

Appendix 4 – Employment Site Assessment Summary

Site Reference	Address / Location	Total Site Size (Ha)	Total Site Size in HBBC (Ha)	Employment Use Developable Area in HBBC (Ha)	Class E (offices)						Class B2						Class B8					
					E (m2)	Suitability	Availability	Achievability	Overall Assessment	Time Frame for Development	B2 (m2)	Suitability B2	Availability B2	Achievable B2	Overall Assessment	Time Frame for Development B2	B8 (m2)	Suitability B8	Availability B8	Achievable B8	Overall Assessment	Time Frame for Development B8
AS1	Land adjacent 78 Main Street, Bagworth	0.8	0.8	0.8	2,814	Yes	Yes	Yes	Developable	6-10 years	3,377	Yes	Yes	Yes	Developable	6-10 years	3,217	Yes	Yes	Yes	Developable	6-10 years
AS113	Land East of Stretton Croft Burbage, South of the A5, Wolvey Road, Burbage (Cross-boundary with Rugby BC)	5.17	2.46	2.46	2,779.80	Yes	Yes	Yes	Deliverable	0-5 years	Not assessed						Not assessed					
AS126	Land at White House Farm, Workhouse Lane, Burbage	1.61	1.61	1.61	5,648	Yes	Yes	No	Non-Developable	N/A	6,778	Yes	Yes	No	Non-Developable	N/A	6,455	Yes	Yes	No	Non-Developable	N/A
AS235	Land to the rear of Alexander Avenue, Earl Shilton	1.65	1.65	1.65	5,765	Yes	Yes	Yes	Developable	11-15 years	6,917	Yes	Yes	Yes	Developable	11-15 years	6,588	Yes	Yes	Yes	Developable	11-15 years
AS237	Earl Shilton SUE, Land at Huit Farm, Breach Lane	74.07	74.07	5.3	18,550	Yes	Yes	Yes	Developable	11-15 years	22,250	Yes	Yes	Yes	Developable	11-15 years	21,200	Yes	Yes	Yes	Developable	11-15 years

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					E (m2)	Suitability	Availability	Achievability	Overall Assessment	Time Frame for Development	B2 (m2)	Suitability B2	Availability B2	Achievable B2	Overall Assessment	Time Frame for Development B2	B8 (m2)	Suitability B8	Availability B8	Achievable B8	Overall Assessment	Time Frame for Development B8
AS388	Land opposite Nutts Lane off A5 roundabout, Hinckley	1.76	0.42	0.42	1,470	Yes	Yes	Yes	Deliverable	0-5 years	Not assessed						1,764	Yes	Yes	Yes	Developable	0-5 years
AS393	Land South of Station Road, Market Bosworth	7.73	7.73	1	3,500	Yes	Yes	Yes	Deliverable	0-5 years	4,200	Yes	Yes	Yes	Deliverable	0-5 years	4,000	Yes	Yes	Yes	Deliverable	0-5 years
AS403	Land North West of Thornton Lane (Hilmarco), Markfield	2.09	2.09	2.09	7,331	Yes	Yes	Yes	Developable	6-10 years	8,778	Yes	Yes	Yes	Developable	6-10 years	8,379	Yes	Yes	Yes	Developable	6-10 years
AS435	Land South of Verdon Sawmills, Newbold Verdon	0.63	0.63	0.63	2,205	No	No	Yes	Non-Developable	N/A	2,646	No	No	Yes	Non-Developable	N/A	2,520	No	No	Yes	Non-Developable	N/A
AS475	Land west of Park Road, Ratby	2.36	2.36	1.56	5,460	No	No	No	Non-Developable	N/A	6,552	No	No	No	Non-Developable	N/A	6,240	No	No	No	Non-Developable	N/A
AS579	Land opposite Redgate Public House, Fenny Drayton	5.53	5.53	5.53	Not assessed						23,229	Yes	Yes	Yes	Developable	6-10 years	Not assessed					
AS58	Barwell SUE	133.33	133.33	6	Not assessed						12,400	Yes	Yes	Yes	Developable	11-15 years	12,400	Yes	Yes	Yes	Developable	11-15 years

