



Employment Land and Premises Study

Hinckley and Bosworth Borough Council

Final Report

February 2020

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EXECUTIVE SUMMARY

Introduction

1.1 This report assesses the supply, need and demand for employment land and premises (use class B) in Hinckley and Bosworth. The Study has been commissioned to provide an overall assessment of the economic environment within Hinckley and Bosworth and to provide robust evidence to inform development of the Council's new Local Plan, while being in accordance with the suite of adopted Hinckley and Bosworth Local Plan documents. The study updates previous employment land evidence base documents for the Borough. The key aims of the study are to:

- Review adopted local employment related policies
- Reconsider existing information on SMEs
- Provide detailed local research and analysis to examine the current and potential future demand (to 2036) within the borough for all types/sectors of employment
- Review the recommendations contained within the 2013 Employment Land and Premises Study in relation to which identified employment sites should be retained or released
- Consideration should be given to the Energy Efficiency Regulations 2015 and the impact of changes in Energy Performance Certificates April 2018/2023 regulations will have on employment sites including suggesting any policy recommendations
- Consider if there are any new sites that should be identified as employment sites
- A review of existing designated employment sites to identify if boundaries could be redrawn
- Update of the information relating to the employment needs and opportunities within rural areas
- Consideration of the MIRA Enterprise Zone and what effect new development here has on the Borough
- Explore the need for small creative sector starter space in Hinckley Town Centre
- Consideration should be given to any other existing or proposed significant employment development in neighbouring local authority areas
- Consideration should be given to key economic papers.

Methodology

- i) A number of research methods have been used, including site visits and interviews with property market stakeholders such as developers, investors and their agents. Major employers in the Borough have been individually consulted, as have key public-sector agencies. The property market in the local authority areas elsewhere in the Functional Economic Market Area (FEMA) has been reviewed through desktop analysis of employment and planning strategies, and consultations with officers from those local authorities. Finally, the land supply has been assessed against forecast data to understand future land need. The methodology follows Planning Practice Guidance on employment land reviews.
- ii) Whilst this report states the size of property in metric (sqm), the property market stakeholders use imperial (sqft), therefore the property market section of this report will state rental values at £/ sqft.

Findings

- iii) Hinckley and Bosworth has a relatively affluent and skilled population, with reasonable level of economic activity.
- iv) The Borough's dependence on public sector employment is well below average with 16.3 percent of the Borough's workforce employed in public administration, education and health, in 2017. Electricity, gas, steam and air conditioning employs a relatively high proportion of the workforce, 2250 people, over five times more than the national and regional averages. Major local employers include Cadent Gas, in Hinckley town.
- v) Hinckley and Bosworth also retains a strong local manufacturing sector, with 18.6 percent of the working population in manufacturing jobs, well above wider averages. In terms of service sectors, professional, scientific and technical and Business administration and support services have the strongest roles.
- vi) Transportation and storage employ some 3000 people in Hinckley and Bosworth, equating to 7.0 percent of local employment. This sector will grow further as the B8 schemes under development are completed.
- vii) Amongst the local businesses consulted there is a strong desire for growth, and some have struggled to find the space they need. Many local businesses have taken

steps to secure land and property, through a mixture of refurbishment/on site expansion and consolidation. Companies are reporting difficulties in getting enough warehousing and logistics staff to serve Hinckley and Bosworth's extensive B8 sector. Labour supply could thus be one barrier to the continuing growth of warehousing uses which is such a strong element of the Leicester and Leicestershire economy.

- viii) Demand remains strong for small-midsized industrial properties of up to 1000 sqm to meet local business needs, and units up to 500 sqm for new businesses. Anything greater than 9000 sqm in size will likely serve the strategic market and can take time to let. Smaller space can attract rents of £75/sqm (£7.0/sqft), larger units rents of £60/sqm (£6.0 sqft). While older units can attract rents of around £56/sqm (£5.25/sqft). There is a shortage of units of all size to meet local needs, with development focusing on strategic options.
- ix) Local warehouse development in Hinckley and Bosworth reflects strong national and regional growth, with three major B2/B8 schemes proposed/under construction locally. The larger units proposed are in the 18,000-30,000 sqm size range and are seeing reasonable demand. Confidence in the ability of these new units to let/sell remains strong, despite the diverse range of competing schemes proposed in surrounding local authority areas. One concern is the lack of smaller opportunities which could meet the needs of local businesses.
- x) Local office demand is generally for sub-500 and particularly sub-100 sqm units, although the wider office market is overshadowed by Leicester and other large nearby settlements. Availability includes a lot of bigger units which are struggling to let. Hinckley Fields Industrial Estate remains the key office site in the Borough, while most rural office schemes are doing well, serving large local catchments. However, there is also an oversupply of lower grade office stock above shops, particularly in Hinckley town. Rents range from £97-110/sqm (£9-10/sqft) depending on quality.
- xi) Market stakeholders suggest unmet demand for creative space does exist in the Borough, with companies in traditional business centres and home based who could be accommodated in specialist facilities, requiring modern flexible units of sub-50 sqm each for a mix of activities. However, such companies have limited capacity to pay the levels of rent good quality creative sectors space require and any new accommodation would have to compete with a growing range of specialist facilities in

the County.

- xii) The defined functional economic market area for Hinckley and Bosworth includes the other local authority areas of Leicester and Leicestershire, and its neighbours Nuneaton and Bedworth and North Warwickshire, as well as more distant Coventry and Rugby.
- xiii) Within that functional economic market area most of the local authorities feel they can meet their employment land needs on land within their own local authority area boundaries. The exception is Leicester City, which has a significant, and long established, shortage of employment land and will be looking for support from its neighbours. However, the bulk of the need will be met in the SUEs around the Leicester urban area and other Growth Areas of Blaby and Charnwood. SUEs in Hinckley and Bosworth may also provide some support, although delivery in these locations is likely to be some time away. The other strategic sites of Hinckley and Bosworth are marketed at regional and national B2/B8 markets rather than meeting the needs of Leicester.
- xiv) In terms of competition, Hinckley and Bosworth sits in the shadow of Leicester City Centre, a major office centre for the East Midlands, with lesser linkages to Coventry. For high tech uses, there will be competition from the Loughborough and Leicester Science Parks. MIRA will benefit from links to Jaguar Land Rover in Coventry, although Jaguar Land Rover is developing its own adjacent campus facilities which may attract some of the automotive sector companies which might otherwise have gone to MIRA.
- xv) A diverse range of strategic B8 (plus some B2) logistics facilities are planned, and in many cases under development, in all the FEMA local authority areas with links to the motorway corridors and the A5. These schemes will compete with their equivalents in Hinckley and Bosworth for regional and national B2/B8 requirements. However, despite the large and growing strategic B8 pipeline in other areas, Hinckley and Bosworth's logistics schemes are still being actively brought forward with no stakeholders indicating that the market is at, or is approaching, a position of oversupply.
- xvi) Proposed B2/B8 schemes include the Hinckley National Rail Freight Interchange, which is still requires planning consent as a Nationally Significant Infrastructure Project. Subject to planning, it would provide over one million sqm (gross) of new

B8 floorspace to the east of Hinckley Town. However, even if approved, the schemes 15-year development timeframe means that most of the current Hinckley and Bosworth B2/B8 schemes will be complete before this location can deliver competing accommodation. Hinckley National Rail Freight Interchange will also focus on rail related logistics, while Hinckley and Bosworth's developments offer purely road-based warehousing.

Employment Land Supply and Need

- xvii) The existing employment land supply is 116.94 ha in six sites, comprising:
- Four strategic areas, with extant planning consents, totalling 98.05 ha
 - Four local areas, with extant planning consents (plus overlap with strategic at Hinckley Park), totalling 11.69 ha
- xviii) Two further future sources of local employment land have also been identified, totalling 7.2 ha, including the Proposed site for Development South of Station Road, Market Bosworth and the Barwell sustainable Urban extension (SUE). The maximum land local supply total is thus 18.89 ha.
- xix) The outputs from all the models are outlined in Table ES1.

Table ES1 – Hinckley and Bosworth Borough Land Forecast Models – Summary

Model	A: Land Need 2019-2036, ha	B: Buffer (further need accounting for Losses) ha	A+B=C: Total Need, ha	D: Land Stock 2019, ha – Strategic and/or Local Supply	C-D=E: Surplus (Shortfall), ha	Assumptions
Model One: Historic Land Take-Up (Land Based)						
Scenario One, Strategic/Local Projection Incorporating All Take Up	48.28	14.20	62.48	116.94 Strategic/ local supply	54.46	23 years take-up of 2.84 ha/year,
Scenario Two, Strategic/Local Projection Incorporating Development on New Employment Areas Only	23.29	6.85	30.14	116.94 Strategic/ local supply	86.80	23 years take-up of 1.37 ha/year
Scenario Three, Local Projection Incorporating All Take Up	29.75	8.75	38.50	18.89 Local supply	(19.61)	23 years take-up of 1.75 ha/year. Exclusive of take-up at Hinckley

Model	A: Land Need 2019-2036, ha	B: Buffer (further need accounting for Losses) ha	A+B=C: Total Need, ha	D: Land Stock 2019, ha – Strategic and/or Local Supply	C-D=E: Surplus (Shortfall), ha	Assumptions
						Commercial Park
Scenario Four, Local Projection Incorporating Development on New Employment Areas Only	10.20	3.00	13.20	18.89 Local supply	5.69	23 years take-up of 0.60 ha/year. Exclusive of take-up at Hinckley Commercial Park
Model Two: Employment Based Forecast (Job Based)						
Employment based on adjusted stock – Policy Off Model	1) 6.29 Growth 2) (11.10) Change	1) 2.83 2)N/A	1) 9.12 2) (11.10)	18.89 Local supply	1) 9.77 2) 29.99	Based on 1) projected growth sectors 2) projected employment change across sectors local growth only

Source: BE Group, 2019

- xx) The figures are inclusive of a five-year buffer in supply to reflect a choice of sites by size, quality and location and to provide a continuum of supply beyond the end of 2036.
- xxi) A further model Resident Workforce (Demand from New Labour) has been produced which indicates the additional employment land need from the local 5,870 jobs generated to 2036 by the projected housing growth rate of 457 dwellings/ha, as identified in the Hinckley and Bosworth Housing Needs Study, 2019, to be 15.84 ha. However, this represents the employment land requirement specifically from these 5,870 extra jobs and is not a forecast of Objectively Assessed Need (OAN) for the whole Hinckley and Bosworth economy.
- xxii) The jobs based forecast models suggest the Borough has an oversupply of employment land. This indicates that a portion of the current land supply may be surplus to requirements and could be used for other activities. However, the market assessment and a review of the historic trends in employment change and land take up (see Section 8.0) suggest that these forecasts underestimate land needs significantly.

