment	0.17	2000-06
THO18	Beyond Storage, Thornton	Units 5-8 The Sidings	Workshops	General Employment	0.22	2015
		Self Storage	Compound	General Employment	1.16	2011
Twycross						
TWY01	Manor Park	Rare	Office	Office	0.26	2022
TWY09	Startin Tractors	NE Extension	Compound	General Employment	0.41	2023
Upton						
UPT01	Fenn Lanes		Workshop	General Employment	0.35	2011
			Workshop	General Employment	0.04	2020
					187.70	

APPENDIX 7 – ASSESSMENT OF POTENTIAL EMPLOYMENT AREAS

ASSESSMENT OF POTENTIAL EMPLOYMENT AREAS

SITE DETAILS				QUANTITATIVE ASSESSMENT		AVAILABILITY FACTORS			SUITABILITY PLANNING FACTORS			SUITABILITY MARKET FACTORS				ACHIEVABILITY FACTORS			SUSTAINABILITY FACTORS			NOTES	RECOMMENDED CATEGORY		
Employment Area Ref	Settlement	Address	GF/ BF	IA/ RP	Gross Area (ha)	Gross area (ha)in H&B	Landowner/Developer	Ownership Factors	Deliverable	Habitat	Landscape	Heritage	Access to Strategic Highway Network	Local Road Access	Site Characteristics & Physical Constraints	Flood Risk	Quality of Infrastructure	Barriers to Development	Market Attractiveness	Viability of developing employment	Sequential Status	Proximity to Urban Areas	Compatibility of Adjoining Uses		Deliverable, Developable, Currently not developable
AS1	Bagworth	Heath Road	GF	RP	0.8	0.8	Private	3	1	5	2	4	1	3	4	5	1	2	2	2	1	3	2	Footpath crosses site to Woodland Trust land to south. Electricity cables cross over SE corner.	Developable
AS58	Barwell	Sustainable Urban Extension - employment element	GF	RP	6.4	6.4	Bosworth House Farm - private	3	1	5	5	4	3	5	4	5	1	2	2	2	1	3	2	Employment area proposed as part of urban extension, to bring forward separately would require new infrastructure. Outline planning application 12/00295/OUT pending. Close to established industrial estate providing critical mass.	Developable
AS113	Burbage	Stretton Point	GF	RP	4.5	1.0	Stretton Point Developments	4	1	3	3	5	5	4	4	5	2	2	5	3	1	3	2	Site could accommodate logistics warehouse, but following marketing strong interest in development of motorway services for which this site is well located	Deliverable as motorway services
AS126	Burbage	Workhouse Lane	GF/BF	RP	1.6	1.6	White House Farm - private	3	1	5	5	5	1	3	5	5	2	3	2	2	1	2	5	Small urban fringe site. Inadequate access for HGVs. Allocation should be considered in context of surrounding area.	Do not allocate
AS235	Earl Shilton	North of Ash House	GF	RP	1.7	1.7	Hinckley & Bosworth District Council	3	1	5	5	5	1	3	4	5	2	4	1	2	1	3	2	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. Development of the urban extension would provide a direct access to the A47 (MRN)	Developable
AS237	Earl Shilton	Urban extension - employment element.	GF	RP	5.3	5.3	Various - Barwood Land has submitted planning application	4	2	5	5	5	1	5	5	4	1	2	3	3	1	3	4	Masterplan states 5.3 ha for employment, with new direct access from the A47 (MRN). Roads to separate employment from residential areas. Low risk of surface water flooding on track through site.	Developable
AS388	Hinckley	Hydes Lane, Stretton	GF	RP	1.4	0.4	Single owner - private	3	1	5	2	5	3	4	4	4	2	4	5	4	1	3	5	Could be brought forward with land to east where planning application is pending determination. Constraints of road network could prevent large scale development in this location.	Developable
AS393	Market Bosworth	South of Station Road Ind Est	GF	RP	2.8	2.8	Various - JJ Churchill has submitted planning application	1	4	5	5	5	1	3	4	4	2	2	2	2	2	3	2	Expansion of JJ Churchill deliverable. Identify access route and allocate western part for employment in accordance with development brief.	Part deliverable and part developable
AS403	Markfield	Thornton Lane	GF/ BF	RP	2.2	2.2	Hilmarco Farm Shop	3	1	5	5	5	5	5	4	5	4	3	4	4	1	3	4	Allocate for employment.	Deliverable
AS435	Newbold Verdon	Bagworth Road	GF	RP	0.5	0.5	Private Ownership	3	1	5	5	5	1	3	4	5	2	2	3	4	1	3	2	Expansion of Verdon Timber Group deliverable, suitable location due to proximity to permitted employment use.	Deliverable
AS475	Ratby	Park Road	GF	RP	2.4	2.4	Two titles. Eastern title includes part of Benlowe factory and is already developed for employment use	3	1	5	1	5	1	2	2	1	1	2	2	1	2	3	3	The adjoining Benlowe factory has no capacity for expansion. Consideration should be given to allowing expansion in this location despite the high risk of flooding and the access through residential areas. The Council should understand the company's proposals and constraints in more detail.	Not yet developable
AS579	Fenny Drayton	Atherstone Road	GF	IA	5.3	5.3	Single owner - private	3	1	5	5	5	3	5	5	4	2	4	5	4	1	1	2	Capacity of the A5 to take more traffic in this location should be a consideration when deciding if to allocate.	