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					E (m2)	Suitability	Availability	Achievability	Overall Assessment	Time Frame for Development	B2 (m2)	Suitability B2	Availability B2	Achievable B2	Overall Assessment	Time Frame for Development B2	B8 (m2)	Suitability B8	Availability B8	Achievable B8	Overall Assessment	Time Frame for Development B8
AS593	Land at Derby Lane, Shackerstone	1.82	1.82	1.82	6,370	Yes	Yes	No	Non-Developable	N/A	Not assessed						Not assessed					
AS612	Land fronting Ashby and Hinckley Road (adjacent Barwell House Farm), Barwell	1.33	1.33	1.33	4,652	Yes	Yes	Yes	Developable	11-15 years	Not assessed						Not assessed					
AS615 B	Land at Church Farm, Washpit Lane, Barlestone (Site B)	0.43	0.43	0.43	Not assessed						Not assessed						1,705	No	No	No	Non-Developable	N/A
AS978	Lakes and Land at Old Hall, Newtown Lindford Lane, Groby	21.39	21.39	17.05	59,675	Yes	Yes	Yes	Developable	6-10 years	71,610	Yes	Yes	Yes	Developable	6-10 years	68,200	Yes	Yes	Yes	Developable	6-10 years
AS986	Land at Nutts Lane and Hammonds Way, Hinckley	1.91	1.91	1.91	6,685	Yes	Yes	Yes	Developable	6-10 years	8,022	Yes	Yes	Yes	Developable	6-10 years	7,640	Yes	Yes	Yes	Developable	6-10 years
LPR10 2 A	Part A, Land South of Norton Hill and Atherstone Road,	147.65	41.81	40.69	142,415	Yes	Yes	Yes	Developable	11-15 years	Not assessed						162,760	Yes	Yes	Yes	Developable	11-15 years

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					E (m2)	Suitability	Availability	Achievability	Overall Assessment	Time Frame for Development	B2 (m2)	Suitability B2	Availability B2	Achievable B2	Overall Assessment	Time Frame for Development B2	B8 (m2)	Suitability B8	Availability B8	Achievable B8	Overall Assessment	Time Frame for Development B8
LPR148	Copt Oak Farm, Land adjacent Whitwick Road, Copt Oak (partly in Charnwood Borough)	25.13	2.6	2.6	9,100	Yes	Yes	Yes	Developable	11-15 years	Not assessed						10,400	Yes	Yes	Yes	Developable	11-15 years
LPR16	Soarbrook, Land east of Lutterworth Road, South of Burbage	236.14	236.14	10	60,000	Yes	Yes	Yes	Developable	15+ years	60,000	Yes	Yes	Yes	Developable	15+ years	60,000	Yes	Yes	Yes	Developable	15+ years
LPR164	Land at Glebe Barn, Fenny Drayton, CV10 0SB	3.78	3.78	3.78	Not assessed						Not assessed						15,120	Yes	Yes	Yes	Developable	6-10 years
LPR166	Land at Groby Lodge Farm, Slate Pit Lane, Groby	2.99	2.99	2.09	2,787	Yes	Yes	Yes	Developable	6-10 years	2,787	Yes	Yes	Yes	Developable	6-10 years	2,787	Yes	Yes	Yes	Developable	6-10 years
LPR169	Land off Bosworth Road, Kirkby Mallory	8.97	8.97	8.97	31,395	Yes	Yes	Yes	Developable	6-10 years	37,674	Yes	Yes	Yes	Developable	6-10 years	35,880	Yes	Yes	Yes	Developable	6-10 years
LPR2	Land off Breach Lane, Earl Shilton	1.23	1.23	1.23	4,305	Yes	Yes	No	Non-Developable	N/A	5166	Yes	Yes	No	Non-Developable	N/A	4920	Yes	Yes	No	Non-Developable	N/A
LPR22	Land at Wapping and	49.51	47.51	33.26	7,600	Yes	Yes	Yes	Developable	11-15 years	38,600	Yes	Yes	Yes	Developable	11-15 years	107,000	Yes	Yes	Yes	Developable	11-15 years