- xxiii) In terms of the four take up models, it is considered that the Scenarios which account for all take up (Scenarios One and Three) best reflect the full range of growth which has occurred in the Borough since 1996, particularly strategic growth, much of which has occurred on previously developed land. Of the two remaining Scenarios, Scenario One, Strategic/Local Projection Incorporating All Take Up best reflects the full range of need Hinckley and Bosworth is likely to have to 2036, particularly given the fact that much of the short term growth in the Borough is likely to be in strategic sites such as Hinckley Park. This scenario suggests that Hinckley and Bosworth has sufficient land overall, to meet needs to 2036.

Recommendations

- xxiv) This report has had full regard to the requirements of the NPPF and the PPGs to encourage and deliver growth through the planning system. The key recommendation is:

That Hinckley and Bosworth Borough Council use the roll forward of historic take-up as the main measure of the Borough of Hinckley and Bosworth's future land needs for the period up to 2036. Specifically, the Council should use Scenario One, Strategic/Local Projection Incorporating All Take Up, which is based on the Borough's full land take up since 1996 and forecasts both strategic and local needs.

This indicates an Objectively Assessed Need of 62.48 ha over 2019-2036, inclusive of a five-year buffer. The Borough has enough land to meet these requirements overall.

- xxv) The other recommendations of this study are:
- For 28 Category A classified sites (Key Employment Sites) non – B Class employment uses should only be allowed if an applicant can demonstrate exceptional circumstances and that the proposals will not have a significant adverse impact on surrounding local uses
 - Exceptionally, uses which have trade links with employment uses or are un-neighbourly in character may be permitted on the Borough's 54 Category B Employment Areas

- For Hinckley and Bosworth’s 32 Category C Employment Areas, a more flexible approach could be taken to facilitate a broad range of economic development.
- Employment development outside Employment Areas makes a contribution to local employment activity and jobs. Any consideration of future non-employment use, in such locations, should be addressed in the same way as non ‘key employment’ sites and Category B/C employment areas
- The protection of the remaining undeveloped employment land for B1/B2/B8 development thus needs to be considered a policy priority. Further losses in the land supply, to alternative uses, should be resisted
- That the Borough Council consider additional allocations to meet purely local needs, even though this will exceed overall OAN, with a focus on Hinckley town, Burbage and ideally also Barwell and Earl Shilton. This reflects the shortfall in local supply, identified market and sub-area supply gaps
- Review and monitor the employment land and premises position and undertake the study again in about five years, as 2036 is a long time in the future and much will happen before then
- The Council should work with neighbouring authorities on issues in which interests will overlap, notably the growth of the MIRA Technology Park Enterprise Zone and the growing cross boundary logistics market
- Table ES2 makes a range of recommendations relating to the key rural service centres of the Borough.

Table ES2 – Recommendations for Key Rural Service Centres

Rural Service Centre	Comment
Market Bosworth	Pursue a delivery strategy for the 0.5-1 ha extension for Station Road Industrial Estate
Desford	Consider a small-scale land allocation in this area to meet local needs across a wide catchment.
Groby	Consider new allocation(s) to provide options for local supply growth.
Ratby	
Markfield	
Bagworth	No action required
Thornton	No action required
Barlestone	Further provision in the Peckleton area of Desford would serve these locations
Newbold Verdon	
Stoke Golding	Opportunities for infill and investment at Willow Park Industrial Estate should be encouraged

Source: BE Group 2019

1.0 INTRODUCTION

- 1.2 This report provides an employment land and premises assessment for the Borough of Hinckley and Bosworth. It has been carried out on behalf of Hinckley and Bosworth Borough Council (the Council).
- 1.3 The Study has been commissioned to provide an overall assessment of the economic environment within Hinckley and Bosworth and to provide robust evidence to inform development of the Council's new Local Plan, while being in accordance with the suite of adopted Hinckley and Bosworth Local Plan documents. The Study will analyse employment land and premises demand, supply and need to 2036.
- 1.4 BE Group, economic development and property consultants, completed this Study during April-November 2019. The study updates previous employment land evidence base documents for the Borough, notably the 2013 Hinckley and Bosworth Employment Land and Premises Study, which was also completed by BE Group. It also provides a local compliment to the county-wide Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA).
- 1.5 The key aims of the study, as set out in the study brief, are to:
- *“Review adopted employment related policies within the Core Strategy, Hinckley Town Centre area Action Plan, Earl Shilton and Barwell Area Action Plan and the Site Allocations and Development Management DPD, and make recommendations on policy formulation for the emerging local plan*
 - *Reconsider existing information on small and medium enterprises, including working from home businesses and likely impact they may have on the economy and identify if there are any areas that are deficient in employment opportunities*
 - *Provide detailed local research and analysis to examine the current and potential future demand (to 2036) within the borough for all types/sectors of employment. Consideration should also be given to the possible impact of Brexit on future demand and investment*
 - *Review the recommendations contained within the 2013 Employment Land and Premises Study in relation to which identified employment sites should be retained or released, providing robust justification and where sites are recommended to be released what would be the most appropriate alternative use. Consideration should also be given to sites with outstanding planning*

permission

- *Consideration should be given to the Energy Efficiency Regulations 2015 and the impact of changes in Energy Performance Certificates April 2018/2023 regulations will have on employment sites including suggesting any policy recommendations*
- *Consider if there are any new sites that should be identified as employment sites including analysis of additional unidentified employment sites, sites identified through the Councils call for sites process and perform an audit of business rates data to assist in the capture of all employment sites*
- *A review of existing designated employment sites to identify if boundaries could be redrawn to provide a better suited overall designated area*
- *Update of the information relating to the employment needs and opportunities within rural areas and whether additional employment is required to meet current deficiencies and future requirements up to 2036*
- *Consideration of the MIRA Enterprise Zone and what effect new development here has on the borough. Reflection should also be given to any skills needs within the borough*
- *Explore the need for small creative sector starter space in Hinckley Town Centre*
- *Consideration should be given to any other existing or proposed significant employment development in neighbouring local authority areas, within or outside Leicestershire. Including the impact of any proposed Nationally Significant Infrastructure Projects including the Hinckley National Rail Freight Interchange*
- *Consideration should also be given to key economic papers including the impacts of the Governments Industrial Strategy and the emerging Leicestershire Local Industrial Strategy.”*

Background

- 1.6 Hinckley and Bosworth Council’s Local Plan (2006 to 2026) was completed with the adoption in July 2016 of the Site Allocations and Development Management Policies Development Plan Document (DPD). The Council is now starting work on a new Local Plan for the next plan period to 2036 and, as part of this, is reviewing its evidence on the supply and demand of employment land in the Borough. This reflects the view of the National Planning Policy Framework that building a strong, responsive and competitive economy is one of the three objectives to sustainable development.

- 1.7 The Council began the Local Plan Review with an Issues and Options consultation (January 2018) and a further 'Directions for Growth' consultation (January 2019) with a view to publishing a Draft Plan in Summer 2020. It is anticipated that the new Local Plan will be adopted in 2021, with a plan period to 2036.

Methodology

- 1.8 Research methods used include site visits, face-to-face and telephone interviews with property market stakeholders such as developers, investors and their agents. Consultations were undertaken with a number of the Borough's major private sector employers and key public sector agencies, along with consultations with local businesses. Desktop analysis of national, sub-regional and local reports and strategies has been undertaken.
- 1.9 The property market in the local authority areas elsewhere in Leicester and Leicestershire and Warwickshire, has also been reviewed. This has been undertaken through consultations with officers from the relevant Councils, combined with desktop analysis of the Employment Land Studies and Local Plans of those local authorities. Understanding the supply and demand of employment land and premises in neighbouring areas is important in assessing their impact on the Borough's land and property market.
- 1.10 Conditions in the Employment Sites of the Borough have been reviewed using quantitative and qualitative methods, identifying any underused or vacant land which may provide opportunities for regeneration and redevelopment, and providing a grading of long-term site viability.
- 1.11 Finally, the land supply has been assessed against forecast data to understand the future need for any additional employment land. This is then developed into a series of economic development recommendations that cover not just land, but also premises.

Employment Land Review Guidance

- 1.12 A key reason for undertaking the updated Employment Land and Premises Study is to take account of recently published Planning Practice Guidance (PPG), which provides guidance on how local authorities should approach both housing and employment land reviews. Two guidance notes were produced in 2014 and updated over 2018/19 – *Housing and Economic Land Availability Assessment* which provides

a methodology of reviewing suitable land, and *Housing and Economic Needs Assessments*, which provides guidance on how future needs can be determined. A third PPG *Effective Use of Land* provides advice on assessing whether existing employment allocations should be protected or reallocated for a more deliverable use.

