Appendix 4 – Employment Site Assessment Summary

		Tota	Tota I	Employ ment			Class	E (offices)		_		_	c	lass B2	_	_			C	lass B8		
Site Refere nce	Address / Location	l Site Size (Ha)	Site Size in HBB C (Ha)	Use Develop able Area in HBBC (Ha)	E (m2)	Suitabi lity	Availab ility	Achieva bility	Overall Assessm ent	Time Frame for Develop ment	B2 (m2)	Suitabi lity B2	Availab ility B2	Achiev able B2	Overall Assessm ent	Time Frame for Develop ment B2	B8 (m2)	Suitabi lity B8	Availab ility B8	Achiev able B8	Overall Assessm ent	Time Frame for Develop ment B8
AS1	Land adjacent 78 Main Street, Bagworth	0.8	0.8	0.8	2,814	Yes	Yes	Yes	Develop able	6-10 years	3,377	Yes	Yes	Yes	Develop able	6-10 years	3,217	Yes	Yes	Yes	Develop able	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	Delivera ble	0-5 years			Not	assessed					Not	assessed		
AS126	Land at White House Farm, Workhou se Lane, Burbage	1.61	1.61	1.61	5,648	Yes	Yes	No	Non- Develop able	N/A	6,778	Yes	Yes	No	Non- Develop able	N/A	6,455	Yes	Yes	No	Non- Develop able	N/A
AS235	Land to the rear of Alexande r Avenue, Earl Shilton	1.65	1.65	1.65	5,765	Yes	Yes	Yes	Develop able	11-15 years	6,917	Yes	Yes	Yes	Develop able	11-15 years	6,588	Yes	Yes	Yes	Develop able	11-15 years
AS237	Earl Shilton SUE, Land at Huit Farm, Breach Lane	74.0 7	74.0 7	5.3	18,55 0	Yes	Yes	Yes	Develop able	11-15 years	22,25 0	Yes	Yes	Yes	Develop able	11-15 years	21,20 0	Yes	Yes	Yes	Develop able	11-15 years

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Site Refere nce	Address / Location	I Site Size (Ha)	Site Size in HBB C (Ha)	Use Develop able Area in HBBC (Ha)	E (m2)	Suitabi lity	Availab ility	Achieva bility	Overall Assessm ent	Time Frame for Develop ment	B2 (m2)	Suitabi lity B2	Availab ility B2	Achiev able B2	Overall Assessm ent	Time Frame for Develop ment B2	B8 (m2)	Suitabi lity B8	Availab ility B8	Achiev able B8	Overall Assessm ent	Time Frame for Develop ment B8
AS388	Land opposite Nutts Lane off A5 roundabo ut, Hinckley	1.76	0.42	0.42	1,470	Yes	Yes	Yes	Delivera ble	0-5 years			Not	assessed			1,764	Yes	Yes	Yes	Develop able	0-5 years
AS393	Land South of Station Road, Market Bosworth	7.73	7.73	1	3,500	Yes	Yes	Yes	Delivera ble	0-5 years	4,200	Yes	Yes	Yes	Delivera ble	0-5 years	4,000	Yes	Yes	Yes	Delivera ble	0-5 years
AS403	Land North West of Thornton Lane (Hilmarco), Markfield	2.09	2.09	2.09	7,331	Yes	Yes	Yes	Develop able	6-10 years	8,778	Yes	Yes	Yes	Develop able	6-10 years	8,379	Yes	Yes	Yes	Develop able	6-10 years
AS435	Land South of Verdon Sawmills, Newbold Verdon	0.63	0.63	0.63	2,205	No	No	Yes	Non- Develop able	N/A	2,646	No	No	Yes	Non- Develop able	N/A	2,520	No	No	Yes	Non- Develop able	N/A
AS475	Land west of Park Road, Ratby	2.36	2.36	1.56	5,460	No	No	No	Non- Develop able	N/A	6,552	No	No	No	Non- Develop able	N/A	6,240	No	No	No	Non- Develop able	N/A
AS579	Land opposite Redgate Public House, Fenny Drayton	5.53	5.53	5.53			Not	t assessed			23,22 9	Yes	Yes	Yes	Develop able	6-10 years			Not	assessed		
AS58	Barwell SUE	133. 33	133. 33	6			Not	t assessed			12,40 0	Yes	Yes	Yes	Develop able	11-15 years	12,40 0	Yes	Yes	Yes	Develop able	11-15 years