AS593	Shackerstone	Land off Derby Lane	GF	RP	1.9	1.9	Single owner - private	3	1	5	5	5	1	3	4	5	2	2	2	2	1	2	3	Site is not closely connected to SHN nor is it close to any industrial estates. New infrastructure would be required for any employment development	Not yet developable.
AS612	Barwell	Ashby Road	GF	IA	1.3	1.3	Single owner - private	3	1	5	5	3	3	5	4	5	4	4	3	2	1	3	2	Would not allocate, but treat any application on its merits	Not yet developable
AS676	Barlestone	Land to east of Bagworth Road	GF and BF	RP	2.5	2.5	Single land owner (private)	3	1	5	5	5	1	3	4	5	1	2	2	2	1	2	2	Site is not closely connected to SHN nor is it close to any industrial estates. New infrastructure would be required for any employment development	Not yet developable
AS615	Barlestone	Land at Washpit Lane	BF	RP	0.5	0.5	Owned by Church Farm	3	1	5	5	5	1	3	4	5	3	3	3	3	2	3	3	Would not allocate, but treat any application on its merits	Developable
AS978	Groby	Old Hall Farm Fishing Lakes	GF	RP	20.5	20.5	Two LR Titles - M W Trustees and private	2	1	5	1	5	5	5	4	2	3	2	5	4	1	3	5	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.	Developable
AS986	Hinckley	EMEB Sports Ground, Nutts Lane Ind Est	GF	RP	1.9	1.9	HG Properties Ltd	4	5	5	5	5	1	4	4	2	4	4	5	5	2	4	5	Constraints of road network could constrain large scale development in this location. Consent granted for non-employment use	Do not allocate
LPR2	Earl Shilton	Breach Lane	GF	RP	1.1	1.1	Various - Primrose Consulting own larger part	4	5	5	5	5	1	3	4	4	2	4	2	2	1	4	1	Site has consent for housing.	Deliverable housing site
LPR12	Earl Shilton	Leicester Road	BF	RP	1.1	1.1	Single owner - private	3	3	5	5	5	1	5	3	5	2	4	3	2	1	1	1	Site cannot be viably developed in isolation. Treat planning application on its merits, given that applicant proposing to construct small employment units that would suit demand from local businesses.	Deliverable
LPR16	Burbage	Land to east of Hinckley Park	GF	RP	230.0	230.0	Multiple owners	1	1	5	4	2	5	4	5	4	1	2	4	4	1	1	5	Adjoins Hinckley Park where there has been recent large scale speculative and bespoke development of logistics premises.	Not yet developable
LPR22 A	Hinckley	Farmland west of Dodwells Bridge Ind Est	GF	RP	66.2	64.0	Various titles - Wilson Bowden control majority	5	1	5	5	5	3	4	4	4	1	2	5	4	1	1	2	Proposal for B2, B8 and E use classes. Access would require new junction on A5; the limited capacity of road network could constrain large scale development in this location.	Developable
LPR22 B	Hinckley	Farmland west of Dodwells Bridge Ind Est	GF	RP			Wilson Bowden controls whole of this land																	Smaller part of LPR22 A. Not separately assessed	Developable

SITE DETAILS			QUANTITATIVE ASSESSMENT				AVAILABILITY FACTORS					SUITABILITY PLANNING FACTORS					SUITABILITY MARKET FACTORS					ACHIEVABILITY FACTORS					SUSTAINABILITY FACTORS					NOTES	RECOMMENDED CATEGORY
Employment Area Ref	Settlement	Address	GF/ BF	IA/ RP	Gross Area (ha)	Gross area (ha)in H&B	Landowner/Developer	Ownership Factors	Deliverable	Habitat	Landscape	Heritage	Access to Strategic Highway Network	Local Road Access	Site Characteristics & Physical Constraints	Flood Risk	Quality of Infrastructure	Barriers to Development	Market Attractiveness	Viability of developing employment	Sequential Status	Proximity to Urban Areas	Compatibility of Adjoining Uses										
LPR32	Markfield	West of J22 of M1 and south of A511	GF	RP	22.9	22.9	Various including MTS Storage & Distribution	2	1	2	5	5	5	5	4	4	1	2	5	4	1	2	2		Various owners but land assembly may not be required if separate accesses to plots. Allocate for employment use in whole or part.	Deliverable							