1.13 The assessment process takes the form of a five-stage methodology under the following headings:

- **Stage 1: Identification of sites and broad locations** to provide an audit of available land of 0.25 ha and above. This will be a review identifying as wide a range as possible of sites and broad locations for development (including those existing sites that could be improved, intensified or changed). Identification methods may include a public ‘Call for Sites’ exercised by the local authority. The outcome of this stage is to understand key employment land supply issues and generate a portfolio of potential employment sites to take forward for more detailed review.
- **Stage 2: Site/broad location assessment** to estimate the development potential. This will include a re-appraisal of the suitability of previously allocated land, and the potential to designate allocated land for different or a wider range of uses. This stage entails a qualitative review of all significant sites and premises for their ‘suitability’, ‘availability’ and ‘achievability’ in order to confirm which of them are unsuitable for/unlikely to continue in B1/B2/B8 employment use; to establish the extent of ‘gaps’ in the portfolio; and if necessary, identify additional sites to be allocated or safeguarded. This exercise will help to inform whether a site is ‘deliverable’, ‘developable’ or neither. In assessing the portfolio, factors which need to be considered include:
 - *“The best fit functional economic market area*
 - *The existing stock of land within the area - this will indicate a baseline for land in employment uses*
 - *The recent pattern of employment land supply and loss – for example based on extant planning permissions and planning applications (or loss to permitted development)*
 - *Market demand – sourced from market intelligence from local data and discussions with developers and property agents, recent surveys of business needs or engagement with business and economic forums including locational and premises requirements of particular types of*

business

- *Market signals – based on projected growth in the certain markets and demographic changes and*
- *Oversupply and evidence of market failure – such as physical or ownership constraints that prevent the employment site being used effectively.”*
- When considering whether there is a realistic prospect of an existing employment site being developed for its intended use, PPG *Effective Use of Land* suggests that the following factors be taken into account:
 - *“The length of time since the site was allocated in the development plan*
 - *The planning history of the site including any planning applications or pre-application enquiries;*
 - *Whether there is evidence that the site has been actively marketed for its intended use for a reasonable period, and at a realistic price; and*
 - *Whether there are any changes of circumstance that mean that take-up of the site for its intended use is now unlikely.*
- *Where an alternative use for the allocated site is proposed, it will also be relevant to consider the extent to which evidence suggests the alternative use would address an unmet need, as well as the implications for the wider planning strategy for the area and other development plan policies.”*
- **Stage 3: Windfall assessment** Not applicable as relates to housing only.
- **Stage 4: Assessment review** ascertaining the need for economic development uses. To understand the future quantity of land required across the main business sectors; to provide a breakdown of that analysis in terms of quality and location and provide an indication of ‘gaps’ in supply through economic forecasting, consideration of recent trends and/or assessment of local property market circumstances. Preferred forecast methods include:
 - *“Sectoral and employment forecasts and projections (labour demand)*
 - *Demographically derived assessments of future employment needs (labour supply techniques)*
 - *Analysis based on the past take-up of employment land and property and/or future property market requirements*

This is combined with *“consultation with relevant organisations, studies of business trends, and monitoring of business, economic and employment statistics.”*

The outcome of this stage is to provide broad quantitative employment land requirements across the principal market segments covering the Borough's Local Plan period and an analysis of the likely 'gaps' in supply that need to be filled

- **Stage 5: Final evidence base**, the outcome of which will be the completion of the employment land review, to be taken forward in the Local Plan. The Review is prepared in line with this advice.

1.14 Table 1 shows how the Employment Land and Premises Study aligns with this Guidance. The link between the report and the PPG methodology is not always clear cut, with different sections overlapping, indeed certain steps overlap.

Table 1 – Employment Land Reviews – PPG Guidance

Stage 1 – Site / Broad Location Identification	
Determine assessment area and site size	Undertaken by Hinckley and Bosworth Borough Council
Desktop review of existing information	Review of the policy position, socio-economic position, local/sub-regional property market and the 2019 land supply (Covered in Sections 2, 3, 4, 5, 7)
Call for sites / broad locations	Call for Sites exercises completed internally by Hinckley and Bosworth Borough Council. Relevant sites reviewed in section 9
Site / broad location survey	Review of available employment sites. Broad locations to meet future land needs completed in Conclusions and Recommendations. (Covered in Sections 6,9,10, 11 and Appendices)
Stage 2 – Site / Broad Location Assessment	
Estimating the development potential in parallel with assessing suitability, availability, achievability – including viability	Covered in Section 6 and Appendices
Overcoming constraints	Covered in Section 6 and Appendices
Stage 3 – Windfall Assessment	
Determine housing / economic development potential of windfall sites (where justified)	N/A
Stage 4 – Assessment Review	
Review assessment and prepare draft trajectory; enough sites / broad locations?	Section 8
Stage 5 – Final Evidence Base	
Step 12 – Evidence Base and monitoring	ELPS produced by BE Group and monitoring undertaken by Hinckley and Bosworth Borough Council

Source: BE Group 2019

2.0 STRATEGIC CONTEXT

Introduction

- 2.1 This section focuses on national, regional and local reports and strategies that have a relevance to the allocation of employment land and premises.

National

National Planning Policy Framework (NPPF) (February 2019)

- 2.1 The framework sets out planning policies for England, as made by the Government, and the ways in which they can be applied. The introduction states that it “*provides a framework within which locally-prepared plans for housing and other development can be produced.*” The NPPF must be taken into account when developing local authority development plans and is a material consideration in planning decisions.
- 2.2 Most substantive amendments to the 2012 NPPF focus on housing policy and practice rather than employment. In terms of Local Plans, the NPPF recommends plan reviews to be completed no later than five years after adoption (Para 33) and would require Local Planning Authorities to prepare a statement of common ground with neighbouring authorities (Para 27).
- 2.3 Key for employment, and other sites, will be Chapter 11 on making ‘Effective Use of Land.’ Para 120 encourages reallocating land where there is no reasonable prospect of an application coming forward for the allocated use, specifically Local Planning Authorities should:
- a) *as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and*
 - b) *in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.”*
- 2.4 “*Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In*

particular, they should support proposals to ... use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.” (Para 121).

- 2.5 Additionally, planning policy should *“promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)” (Para 118).*

Leicester and Leicestershire

Leicester and Leicestershire Local Industrial Strategy Prospectus – Leicester and Leicestershire Local Enterprise Partnership (2018)

- 2.6 This prospectus aims to deliver the ambitions of the Industrial Strategy and the Midlands Engine Vision for Growth in order to create priorities which will grow the economy.
- 2.7 The Advanced Manufacturing and Engineering sector employs 22,600 people over 1,800 businesses and contributes £1.1 billion per annum in GVA. Opportunities for growth in this sector within Hinckley and Bosworth include *‘accelerating development of the MIRA Technology Park’*.
- 2.8 Advanced logistics aims to be a leading sector in the distribution of goods both nationally and internationally. 49,300 people are employed in around 4,000 businesses, with Leicester and Leicestershire being home to some of the UK’s biggest brands e.g. DHL, TNT and UPS. Developer plans are being prepared to deliver a Strategic Rail Freight Interchange linked east of Hinckley (but within the boundary of Blaby District Council).
- 2.9 The rural economy will also look to receive investment in order to attract investors and potential employees to the area. High quality incubator space and ‘grow-on’ space will continue to be developed adjacent to town centres which will cater for SME’s.

Leicester & Leicestershire Housing and Economic Development Needs Assessment – Leicester and Leicestershire Authorities and Leicester and Leicestershire Enterprise Partnership (2017)

- 2.10 A Housing and Economic Development Needs Assessments (HEDNA) was commissioned jointly by all the local authorities within Leicester and Leicestershire to assess future housing needs, the scale of future economic growth and the quantity of land and floorspace required for B-class economic development uses between 2011 and 2031/36. *“The assessment provides an evidence base to inform the preparation of statutory local plans by individual local planning authorities, a non-statutory Strategic Growth Plan for Leicester and Leicestershire and a refresh of the LEP’s Strategic Economic Plan.”*
- 2.11 The HEDNA considers the need for B-class employment land (B1, B2 and B8 units up to 9,000 sqm in size) across the Functional Economic Market Area based on full-time equivalent employment growth arising from the Planned Growth Scenario. *“This is based on modelling which relates the 21 sectors in the economic forecasts to use classes and takes an average employment density (sqm floorspace per job) to estimate net growth in floorspace.” This then makes assumptions on plot ratios and includes a ‘margin’ (equivalent to 5 years’ past take-up) to take account of potential error margins in the modelling, provide a choice of sites and flexibility of supply.”* These assumptions are summarised in Table 2 below:

Table 2 – Overview of Modelling Assumptions

Scenario	Key Assumptions
Labour Demand	<ul style="list-style-type: none"> • Net growth in jobs in Planned Growth Economic Scenario • Employment densities (sqm per FTE job) from HCA Employment Densities Guide: 3rd Edition • Plot ratio assumptions of 2.0 for B1(a/b) offices in Leicester, and 0.35 elsewhere; with a ratio of 0.42 for B1(c) and B2 uses • Margin based to provide flexibility of supply based on 5 years’ past take-up (gross completions).
Past Completions	<ul style="list-style-type: none"> • Projection of past gross completions based on local authority monitoring data.

Source: Leicester and Leicestershire Authorities and Leicester and Leicestershire Enterprise Partnership, 2017

- 2.12 The following summary, Table 3, draws together the various locally specified need for employment land. This shows a need for between 177 and 215 ha of land for office development (B1a and B1b) to 2036. *“For office floorspace, the labour demand and completion trend scenarios should be considered together as providing an*

appropriate range for future provision.” For the Hinckley and Bosworth needs equate to up to 13-34 ha of B1(a, b) land, 17 ha of B1(c)/B2 industrial land and 20 ha of B8 land, for sub-9,000 sqm warehouses, over 2011-2036.

- 2.13 For industrial floorspace, there tends to be a poor correlation between past employment and floorspace trends, where job numbers have fallen but floorspace numbers may have not. The Planned Growth Scenario envisages that manufacturing GVA grows strongly and the HEDNA concludes that greater weight should be given to the completions trend for B1c/B2 floorspace.