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Site Refere nce	Address / Location	I Site Size (Ha)	Site Size in HBB C (Ha)	Use Develop able Area in HBBC (Ha)	E (m2)	Suitabi lity	Availab ility	Achieva bility	Overall Assessm ent	Time Frame for Develop ment	B2 (m2)	Suitabi lity B2	Availab ility B2	Achiev able B2	Overall Assessm ent	Time Frame for Develop ment B2	B8 (m2)	Suitabi lity B8	Availab ility B8	Achiev able B8	Overall Assessm ent	Time Frame for Develop ment B8
AS593	Land at Derby Lane, Shackerst one	1.82	1.82	1.82	6,370	Yes	Yes	No	Non- Develop able	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	Develop able	11-15 years			Not	assessed					Not	assessed		
AS615 B	Land at Church Farm, Washpit Lane, Barleston e (Site B)	0.43	0.43	0.43			Not	assessed					Not	assessed			1,705	No	No	No	Non- Develop able	N/A
AS978	Lakes and Land at Old Hall, Newtown Lindford Lane, Groby	21.3 9	21.3 9	17.05	59,67 5	Yes	Yes	Yes	Develop able	6-10 years	71,61 0	Yes	Yes	Yes	Develop able	6-10 years	68,20 0	Yes	Yes	Yes	Develop able	6-10 years
AS986	Land at Nutts Lane and Hammon ds Way, Hinckley	1.91	1.91	1.91	6,685	Yes	Yes	Yes	Develop able	6-10 years	8,022	Yes	Yes	Yes	Develop able	6-10 years	7,640	Yes	Yes	Yes	Develop able	6-10 years
LPR10 2 A	Part A, Land South of Norton Hill and Atherston e Road,	147. 65	41.8 1	40.69	142,4 15	Yes	Yes	Yes	Develop able	11-15 years			Not	assessed			162,7 60	Yes	Yes	Yes	Develop able	11-15 years

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	Norton Juxtra Twycross																					
LPR11 7	Land at Wood Farm, Stanton Lane, Stanton under Bardon	32.3 8	32.3 8	32.38		<u> </u>	Not	assessed	<u> </u>	<u> </u>	89,20 0	Yes	Yes	Yes	Delivera ble	0-5 years	89,20 0	Yes	Yes	Yes	Delivera ble	0-5 years
LPR12	The Old Service Station, Leicester Road, Earl Shilton	1.1	1.1	1.1	3,855	Yes	Yes	Yes	Develop able	11-15 years	4,626	Yes	Yes	Yes	Develop able	6-10 years	4,405	Yes	Yes	Yes	Develop able	11-15 years
LPR12 1	Land South of South Lane, Bardon, Stanton Under Bardon	3.33	2.6	2.6			Not	assessed					Not	assessed			6,400	Yes	Yes	Yes	Develop able	6-10 years
LPR12 9	Land opposite White House Farm, Ellistown Lane, Stanton under Bardon	0.99	0.99	0.99			Not	assessed			4,158	Yes	Yes	Yes	Develop able	11-15 years	3,960	No	Yes	Yes	Develop able	11-15 years
LPR13 0	Land at Barleston	2.52	2.52	1.45	5,075	Yes	Yes	No	Non- Develop able	N/A			Not	assessed			5,800	Yes	Yes	No	Non- Develop able	N/A

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	e Road, Bagworth																					
LPR13 4	Land south of Groby Road, Glenfield, Leicester	74.3 4	23.7	23.7		<u> </u>	Not	t assessed	<u> </u>	<u> </u>			Not	assessed			94,20 0	Yes	Yes	Yes	Develop able	6-10 years
LPR13 8	Land at Brick Kiln Street (North), Brick Kiln Street, Hinckley, Leicesters hire, LE10 ONA	6.16	6.16	0		N	lot assesse	ed (no class	E gain)				Not	assessed					Not	assessed		
LPR14 1	Land North of Sapcote Road and adjacent to the railway (The Outwood s), Burbage	3.4	3.4	3.4	11,90 0	No	No	No	Non- Develop able	N/A			Not	assessed			13,60 0	No	No	No	Non- Develop able	N/A
LPR14 4 B	Land to the North of Normand y Fields, Normand y Way, Hinckley (Site B)	1.4	1.4	0.75	2,625	Yes	Yes	Yes	Develop able	6-10 years	3,150	Yes	Yes	Yes	Develop able	6-10 years	3,000	Yes	Yes	Yes	Develop able	6-10 years