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					E (m2)	Suitability	Availability	Achievability	Overall Assessment	Time Frame for Development	B2 (m2)	Suitability B2	Availability B2	Achievable B2	Overall Assessment	Time Frame for Development B2	B8 (m2)	Suitability B8	Availability B8	Achievable B8	Overall Assessment	Time Frame for Development B8
	Harrow Farm, Watling Street (A5), Hinckley																					
LPR32	Land South of Little Shaw Lane, East of J22, M1, Markfield	22.1	22.1	22.1	66,300	Yes	Yes	Yes	Developable	6-10 years	92,820	Yes	Yes	Yes	Developable	6-10 years	110,500	Yes	Yes	Yes	Developable	6-10 years
LPR42 A	Land at Cliffe Lane, Markfield (A)	1.9	1.9	1.9	Not assessed						Not assessed						7,590	No	Yes	No	Non-Developable	N/A
LPR42 B	Land at Cliffe Lane, Markfield (B)	17.24	17.24	14.78	Not assessed						Not assessed						59,120	Yes	Yes	Yes	Developable	11-15 years
LPR44	Hinckley Sewage Treatment Works, Brookfield Road, Burbage	10.64	10.64	10.64	37,223	Yes	Yes	Yes	Developable	11-15 years	44,668	Yes	Yes	Yes	Developable	11-15 years	42,541	Yes	Yes	Yes	Developable	11-15 years
LPR49 A	Land north of Markfield Road (A50), Groby (A site)	11.56	11.56	6.01	Not assessed						18,000	Yes	Yes	Yes	Developable	6-10 years	18,000	Yes	Yes	Yes	Developable	6-10 years
LPR49 B	Land north of Markfield Road (A50),	46.12	46.12	23.98	Not assessed						127,000	Yes	Yes	Yes	Developable	6-10 years	127,000	Yes	Yes	Yes	Developable	6-10 years

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	Groby (B site)																					
LPR54	Land East of Swedish Cottage, Leicester Road, Earl Shilton	0.78	0.78	0.78	2,730	Yes	Yes	Yes	Developable	6-10 years	3,276	Yes	Yes	Yes	Developable	6-10 years	3120	Yes	Yes	Yes	Developable	6-10 years
LPR55	Land South of Leicester Road and Clickers Way (A47) Roundabout, Earl Shilton (cross boundary with Blaby District)	1.2	0.61	0.61	2,135	Yes	Yes	Yes	Developable	11-15 years	Not assessed						2,440	Yes	Yes	Yes	Developable	11-15 years
LPR56	Dalebrook Farm, Leicester Road, Earl Shilton	7.54	7.54	0	Not assessed (red constraint)						Not assessed (red constraint)						Not assessed (red constraint)					
LPR88	Drayton Grange Farm, Land West of Fenny Drayton	131.71	131.71	131.71	Not assessed						553,183	Yes	Yes	Yes	Developable	15+ years	526,840	Yes	Yes	Yes	Developable	15+ years

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					E (m2)	Suitability	Availability	Achievability	Overall Assessment	Time Frame for Development	B2 (m2)	Suitability B2	Availability B2	Achievable B2	Overall Assessment	Time Frame for Development B2	B8 (m2)	Suitability B8	Availability B8	Achievable B8	Overall Assessment	Time Frame for Development B8
LPR95	Land at Cliffe Hill Farm (Junction 22), Markfield	28.3	28.3	28.3	93,170	Yes	Yes	Yes	Developable	11-15 years	65,000	Yes	Yes	Yes	Developable	11-15 years	106,480	Yes	Yes	Yes	Developable	11-15 years