Table 3 – Employment Land Needs 2011-2036, ha

	Premises Type		
	B1a/b	B1c/B2	Small B8
Leicester	2-7	45	19
Blaby	47-48	19	12
Charnwood	17-40	26	13
Harborough	17-24	28	9
Hinckley and Bosworth	13-34	17	20
Melton	10-23	26	17
NWL	50-56	4	21
Oadby and Wigston	2	0	5
FEMA	177--215	165	117

Source: Leicester and Leicestershire Authorities and Leicester and Leicestershire Enterprise Partnership, 2017

- 2.14 Table 4 details the need for strategic B8 development (units of over 9,000 sqm). Taking into account growth in traffic/trade and replacement of out-dated supply, a minimum need for 472 ha of land is demonstrated. *“Where this is met will be influenced by the availability of land at commercially attractive locations and policy choices.”*

Table 4 – Need for Strategic B8 Distribution Development, 2011-2036

Year	To 2036
Replacement build ('000 sqm floorspace)	1,643
Growth build ('000 sqm floorspace)	244
Total ('000 sqm floorspace)	1,886
Land required (ha)	472

Source: Leicester and Leicestershire Authorities and Leicester and Leicestershire Enterprise Partnership, 2017

2.15 BE Group, with its experience of completing some 56 employment land studies since 2006, including eight in Leicester and Leicestershire, has reviewed the HEDNA Study and has the following comments to make:

- Labour demand modelling uses Oxford Economics Forecasts dated 2016. Our experience is that forecasts from this period still account for recovery from recession. They can somewhat overestimate short term growth and underestimate longer term change. Forecasts will not necessarily account for Brexit, although the likely impacts of this macro-economic change remain unclear today
- Overall the modelling assumptions are reasonable, as is the decision to allow a five-year margin, to provide flexibility of supply and ensure a continuation of supply post 2036
- The approach of mixing Labour Demand and Past Completions methodologies in forecasting is not necessarily unreasonable, and we accept that Past Completions are a better measure of industrial needs than Labour Demand (which invariably shows low or negative jobs growth in manufacturing, which is not translated in the real world into declines in floorspace). However, it is our experience that the two modelling methods give very different outputs which are hard to reconcile. This is evident in fact that for Leicester City, Table 3 shows far higher needs for B1(c)/B2 industrial than B1 offices and research and development, a surprising outcome given that Leicester is the county's office centre and home to a growing science park. Additionally, most industrial and warehousing development in the Leicester Conurbation is expected to take place outside of the City's boundaries. Conversely, North West Leicestershire's B1(a, b) needs massively outweigh its industrial and warehouse requirements, despite the mostly industrial character of the Borough
- In the case of Hinckley and Bosworth, the projected B1(a, b) needs are similarly very high, at up to 34 ha, compared to the industrial and warehouse requirements. This will reflect strong projected jobs growth in key service sectors, including professional, scientific and technical services which, when translated to land in the Labour Demand Model, gives a big land need when compared to the requirements derived from Past Completions. In the case of Hinckley and Bosworth, this will include an allowance for projected growth at Horiba MIRA, but as with the figures in other local authority areas, it is

questionable how reflective they are of the real-world property market in the Borough which remains strongly industrial in nature. For example, HEDNA highlights that on average, 3,000 sqm/year of smaller distribution space is delivered in Hinckley and Bosworth, 16 percent of the total for the Housing Market Area. In comparison, some 1,250 sqm/year of office space was brought forward locally over 2000-2012 around 7-8 percent of Housing Market Area take up.

Leicester and Leicestershire Strategic Distribution Study - Leicestershire Housing Planning and Infrastructure Group (2014)

2.16 This document examined the strategic distribution sector in the county with the main objectives to '*determine future need, together with managing change and supporting sustainable economic growth*'. Overall in Leicestershire, 12 percent (51,300 jobs) of employment is accounted for in the distribution and logistics sector within 2.25 million sqm of floorspace in 89 warehouse units.

2.17 The key challenges included:

- Competing inland locations to the north and east of the 'golden triangle' which to date have not generally accommodated national distribution facilities
- Rail-served sites in the golden triangle continue to offer the most competitive location for national distribution and so companies are expected to locate here
- Continued development of commercially attractive sites is key in order to keep up with competition
- Bringing forward new/ additional sites is key for accommodating the demand of the market. With reduction in usefulness for existing warehouse stock, market trends of on-line shopping and technological advances, requirements are for fewer but larger warehouse units.

2.18 Planning for growth:

- High replacement land use forecasts suggest 115 ha of new land rail-serviced sites will need to be brought forward by 2036
- High replacement forecasts suggest 153 ha of new land at non rail-serviced sites will need to be brought forward by 2036
- To be noted that the recycling of plots at existing sites may contribute towards the land use requirements

- Meeting these forecasts may generate around 7,000 full-time jobs, with an estimated £279 million contribution to LLEP Gross Value Added generated from the employment. However, 3,500-7,500 jobs would be lost from Leicestershire due to the inability to bring forward new sites in line with the land use forecasts. This would be a loss of £274-£548 million to LLEP Gross Value Added.

2.19 Three 'key opportunity areas' were identified where individual sites might be located which are attractive to the logistics market. One of the 'key opportunity areas' includes the 'Leicester to Hinckley corridor' of the M69. A growth strategy should aim to bring forward new sites to meet the identified land shortfall in this area. This should be done through a search for sites and a 'Call for Sites' process. This corridor connecting to Hinckley must prioritise the delivery of transport infrastructure schemes in order to improve connectivity to the strategic road network.

Local

Hinckley & Bosworth Core Strategy – Hinckley and Bosworth Borough Council (2009)

2.20 The Hinckley and Bosworth Core Strategy forms part of the existing Development Plan for the Borough. It provides the overall strategy, core policies and long-term vision for Hinckley and Bosworth up to 2026. The document recognises the important role that Hinckley town centre plays in providing services, employment, leisure and a range of travel modes to its surrounding population.

2.21 It aims to address the following issues:

- An over-reliance on manufacturing that has resulted in job losses
- Local jobs are lower paid than surrounding areas which results in high commuting levels
- Continued growth along the A5 corridor and A47 Northern Perimeter Road in Hinckley has created congestion problems
- Significant land take-up from the transportation, storage and distribution sectors
- Underperformance of Hinckley as a sub-regional centre in terms of investment, public realm quality and the retail offer.

2.22 The following policies are relevant to this study. Only those aspects of each policy specific to employment land and premises are outlined.

Policy 1: Development in Hinckley

2.23 To support Hinckley's role as a sub-regional centre the Council will:

- Ensure there is a range of employment opportunities
- Allocate 6 ha for new office development (34,000 sqm) in or adjoining Hinckley Town Centre Area Action Plan boundary
- Support the expansion of the creative industries, in particular through the redevelopment of the Atkins factory into a creative enterprise centre
- Expect development to respect Hinckley's industrial heritage through sympathetic reuse of buildings where possible
- Require new development to respect the character and appearance of the Hinckley conservation areas.

Policy 2: Development in Earl Shilton

2.24 To support the regeneration of Earl Shilton, the Council will:

- Allocate land for a mixed-use sustainable urban extension (SUE) to the south of Earl Shilton, to provide 2000 environmentally sustainable new homes, 10 ha of employment land, neighbourhood shops, a new primary school and children's centre, doctors, and green space
- Ensure there is a range of employment opportunities
- Require new development to respect the character and appearance of Earl Shilton Conservation Area
- Expect development to respect the town's industrial heritage through sympathetic reuse of buildings where possible.

Policy 3: Development in Barwell

2.25 To support the regeneration of Barwell the Council will:

- Allocate land for a mixed-use SUE to the west of Barwell, to provide 2,500 environmentally sustainable new homes and 15 ha of employment land, neighbourhood shops, a new primary school and children's centre, doctors, and green space
- Ensure there is a range of employment opportunities
- Require new development to respect the character and appearance of Barwell Conservation Area

- Expect development to respect the town's industrial heritage through sympathetic reuse of buildings where possible.

Policy 4: Development in Burbage

2.26 To address the small pockets of deprivation in Burbage, support its local centre and support Hinckley's role as a sub-regional centre, the Council will:

- Allocate 10 ha of B8 and 4 ha of B2 employment land as an extension to Logix Park, a proportion of the B2 element should be for start-up businesses
- Ensure there is a range of employment opportunities in Burbage and close to Hinckley
- Require new development to respect the character and appearance of Burbage Conservation Area.

Policy 7: Key Rural Centres

2.27 To support the key rural centres (Markfield, Groby, Ratby, Barlestone, Desford, Newbold Verdon, Bagworth and Thornton, Market Bosworth and Stoke Golding) and ensure they can provide appropriate services to their rural hinterland, the Council will support the enhancement of allocated employment sites and the development of employment uses (including home working) within their settlement boundaries.

Policies 8, 10 and 11: Key Rural Centres – Leicester, in the National Forest or stand-alone

2.28 The Council aim to support additional employment provision to meet local need in line with Policy 7, which will help to maintain rural population levels. Small, flexible industrial /start-up units may be provided to meet this provision.

Policies 12, 13 and 17: Rural Villages, Hamlets and Needs

2.29 The rural villages and hamlets will be supported in development which will enable home working and other small scale employment uses whilst respecting the character and appearance of the conservation areas. The development will take place providing that the 'local need' has been clearly identified in an up-to-date survey or parish plan, and cannot be met within the settlement boundary of the village.

Hinckley Town Centre Area Action Plan – Hinckley and Bosworth Borough Council (2011)

- 2.30 This document, which was adopted as a DPD in March 2011, was produced to address the issues facing Hinckley Town Centre, which cover retail, transport and housing. This summary focuses on employment issues only.
- 2.31 Due to the historic reliance on the manufacturing industry there is a strong need to ensure a broad range of employment opportunities. There are many historic redundant buildings which ought to be maintained and protected, whilst also used to enhance the town's economy. The vision for Hinckley is that *'there will be business premises ranging from small workshops to office accommodation'*.
- 2.32 The objectives outlined in the Area Action Plan and of relevance to this study were:
- Spatial Objective 4: *"To enhance Hinckley Town Centre's image to developers, retailers, residents and visitors by ensuring high quality, well designed, environmentally friendly development in the town centre"*
 - Spatial Objective 8: *"To retain and enhance employment opportunities in Hinckley Town Centre."*
- 2.33 Nine key regeneration sites were identified as opportunities at various locations in the town centre. Of these, seven have potential for employment uses. Table 5 highlights the key aspirations for each project and the expected output in terms of office/commercial space.
- 2.34 These projects would generate a maximum of 28,500 sqm of office accommodation, 84 percent of the Core Strategy requirement for 34,000 sqm of new B1(a) premises by 2026.