LPR42 A	Markfield	East of Cliffe Lane and south of J22 MM1	GF	BF	2.0	2.0	Single owner - paintball centre	3	1	4	5	5	5	5	4	5	3	3	5	4	1	2	2		Woodland on site provides buffer beside motorway and biodiversity net gain could be substantial requirement. Do not allocate but treat planning applications on their merits.	Do not allocate							
LPR42 B	Markfield	Between Cliffe Lane and M1	GF	RP	18.2	18.2	Various including a fram and Tarmac Trading	1	1	4	5	5	5	5	4	2	2	4	5	4	1	2	2		Consider allocating for employment	Developable							
LPR44	Burbage	Hinckley Sewage Treatment Works	BF	RP	26.8	26.8	Severn Trent Water Ltd	3	1	5	5	5	5	4	5	2	2	3	4	3	1	3	4		Severn Trent Water has identified 8.8 ha of land that is surplus to the operational requirements of the sewage treatment works, which can be accessed through Sketchley Meadows IE.	Deliverable							
LPR49 A	Groby	West of Anstey Lane	GF	RP	11.5	11.5	Two LR Titles - private. IM Properties promoting for employment.	2	1	2	1	5	5	4	5	2	1	2	5	4	1	3	5		Consider allocating for employment. 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.	Developable							
LPR49 B	Groby	East of Anstey Lane	GF	RP	45.8	45.8	Two LR Titles - private. IM Properties promoting for employment.	2	1	5	1	5	5	4	5	2	1	2	5	4	1	3	5		Consider allocating for employment. The need for employment land will need to be weighed against the importance of the green wedge in this location and the safeguarding of mineral reserves.	Developable							
LPR54	Earl Shilton	Land east of Leicester Road	GF	RP	0.8	0.8	Single owner - private	3	1	5	5	5	3	5	5	5	2	4	2	2	1	4	5		Incursion into countryside. Do not allocate, but treat an application on its merits.	Do not allocate							
LPR 55	Earl Shilton	Land fronting A47 and Leicester Road	GF	RP	1.0	1.0	Single owner - private	3	3	5	5	5	3	5	3	5	2	4	3	2	1	1	5		Site cannot be viably developed in isolation. Treat planning application on its merits, given that applicant proposing to construct small employment units that would suit demand from local businesses.	Deliverable							
LPR56	Earl Shilton	Dalebrook Farm	GF	RP	7.9	7.9	Single owner - private	3	3	5	5	5	3	5	4	1	1	4	3	2	1	1	2		Southern part of site in flood zone. Northern strip previously used as a traveller site is subject of planning application for employment. If allocating for employment the boundaries should reflect the planning application. Council's pre-app advice is that land is suitable for B2 use and traveller accommodation.	Deliverable							
LPR88	Fenny Drayton	North of Drayton Lane	GF	RP	131.0	131.0	Majority of site not registered. Two areas at eastern end in separate titles	2	1	5	5	5	3	5	5	2	2	2	5	3	1	2	2		Market interest high. Capacity of the A5 to take more traffic in this location should be a consideration when deciding if to allocate	Developable							
LPR90	Higham on the Hill	South of Wood Lane	GF	RP	2.6	2.6	Owl Homes Ltd	5	5	5	5	5	3	5	5	5	1	2	2	4	3	3	2		Site has planning consent for 61 dwellings and a shop. No employment premises are proposed. Allocate for housing and redraw settlement boundary to include.	Deliverable housing site							
LPR95	Markfield	East of J22 of M1	GF	RP	26.8	26.8	Various farms - Caddick Land has control of majority.	2	1	5	5	5	5	5	4	4	2	4	5	5	1	2	2		Consider allocating for employment	Developable							