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LPR14 8	Copt Oak Farm, Land adjacent Whitwick Road, Copt Oak (partly in Charnwo od Borough)	25.1 3	2.6	2.6	9,100	Yes	Yes	Yes	Develop able	11-15 years			Not	assessed		<u> </u>	10,40 0	Yes	Yes	Yes	Develop able	11-15 years
LPR16	Soarbroo k, Land east of Lutterwor th Road, South of Burbage	236. 14	236. 14	10	60,00 0	Yes	Yes	Yes	Develop able	15+ years	60,00 0	Yes	Yes	Yes	Develop able	15+ years	60,00 0	Yes	Yes	Yes	Develop able	15+ years
LPR16 4	Land at Glebe Barn, Fenny Drayton, CV10 0SB	3.78	3.78	3.78			Not	assessed					Not	assessed			15,12 0	Yes	Yes	Yes	Develop able	6-10 years
LPR16 6	Land at Groby Lodge Farm, Slate Pit Lane, Groby	2.99	2.99	2.09	2,787	Yes	Yes	Yes	Develop able	6-10 years	2,787	Yes	Yes	Yes	Develop able	6-10 years	2,787	Yes	Yes	Yes	Develop able	6-10 years
LPR16 9	Land off Bosworth Road, Kirkby Mallory	8.97	8.97	8.97	31,39 5	Yes	Yes	Yes	Develop able	6-10 years	37,67 4	Yes	Yes	Yes	Develop able	6-10 years	35,88 0	Yes	Yes	Yes	Develop able	6-10 years
LPR2	Land off Breach Lane, Earl Shilton	1.23	1.23	1.23	4,305	Yes	Yes	No	Non- Develop able	N/A	5166	Yes	Yes	No	Non- Develop able	N/A	4920	Yes	Yes	No	Non- Develop able	N/A
LPR22	Land at Wapping and	49.5 1	47.5 1	33.26	7,600	Yes	Yes	Yes	Develop able	11-15 years	38,60 0	Yes	Yes	Yes	Develop able	11-15 years	107,0 00	Yes	Yes	Yes	Develop able	11-15 years

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	Harrow Farm, Watling Street (A5), Hinckley																					
LPR32	Land South of Little Shaw Lane, East of J22, M1, Markfield	22.1	22.1	22.1	66,30 0	Yes	Yes	Yes	Develop able	6-10 years	92,82 0	Yes	Yes	Yes	Develop able	6-10 years	110,5 00	Yes	Yes	Yes	Develop able	6-10 years
LPR42 A	Land at Cliffe Lane, Markfield (A)	1.9	1.9	1.9			Not	tassessed					Not	assessed			7,590	No	Yes	No	Non- Develop able	N/A
LPR42 B	Land at Cliffe Lane, Markfield (B)	17.2 4	17.2 4	14.78			Not	t assessed					Not	assessed			59,12 0	Yes	Yes	Yes	Develop able	11-15 years
LPR44	Hinckley Sewage Treatmen t Works, Brookfiel d Road, Burbage	10.6 4	10.6 4	10.64	37,22 3	Yes	Yes	Yes	Develop able	11-15 years	44,66 8	Yes	Yes	Yes	Develop able	11-15 years	42,54 1	Yes	Yes	Yes	Develop able	11-15 years
LPR49 A	Land north of Markfield Road (A50), Groby (A site)	11.5 6	11.5 6	6.01			Not	t assessed			18,00 0	Yes	Yes	Yes	Develop able	6-10 years	18,00 0	Yes	Yes	Yes	Develop able	6-10 years
LPR49 B	Land north of Markfield Road (A50),	46.1 2	46.1 2	23.98			Not	t assessed			127,0 00	Yes	Yes	Yes	Develop able	6-10 years	127,0 00	Yes	Yes	Yes	Develop able	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	Develop able	6-10 years	3,276	Yes	Yes	Yes	Develop able	6-10 years	3120	Yes	Yes	Yes	Develop able	6-10 years
LPR55	Land South of Leicester Road and Clickers Way (A47) Roundab out, Earl Shilton (cross boundary with Blaby District)	1.2	0.61	0.61	2,135	Yes	Yes	Yes	Develop able	11-15 years			Not	assessed			2,440	Yes	Yes	Yes	Develop able	11-15 years
LPR56	Dalebroo k Farm, Leicester Road, Earl Shilton	7.54	7.54	0		И	lot assesse	ed (red cons	traint)			Ν	ot assesse	d (red con	straint)			Ν	ot assesse	d (red con	straint)	
LPR88	Drayton Grange Farm, Land West of Fenny Drayton	131. 71	131. 71	131.71			Not	assessed			553,1 83	Yes	Yes	Yes	Develop able	15+ years	526,8 40	Yes	Yes	Yes	Develop able	15+ years

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LPR95	Land at Cliffe Hill Farm (Junction 22), Markfield	28.3	28.3	28.3	93,17 0	Yes	Yes	Yes	Develop able	11-15 years	65,00 0	Yes	Yes	Yes	Develop able	11-15 years	106,4 80	Yes	Yes	Yes	Develop able	11-15 years