Table 5 – Hinckley Town Centre Area Action Plan, Key Projects

Project (Site Size, ha)	Key Aspirations for Redevelopment	Proposed Office/ Commercial Space, sqm
Policy 2 – Stockwell Head/Concordia Theatre Strategic Development Area (3.08)	<ul style="list-style-type: none"> • Provision of a mixed-use development (office and commercial floorspace and residential units to the east of Baptist Walk) • Possible infill development between Baptist Walk and the Concordia Theatre • Continued improvement to the Concordia Theatre • Creation of a new landscaped public open space on the surface level car park north of Stockwell Head • Provision of a 180 space car park. 	2,000 - 2,500
Policy 3 – Atkins Factory Strategic Development Area (1.19)	<ul style="list-style-type: none"> • Retention and enhancement of the car park • Retention and reuse of the Atkins Building for mixed uses (office space and a creative enterprise centre) • Redevelopment of factory buildings for an educational facility, a community facility and/or office space. 	2,000
Policy 4 – Britannia Centre/Castle Street Strategic Development Area (1.38)	<ul style="list-style-type: none"> • The provision of comparison retail floorspace 	-
Policy 5 – Land north of Mount Road (4.36)	<ul style="list-style-type: none"> • Retention and enhancement of Argents Mead park and the Memorial Gardens • Provision of mixed-use development (could include residential units, office space and community facilities). Also, the development of a residential care home and/or retirement living units could also be explored in this location • Provision of retail units and a civic facility to the north of the site • Enhanced town centre parking. 	3,000 – 4,000
Policy 6 – Leisure Centre (1.31)	<ul style="list-style-type: none"> • Provision of a landmark residential scheme. 	-
Policy 7 – Rugby Road/ Hawley Road (2.13)	<ul style="list-style-type: none"> • Provision of a landmark building at the junction of Rugby Road and Hawley Road • Provision of a mixed use development (residential, commercial and other employment uses). 	3,000 – 4,000
Policy 8 – Railway Station/ Southfield Road (1.78)	<ul style="list-style-type: none"> • Provision of an office led development to create a high quality employment zone for the town centre • Creation of a transport interchange • Provision of enhanced passenger facilities at the railway station • Provision of small retail units. 	4,000 – 5,000
Policy 9 – Bus Station (3.81)	<ul style="list-style-type: none"> • Provision of an enhanced Bus Station and associated passenger facilities • Provision of a mixed use scheme, anchored by a foodstore. Additional uses at this site could include office/commercial floorspace, cafes, restaurants and comparison retail units. • Provision of a cinema and other leisure uses • Provision of an approximately 560 space car park. 	2,000 - 3,000

Project (Site Size, ha)	Key Aspirations for Redevelopment	Proposed Office/ Commercial Space, sqm
Policy 10 – North Warwickshire and Hinckley College Sites (0.36 and 4.44)	<ul style="list-style-type: none"> Provision of a residential scheme on Spa Lane Redevelopment of the London Road college site for a mixed use scheme (offices and residential units). 	8,000
Total		24,000-28,500

Source: H&BBC, 2011

Earl Shilton and Barwell Area Action Plan – Hinckley and Bosworth Borough Council (2014)

- 2.35 This document forms part of the Hinckley and Bosworth Local Plan to 2026 and sits under the Core Strategy. It covers the existing settlement areas of Earl Shilton and Barwell as well as the area proposed for urban extensions.
- 2.36 A series of spatial objectives for the action plan were to be addressed through relevant policies with Spatial Objective 4 aiming '*To retain and enhance the employment opportunities in Earl Shilton and Barwell through protection of suitable existing employment sources and through provision of new and diverse opportunities in the development of the Sustainable Urban Extensions*'.
- 2.37 The Sustainable Urban Extensions (SUE) will comprise the development of residential and employment units, community facilities and other associated infrastructure. The land chosen is immediately adjacent to the existing built up areas to create opportunities for transport, services and employment. Locations include
- South east of Earl Shilton
 - West of Barwell.

Policy 8: Employment in Earl Shilton Urban Extension

- 2.38 A minimum of 4.5 ha of employment land will be developed, mainly for units of B2 and B8 use class, with at least 0.5 ha for B1 uses. Whilst the Core Strategy set out a requirement for providing 10 ha of employment land, an update study undertaken by King Sturge identified that between 4.5 – 5.2 ha of employment land should be developed for employment uses. Focus is placed upon industrial units, of 100-1,500 sqm, so as not to compete with office developments in Hinckley Town Centre.

Policy 14: Employment in Barwell Urban Extension

- 2.39 Development will look to provide a minimum of 6.2 ha for B2 and B8 uses, with emphasis for development placed on local employment opportunities including starter and grow-on units. The Core Strategy initially set out to provide 15 ha of employment land, however following the King Sturge study, a new need is identified of 6.5 ha, for units of 100-1,500 sqm.

Policy 20: Skills Development

- 2.40 With Earl Shilton and Barwell being within the 10 most deprived areas of Leicestershire, each town has a higher than national average percentage of the population with no qualifications, 45.5 percent for Earl Shilton and 43.3 percent for Barwell. Hence this policy aims to address this shortage of education and skills by negotiating developers to provide employment and training opportunities within construction.

Policy 23: Existing Employment Sites

- 2.41 This policy provides the framework relating existing employment sites and supporting the provision of new employment areas, with sites divided into three categories:
- Category A sites – Council will seek to retain these sites in their entirety for employment uses
 - Category B sites – Council will give consideration for proposals of partial/ total loss of sites for uses other than B1/ B2/ B8 use class
 - Category C sites – Council will take flexible approach to consideration of sites for alternative uses.

Site Allocations and Development Management Policies DPD – Hinckley and Bosworth Borough Council (2016)

- 2.42 This document looks to allocate land across Hinckley and Bosworth in order to deliver the development requirements outlined in the Core Strategy. Additional Development Management policies are included which apply across the Borough and are used to determine planning applications.
- 2.43 The allocation of sites is split between the urban and rural areas of Hinckley and Bosworth, each with a reference to supporting policies and their relation to planning applications. Existing Employment Sites fall under three categories of protection, as noted in Para 2.41 above (Core Strategy) and relayed in DPD Policy DM19.

- 2.44 The rural nature of the Borough means identifying new sites beyond settlement boundaries is difficult and so *'The Council seeks to ensure the most efficient and prudent use of employment land as once it is lost it is difficult to replace'*. Sites being marketed for employment use are monitored for their interest and length of time on the market which can then be used to determine levels of demand for sites in the Borough. This policy is supported by the regularly updated Employment Land and premises Study.
- 2.45 *Policy DM20 Provision of Employment Sites*, notes that the provision/ development of employment sites is primarily supported in locations:
- Within settlement boundaries
 - On previously developed land
 - Adjacent to existing employment sites
 - Adjacent to settlement boundaries.
- 2.46 Enough employment land has been identified as available in the Borough to support the identified growth over the Local Plan period, yet *"it is important that further employment opportunities are not stifled to encourage sustainable economic growth"*. B1(a) office developments are considered a main Town Centre use and excluded from consideration in this policy and instead within 'Policy DM21: Locating Sustainable Town Centre Uses'.
- 2.47 By settlement, the relevant allocations are:
- Hinckley – 36 existing employment sites
 - Burbage – Eight existing employment sites
 - Desford – Five existing employment sites
 - Groby – Three existing employment sites
 - Ratby – Three existing employment sites
 - Markfield – One existing employment site
 - Bagworth – Three existing employment sites. Policy SA4 Former Dunlop Factory, Station Road, Bagworth. *"Development proposals for the site at the Former Dunlop Factory should ensure a mixed-use development which:*
 - *Retains a minimum of 2800sqm of B1/B2 employment floor space on site;*
 - *Provides B1/B2 starter units of between 150-300 sqm on site*

- *Delivers a minimum of 61 dwellings with a housing density, mix and design in line with Core Strategy Policy 16*
- *Ensures the amenity of future occupiers of both residential and employment units would not be adversely affected...*
- Thornton – One existing employment site
- Market Bosworth – One existing employment site. Policy SA5 Land South of Station Road and Heath Road, Market Bosworth. *“Land South of Station Road and Heath Road should:*
 - *Provide between 0.5 hectare to 1 hectare of additional B1, B2 or B8 employment land*
 - *Provide approximately 100 dwellings...*
 - *Create a safe pedestrian access off Station Road and alternative pedestrian access into the site*
 - *Provide some allotment provision on site with associated car parking facilities*
Provide open space and play provision...
- Newbold Verdon – Two existing employment sites
- Stoke Golding – One existing employment site
- Higham on the Hill – Two existing employment sites
- Nailstone – Two existing employment sites
- Stanton Under Bardon – One existing employment site
- Twycross – One existing employment site
- Cadeby – Two existing employment sites
- Norton Juxta Twycross – One existing employment site.

Economic Regeneration Strategy (2016-2020) – Hinckley and Bosworth Borough Council (2016)

- 2.48 This Strategy builds upon the 2009-2014 edition, allowing for new challenges and opportunities from a detailed economic assessment in 2015. It is supported by an Action Plan aligned to the key objectives of the strategy. Key aims and objectives of this Strategy are noted in Table 6 overleaf.

Table 6 – Key Aims and Objectives, 2016-2020

Aims	Objectives (Relating to Employment)
Local Investment in Place	<ul style="list-style-type: none"> • Promote infrastructure to bring forward employment sites • Promote the MIRA Technology Park and Enterprise Zone
Local Investment in Business	<ul style="list-style-type: none"> • Understanding needs and skill requirements of businesses • Promote business events and support programmes • Further promote local supply chain network • Work with funding regimes to promote relevant grants for businesses and provide management support in respect to funding applications
Local Investment in People	<ul style="list-style-type: none"> • Promote local employment and training opportunities – specifically towards young people • To support start-up businesses and those wishing to work from home • Encourage construction and developers work opportunities for local people i.e. jobs, apprenticeships • Improve local transport providers for access to employment
To Work in Partnership to Fulfil the Economic Potential of the Area	<ul style="list-style-type: none"> • Ensure support packages are available to local businesses, particularly micro and small enterprises

Source: Economic Regeneration Strategy, 2016-2020

Hinckley and Bosworth Investor Prospectus – Hinckley and Bosworth Borough Council (2018)

- 2.49 This document acts as a guide to development opportunities within Hinckley and Bosworth. The three visions all link as with the ability to ‘*have a thriving economy*’ which will make it easier to ‘*attract and sustain investment and business growth*’ and allow for ‘*private and public sectors to come together to invest in the future*’.
- 2.50 12 key development areas were identified within Hinckley Town Centre and Borough-wide. Table 7 overleaf relates to employment and features of these areas described.