LPR102 A	Norton Juxta Twycross	Land to south west of Atherstone Road	GF	RP	41.9	41.9	Single Owner - Norton House Farm	3	1	5	5	5	1	3	3	5	1	2	3	4	1	1	4		The site is developable, and attractive to national businesses. The site should come forward within the plan period for employment, however material constraints must be dealt with due to proximity of Twycross Zoo.	Developable							
LPR 117	Bardon, Stanton under Bardon	Wood Farm, West Lane	GF	RP	32.2	32.2	Wood Farm	5	5	5	5	5	3	5	4	4	1	2	5	5	1	1	5		Planning consent for B8 & B2	Deliverable							
LPR121	Bardon, Stanton under Bardon	South Lane	GF	RP	3.5	2.6	Various	2	1	5	5	5	3	2	3	5	1	4	3	4	1	1	4		Site straddles local authority boundary. Consider the scale of land required in this location.	Developable							
LPR129	Stanton under Bardon	Ellistown Lane	BF	IA	1.9	1.9	Single owner - private	3	1	3	5	5	1	3	5	5	2	3	2	2	1	1	4		Would not allocate, but treat any application on its merits	Developable							
LPR130	Bagworth	Barlestone Rd	GF	RP	2.4	2.4	Single owner - private	3	1	5	5	5	1	3	5	5	1	2	2	2	1	2	5		Small village fringe site, with limited demand. Inadequate access for HGVs								
LPR134	Groby	East of Leicester Western Bypass	GF	RP	74.2	23.7	Multiple Owners - The Magnificent Seven LLP own many of the land parcels.	1	1	5	1	5	5	5	4	2	1	2	5	5	1	4	2		The need for employment land should be weighed against the importance of the green wedge in this location. The site straddles the LPA boundary. 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.	Do not allocate							
LPR141	Burbage	East of The Coppice	GF	RP	3.5	3.5	Single owner - private	3	1	5	2	5	1	3	5	5	1	2	2	2	1	1	5		Access inadequate for employment use of site. Only allocate if it is to be integrated in wider scheme.	Not yet developable							
LPR144 B	Hinckley	East of A47 Normandy Way,	GF	RP	1.6	1.6	John W Sheppard (Wykin) Ltd	4	1	5	5	5	3	5	3	5	1	2	4	3	2	4	2		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	Developable							
LPR 148	Copt Oak	East of Whitwick Road	GF	RP	24.7	2.6	Copt Oak Farm	3	1	3	5	4	5	5	4	4	1	2	5	5	1	1	5		Site straddles LPA boundary; the vast majority of the land identified in the call for sites is within Charnwood district. 2.63 ha in H&B	Developable							
LPR 164	Fenny Drayton	Glebe Barn, Watling Street	GF	RP	3.6	3.6	Single owner - private	3	1	5	5	5	3	5	5	5	4	4	5	4	1	1	2		Capacity of the A5 to take more traffic in this location should be a consideration when deciding if to allocate.								
LPR166	Groby	Groby Lodge Farm, Slate Pit Lane	BF	IA	2.4	2.4	Various titles - Groby Lodge Estate Limited and Biroman Ltd	2	1	5	5	5	1	4	3	4	4	3	2	1	1	1	2		Conversion of existing buildings could provide affordable premises. Would not allocate but Council should treat any application on its merits	Do not allocate							

SITE DETAILS					QUANTITATIVE ASSESSMENT		AVAILABILITY FACTORS			SUITABILITY PLANNING FACTORS			SUITABILITY MARKET FACTORS				ACHIEVABILITY FACTORS			SUSTAINABILITY FACTORS			NOTES	RECOMMENDED CATEGORY		
Employment Area Ref	Sttlement	Address	GF/ BF	IA/ RP	Gross Area (ha)	Gross area (ha)in H&B	Landowner/Developer	Ownership Factors	Deliverable	Habitat	Landscape	Heritage	Access to Strategic Highway Network	Local Road Access	Site Characteristics & Physical Constraints	Flood Risk	Quality of Infrastructure	Barriers to Development	Market Attractiveness	Viability of developing employment	Sequential Status	Proximity to Urban Areas	Comptability of Adjoining Uses			
LPR169	Kirby Mallory	North of Bosworth Road	GF	RP	9.0	9.0	Single owner - private	3	1	5	5	4	1	4	5	5	1	2	1	1	1	2	4	The site is large relative to the size of the village and in a location of weak demand.	Do not allocate	
					860.0	779.7																				