Table 7 – Key Development Areas

Location	Key Features
MIRA Technology Park	<ul style="list-style-type: none"> • Number One location in Europe for Automotive Research and Development • 35 major companies on site
Barwell (Sustainable Urban Extension)	<ul style="list-style-type: none"> • 6.2 ha of employment land
Earl Shilton (Sustainable Urban Extension)	<ul style="list-style-type: none"> • 4.5 ha of employment land
Nailstone Colliery – Interlink South	<ul style="list-style-type: none"> • Situated within the logistics ‘Golden Triangle’ • Full planning permission for 93,000 sqm across three units
Mountpark Bardon – Phase 2	<ul style="list-style-type: none"> • Outline planning consent for up to 120,000 sqm of B2/B8 floorspace – looking to design & build
Hinckley Park	<ul style="list-style-type: none"> • New business park being delivered by IM Properties • 42,000 sqm to accommodate B1/ B2 occupiers seeking design & build accommodation • DPD will be opening the largest automated parcel depot in Europe in 2020 • 50,000 sqm spec-built logistics facility will be taken by Hinckley 532

Source: Hinckley & Bosworth Investor Prospectus, 2018

Employment Land and Premises Study – Hinckley and Bosworth Borough Council (BE Group) (2013)

- 2.51 This report assessed the demand, supply and need for employment land and premises in Hinckley and Bosworth. It was carried out for the Council to provide evidence to underpin and inform its Local Plan for the period to 2036.
- 2.52 Overall, the study found Hinckley and Bosworth to be a relatively affluent, skilled area. However, the Borough has also seen some of the higher skilled workers being lost to neighbouring areas. Most investment coming into the area, at the time of writing, was from the logistics sector, indicating reasonable demand for the next phase of warehousing development in the Borough, then at Hinckley Commercial Park (now the DPD facility, Hinckley).
- 2.53 The Borough’s industrial market was far larger than the office sector. Need in the industrial sector was found in units of up to 1,000 sqm as the absence of supply in this range saw businesses potentially look to relocate outside of the Borough. The office market was meeting the needs of the local business community, with any demand for 0-100 sqm suites.
- 2.54 Land supply was estimated at 98.56 ha from 11 areas. However, most of this was not readily available for development in 2013. Also, 93 percent of supply was located in

just 4 areas. Additional concerns, noted at the time, were that 15.79 ha was at risk of not coming forward. Additionally, 34.03 at MIRA Enterprise Zone was included in the figures but only available for companies from certain sectors. A summary is shown in Table 8. 11.40 ha of employment land contained within the Earl Shilton and Barwell SUE's is likely to come forward and will take a realistic land supply from 82.77 ha up to 94.17 ha.

Table 8 – Hinckley and Bosworth Land Supply Summary

Area	Headline Land Supply, ha (number of areas)	Potential Land Losses, ha (number of areas)	Realistic Scenario, ha (number of areas)	MIRA Land, ha (number of areas)	Worst Case Scenario, ha (number of areas)
Total	98.56 (11)	15.79 (1)	82.77 (10)	34.03 (1)	48.74 (9)

Source: BE Group, 2013

2.55 Five alternative forecast options were produced and considered for the Plan period. The calculations for each were summarised in Table 9, which illustrated the net land need for each model when the existing headline baseline supply of 98.56 ha is considered. The calculations showed varied outcomes, although all suggest a surplus supply against the headline baseline, notwithstanding that this excludes the further 11.4 ha supply allocated within the Earl Shilton and Barwell SUEs.

Table 9 – Land Forecast Models (2013) – Summary

Model	Land Stock 2012 ¹ , ha	Land Need 2012-2026, ha	Buffer (5 years take-up rate), ha	Surplus (shortfall), ha	Assumptions
Long Term Land Take-up	98.56	53.20	19.00	26.36	Based on historic (16 years) take-up of 3.80 ha/pa
Medium Term Land Take-up	98.56	44.38	15.85	38.33	Based on last ten years take up of 3.17 ha/pa
Policy 'Off' Employment Based	98.56	-7.90/-13.10	19.00	87.46/92.66	Based on projected growth/reduction of employment in industry sectors and inclusion of historic take up buffer

Model	Land Stock 2012 ¹ , ha	Land Need 2012-2026, ha	Buffer (5 years take-up rate), ha	Surplus (shortfall), ha	Assumptions
Policy 'Off' Labour Supply	98.56	6.15/7.00	19.00	72.56/73.41	Based on population projections and industry sector changes (growth/reduction) and impact on floorspace (and thus land) need, and inclusion of historic take up buffer.
Policy 'On' (linked to Enterprise Zone) Employment Based	98.56	5.81/10.61	19.00	68.95/73.75	As per employment-based policy of model but reflects Enterprise Zone forecasts
Policy 'On' (linked to Enterprise Zone) Labour Supply	98.56	14.58/15.89	19.00	63.67/64.98	As per labour supply policy off model but reflects Enterprise Zone forecasts

Source: BE Group 2013

1 N.B. Headline supply at 31 March 2012

2.56 Of these, the Long Term land take up trend was identified as the most realistic and reflective of real world conditions. This model indicated a land supply surplus of 23.36 to 2026. There was no need for the Council to identify further land allocations in the (then) emerging Sites Allocations DPD.

2.57 From 27 Category A non B-Class existing employment sites, identified in the Study, it was recommended that the Council designate nine key employment sites to be safeguarded for B class uses and '*other employment uses which achieve economic enhancement*'. These were:

- MIRA Technology Park Enterprise Zone
- Logix Park (Hinckley Commercial Park)
- Sketchley Meadows Industrial Estate
- Hinckley Fields Industrial Estate
- Harrowbrook Industrial Estate
- Triumph Motorcycles Sites
- Tungsten Park

- Caterpillar Site
- Desford Hall.

2.58 Recommendations were also made for the Borough's Key Rural Service Centres (Table 10).

Table 10 – Recommendations for Key Rural Service Centres

Rural Service Centre	Comment
Market Bosworth	Consider 0.5-1 ha extension to Station Road Industrial Estate Encourage small workshops scheme (7-10 x 100-200 sqm) Consider environmental improvement of Station Road Industrial Estate
Desford	Consider environmental improvement of Peckleton Lane Business Park
Groby	No action required
Ratby	No action required
Markfield	Consider 0.2-0.5 ha extension to Markfield Industrial Estate Encourage small workshops (5 x 100-200 sqm) Consider environmental improvement of Markfield Industrial Estate
Bagworth	Encourage delivery of new start-up accommodation which forms part of planning permission for former Dunlop Complex
Thornton	Consider environmental improvement of Merrylees Industrial Estate
Barlestone	Consider small workshops scheme (5 x 100-200 sqm)
Newbold Verdon	Consider small workshops scheme (5 x 100-200 sqm)
Stoke Golding	Consider 0.2-0.5 ha extension to Willow Park Industrial Estate Encourage small workshops scheme (5 x 100-200 sqm)

Source: BE Group 2013

Neighbourhood Plans

2.59 Two made plans have been reviewed:

- Market Bosworth (2015)
- Sheepy Parish (2019).

2.60 Of these, the Market Bosworth Neighbourhood Plan put's forward a defined mixed-use allocation, including employment uses, in the south west of the settlement. The land South of Station Road and Heath Road will provide 0.5-1 ha of additional B1/B2/B8 land. This is discussed further in Section 6.0.

2.61 The Sheepy Neighbourhood Plan has the aspiration to create jobs and reduce the need for people to travel to work by car. Additionally, the intention is to provide opportunities for the expansion and growth of local enterprises. Support will also be

given to the conversion of existing buildings/ new buildings to create space for small-scale businesses and live/ work units.

- 2.62 Nine other neighbourhood plans are being prepared but could be subject to change when the plans go through examination in Public. Of these, Burbage presently has the most pro-active policies on B-Class employment. The Draft Plan will support applications generating new employment opportunities – particularly for B1(a-c) development of home-based business or high-tech office units, of sub-150 sqm in size.

Summary

Strategies prioritise development into the urban areas of Hinckley, Burbage, Barwell and Earl Shilton. Encouraging sustainable communities is supported, particularly in the key rural centres.

There are significant plans for regeneration in the main settlements proposed through the policies of the Hinckley Town Centre Area Action Plan; and the Barwell and Earl Shilton Area Action Plan. The vision is to improve the fundamental characteristics of these areas including the provision of employment land and premises. This includes up to 28,500 sqm of offices in Hinckley town centre; 4.9 ha of employment land in Earl Shilton; 6.5 ha in Barwell; and 14 ha at Burbage.

Land provision in the Earl Shilton and Barwell SUEs has been reduced following the findings of the Earl Shilton and Barwell Employment Land Assessment. This study highlighted that demand in these towns will be local, rather than strategic in scope and will focus on meeting the needs of existing industrial firms in the area.

Leicester and Leicester-wide HEDNA Study (2017) identifies employment land needs for Hinckley and Bosworth. These equate to up to 13-34 ha of B1(a, b) land, 17 ha of B1(c)/B2 industrial land and 20 ha of B8 land, for sub-9,000 sqm warehouses, over 2011-2036. A review of this Study indicates that the figures are produced by differing forecast methods which are difficult to reconcile or relate to a real-world market position of modest B1 office demand and much higher B2/B8 need, common in Leicester and Leicestershire.

HEDNA, reflecting the earlier Leicester and Leicestershire Strategic Distribution Sector Study identifies a county-wide need for 472 ha of land for strategic logistics uses to 2036. The M1, M69 and A5 Corridors are desirable market areas for these uses.

The 2013 Employment Land and Premises Study, which was completed by BE Group (and will be superseded by this Study) identifies land needs of 72.2 ha to 2026. This can be comfortably met by the estimated 98.56 ha of land available in the Borough, in 2013.

Of the two made Neighbourhood Plans, the Market Bosworth Neighbourhood Plan put's forward a defined mixed-use allocation - Land South of Station Road and Heath Road – to provide 0.5-1 ha of additional B1/B2/B8 land. This is discussed further in Section 6.0.

3.0 SOCIO-ECONOMIC PROFILE

Introduction

- 3.1 This section provides a summary profile of the socio and economic conditions in the Borough of Hinckley and Bosworth. It aims to provide the socio-economic context which shapes employment land demand and supply factors in the study area to facilitate sustainable growth.
- 3.2 Reflecting both NPPF and PPG guidance, local planning authorities should have a clear understanding of needs and stronger indication of performance against neighbouring areas, which in this case means the other authorities of Leicester and Leicestershire and the Borough's neighbours in Warwickshire (North Warwickshire, Nuneaton and Bedworth and Rugby) as well as, regional and national averages.

Demographic Assessment

- 3.3 The population of the Borough was 111,400 as of the latest data from the ONS Population Estimates 2017. This was 2.3 percent of the East Midlands total (4.8 million).
- 3.4 The latest available data from July 2017–July 2018 shows 75.0 percent of the Borough's working age population was in employment (50,400 residents). This is slightly higher than the East Midlands average (74.5 percent), yet below the national (75.2 percent). During the same time period, the unemployment rate within Hinckley and Bosworth was 4.6 percent. This sits 0.6 and 0.3 percent higher than the East Midlands and national figures respectively.
- 3.5 Table 11 displays unemployment data for the neighbouring authorities over the last three calendar years (January–December), with 2016 showing data for all 13 areas and hence represented in Figure 1. Positively, Hinckley and Bosworth showed the lowest employment rate, at that time, compared to the neighbouring authorities of 2.1 percent.

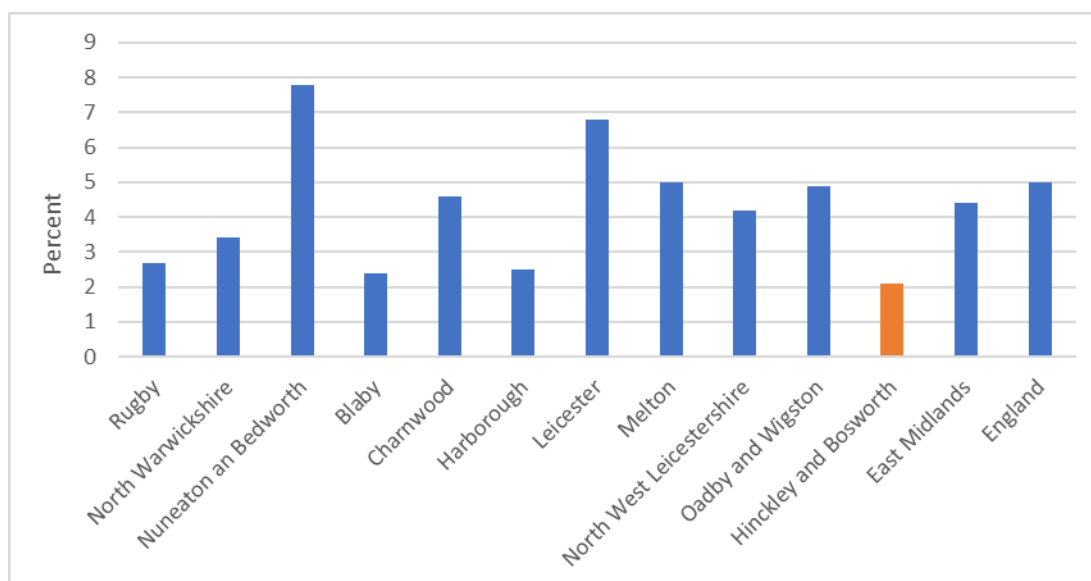
Table 11 – Unemployment Rates by Calendar Year*

Area	Jan-Dec 2016	Jan-Dec 2017	Jan-Dec 2018
Rugby	2.7	~	3.7
North Warwickshire	3.4	~	~
Nuneaton & Bedworth	7.8	5.3	~
Blaby	2.4	5.0	6.6
Charnwood	4.6	6.2	4.2
Harborough	2.5	2.7	4.4
Hinckley and Bosworth	2.1	2.8	~
Leicester	6.8	6.2	5.3
Melton	5.0	~	5.5
North West Leicestershire	4.2	2.6	7.6
Oadby and Wigston	4.9	~	~
East Midlands	4.4	4.6	4.6
England	5.0	4.5	4.2

Source: ONS Annual Population Survey, 2016-2018

*Gaps in the table data, represent data withheld by ONS as the sample size is too small to be reliable or felt to be disclosive of confidential information.

Figure 1 – Unemployment Rates (July 2016-June 2017)*



Source: ONS Annual Population Survey, 2016

*Most recent dataset providing figures for all local authority areas.

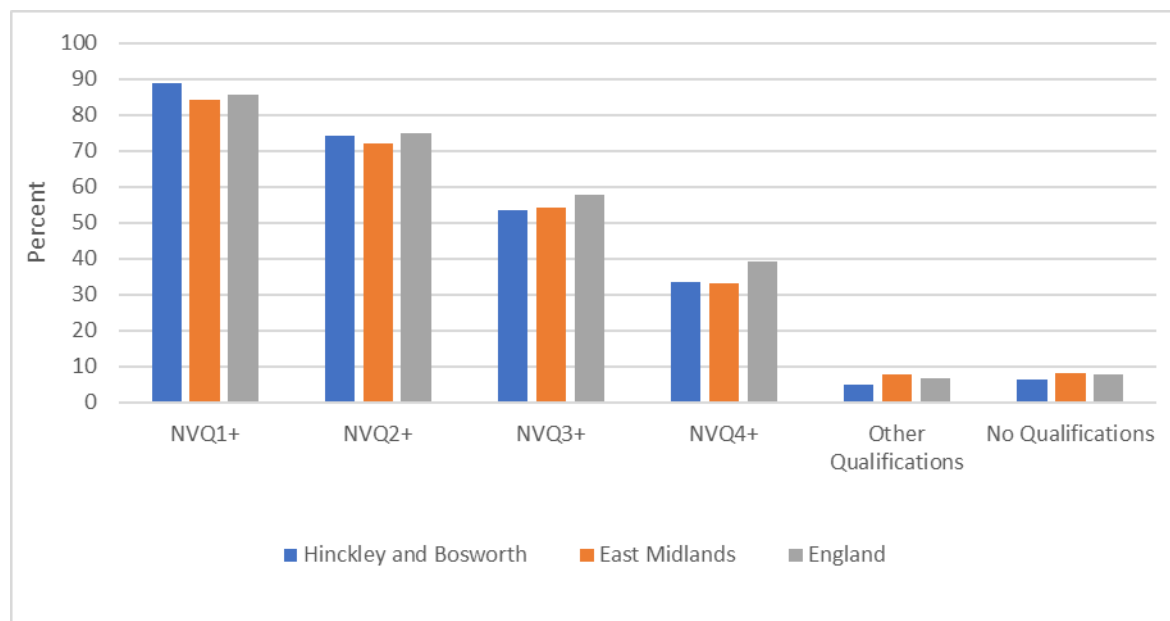
- 3.6 The national Index of Multiple Deprivation (IMD) 2019, ranks the Borough 232nd, out of 317 local authority areas, most deprived local authority area in England. This is a slightly worse rate of deprivation than was the case in the 2015 IMD when Hinckley and Bosworth was ranked 248th, albeit out of a slightly larger number of local authorities (326). However, this still indicates that deprivation is not a significant issue for Hinckley and Bosworth.

3.7 A total of 66 Lower Super Output Areas (LSOAs) can be found in the Borough. 23 of these LSOAs (35 percent) were amongst the 20 percent least deprived in the UK, whilst only one LSOA fell within the 20 percent most deprived in the UK, located west of Hinckley Town Centre.

3.8 Figure 2 shows the National Vocational Qualifications (NVQ) level attained by the working age population in the Borough, with the attainment of NVQ1+ / NVQ2+ qualifications comparing well with the regional and national levels. The averages in Hinckley and Bosworth for NVQ3+ / NVQ4+ higher qualifications are slightly below the national average, but comparable to East Midlands norms.

3.9 The proportion of the working age population with no qualifications is 6.4 percent, lower than the averages seen for the East Midlands and England.

Figure 2 - Qualifications



Source: ONS Annual Population Survey, 2016

Employment by Occupation

3.10 Table 12 measures local economic activity using Business Register and Employment Survey (BRES) data. BRES provides details on the number of jobs within differing industry sectors within a local authority area.

Table 12 – Economic Activity

	Employment Structure			
	Hinckley and Bosworth		East Midlands	England
	No.	Percent	Percent	Percent
1: Agriculture, forestry and fishing*	350	0.8	1.0	0.6
2: Mining, quarrying and utilities	0	0.0	0.2	0.1
3: Manufacturing	8,000	18.6	13.7	8.1
4: Electricity, gas, steam and air conditioning	2,250	5.2	0.9	0.4
5: Water supply, sewerage and waste management	500	1.2	0.7	0.7
6: Construction	1,500	3.5	4.3	4.8
7: Wholesale and retail trade	7,000	16.3	15.9	15.2
8: Transportation and storage	3,000	7.0	5.5	4.8
9: Accommodation and food services	3,000	7.0	6.8	7.4
10: Information and communication	900	2.1	2.8	4.5
11: Financial and insurance	600	1.4	1.7	3.5
12: Property	400	0.9	1.1	1.7
13: Professional, scientific and technical	3,500	8.1	6.3	8.7
14: Business administration and support services	3,500	8.1	9.8	9.3
15: Public administration and defence	500	1.2	3.6	3.9
16: Education	3,000	7.0	8.7	9.0
17: Health	3,500	8.1	13.5	12.8
18: Arts, entertainment and recreation	1,000	2.3	2.0	2.5
19: Other Services	700	1.6	1.6	2.0
Total	43,000	100.0	100.0	100.0

Source: Business Register and Employment Survey, 2019

*Excludes farm based agriculture.

3.11 For Hinckley and Bosworth these figures show that the manufacturing sector accounts for the largest number of employees in Hinckley and Bosworth, at 18.6 percent or some 8,000 employees. This is well above the regional average and more than double the national average. This reflects the presence of a range of large manufacturing businesses within the Borough, including Triumph.

3.12 The wholesale and retail trade sector employs 16.3 percent of the workforce, the second highest proportion behind manufacturing. This will include employment in the diverse retail offers of Hinckley, Barwell and Earl Shilton Town Centres along with larger retailers/wholesalers such as Hammonds Furniture, Edmundson Electrical and CEF in Hinckley.

3.13 Electricity, gas, steam and air conditioning employs a relatively high proportion of the workforce, 2,250 people, over five times more than the national and regional averages. Major local employers in this sector include Cadent Gas, in Hinckley town.

Number and Sizes of Businesses

3.14 ONS data identifies that there were 4,570 VAT and PAYE registered businesses operating in the Borough in 2018. This is a decrease from 4,595 registered businesses operating in the Borough in 2017, demonstrating a slight reduction of 0.5 percent within the year.

3.15 On a national scale, 89.5 percent of businesses in England employ less than ten people (micro businesses), whilst 98.1 percent are classified as small (up to 49 employees) (Table13). The Borough broadly follows the same pattern as the national averages, albeit with a slightly stronger emphasis on businesses employing 5-9 people.

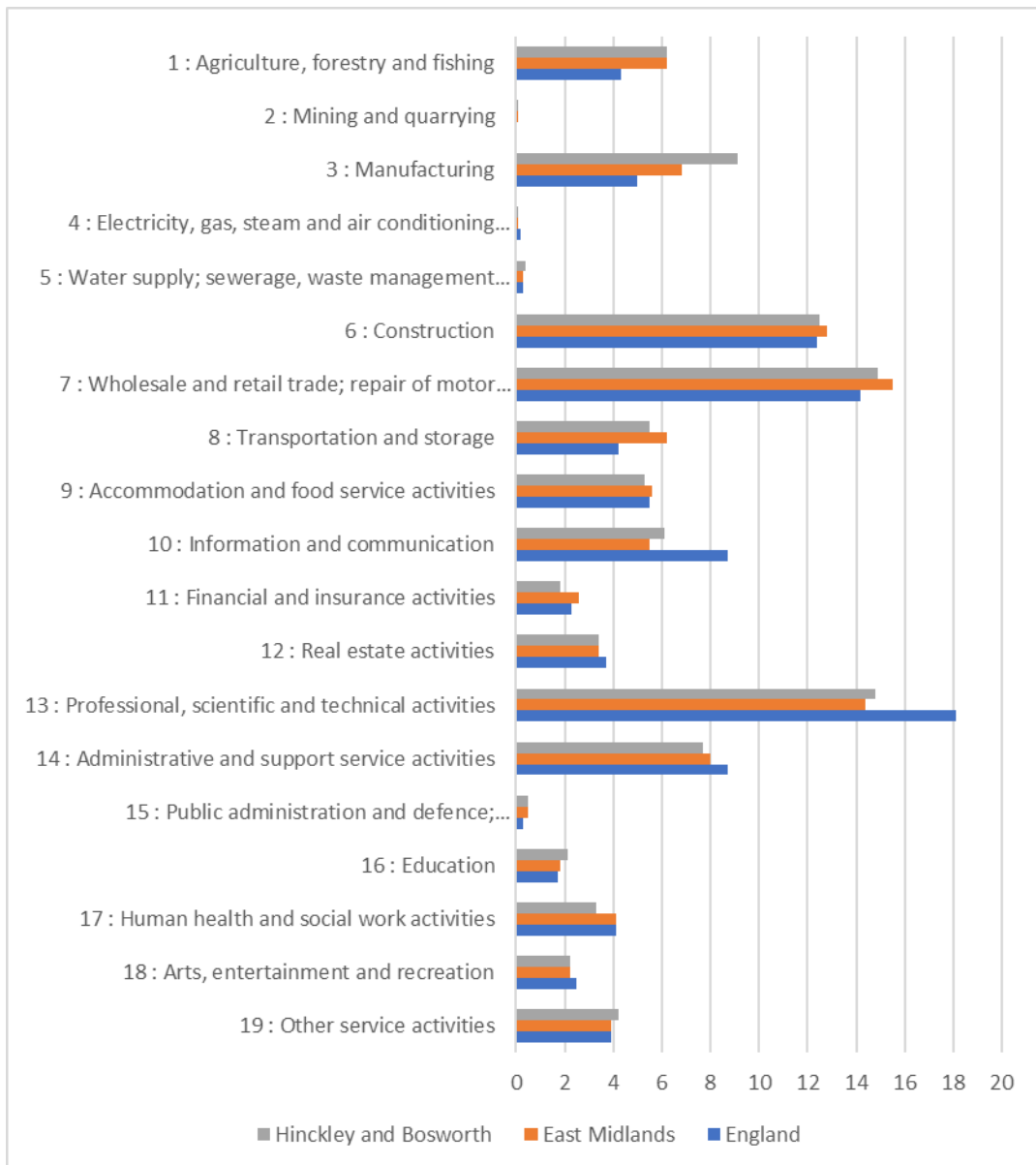
Table 13 – Business Sizes

Area	Number/ Percentage	Employees						
		Micro		Small		Medium	Large	
		0-4	5-9	10-14	20-49	50-99	100-249	250+
Hinckley and Bosworth	Number	3,530	575	255	130	40	20	20
	Percentage	77.2	12.6	5.6	2.8	0.9	0.4	0.4
East Midlands	Number	137,905	20,935	10,485	5,815	1,880	1,050	680
	Percentage	77.2	11.7	5.9	3.3	1.1	0.6	0.4
England	Number	1,814,915	258,970	130,175	68,960	23,040	13,010	8,985
	Percentage	78.3	11.2	5.6	3.0	1.0	0.6	0.4

Source: ONS UK Business Counts – Enterprises, 2018

3.16 The total number of businesses can be broken down further by industry sector, as seen in Figure 3.

Figure 3 – Businesses by Sector, Percent



Source: ONS UK Business Counts – Enterprises, 2018

3.17 The highest proportion of businesses in the Borough is in the Wholesale and retail trade sector (14.9 percent). This sector also, as noted above, contains the second highest number of employees, indicating that it is a dominant sector for the Borough.

3.18 The second most populous sector is Professional, scientific and technical with a 14.8 percent share of the businesses in the Borough. Although, as noted above, the numbers employed in this sector are unremarkable in regional/national terms, whilst professions such as architects and solicitors still have a strong role in the local economy.

- 3.19 5.5 percent of businesses are in the transportation and storage sectors, a reasonable proportion of companies although slightly below the East Midlands average of 6.2 percent. This illustrates that Hinckley and Bosworth has a number of larger logistics businesses, which employ quite large numbers.

Premises Supply

- 3.20 Table 14 shows the supply of office and industrial premises (hereditaments identified by the Valuation Office for the purposes of business rates collection) by unit. The most recent Valuation Office data (VOA) available at the local authority level is from 2016.

Table 14 – Distribution of Premises, Number of Units

Area	Factories/ Warehouses	Offices
Blaby	650	450
Charnwood	1,550	620
Harborough	790	670
Hinckley & Bosworth	1,150	410
Leicester	4,050	1,910
Melton	530	180
North West Leicestershire	1,050	670
Oadby and Wigston	520	150
North Warwickshire	840	370
Nuneaton & Bedworth	1,100	370
Rugby	900	540
East Midlands	43,480	23,580
England	445,500	359,320

Source: VOA, 2016

- 3.21 In 2016, Hinckley and Bosworth had 1,150 industrial/ warehouse units, 12.7 percent of the total of neighbouring local authorities and 2.6 percent of the East Midlands region's industrial stock. The Borough had the third highest amount of premises amongst the neighbouring authorities, only beaten by Leicester and Charnwood. For offices, the Borough contains 9.3 of the local authorities' group stock (410 units) and 1.7 percent of the regional stock. The number of offices in the Borough is low compared to many Leicestershire authorities, particularly North West Leicestershire, Charnwood and, more surprisingly, Harborough.
- 3.22 Table 15 shows the supply of office and industrial premises by floorspace. This 2016 data shows that the Borough had 1,148,000 sqm of industrial/ warehouse space, 3.0 percent of that in the East Midlands region. Compared with the neighbouring local authorities, Hinckley and Bosworth contains the highest amount of floorspace after

Leicester City. The Borough also had 85,000 sqm of office stock, 1.8 percent of the regional supply.

Table 15 – Distribution of Premises, Floorspace, Sqm

Area	Factories/ Warehouses	Offices
Blaby	686,000	197,000
Charnwood	1,132,000	140,000
Harborough	1,127,000	91,000
Hinckley and Bosworth	1,148,000	85,000
Leicester	2,539,000	456,000
Melton	491,000	50,000
North West Leicestershire	1,450,000	147,000
Oadby and Wigston	361,000	29,000
North Warwickshire	1,460,000	60,000
Nuneaton and Bedworth	996,000	65,000
Rugby	1,373,000	118,000
East Midlands	37,908,000	4,821,000
England	303,569,000	85,738,000

Source: VOA, 2016

Homeworking

- 3.23 In Hinckley and Bosworth, homeworking accounted for 11.1 percent of the working age population in employment in the 2011 Census, which remains the key data source for assessing homeworking. This proportion is above both the homeworking levels for the East Midlands (10.3 percent) and England (10.6 percent).

Earnings

- 3.24 Table 16 shows that in 2016, average weekly pay in Hinckley and Bosworth was £565.30/ week when measured by place of work and £564.70/ week when measured by place of residence. The lack of difference between those figures indicates those commuting out of the Borough to work are not finding significantly higher paid employment than those who work within Hinckley and Bosworth.

Table 16 – Average Weekly Earnings

Area	Gross Median Weekly Pay, £ (Analysis by place of work)	Gross Median Weekly Pay, £ (Analysis by place of residence)
Blaby	525.5	572.6
Charnwood	534.0	571.3
Harborough	508.9	627.9
Hinckley and Bosworth	565.3	564.7
Leicester	487.9	438.4
Melton	481.4	520.0
North West Leicestershire	525.5	577.4
Oadby and Wigston	435.7	545.7
Rugby	651.6	625.7
North Warwickshire	507.8	558.5

Nuneaton and Bedworth	511.2	537.0
East Midlands	515.9	529.9
England	574.9	574.9

Source: Annual Survey of Hours and Earnings, 2016

3.25 By place of work, pay in Hinckley and Bosworth is the second highest after Rugby. It is well above average for the East Midlands, but not for England. By place of residence it is more average however, with five authorities providing higher wages and five authorities lower. The rate still compares well to the regional norm, however.

Summary

Hinckley and Bosworth has a population of 111,400 people, with an estimated 75 percent of the Borough's working age population in employment whilst the unemployment rate in the Borough (4.6 percent from July 2017-July 2018) is well below the regional and national percentages.

Levels of educational attainment of the working age population are in line with regional and national averages. The percentage of the population with no qualifications, 6.4 percent, is lower than regional and national averages.

The manufacturing sector accounts for the largest number of employees, 18.6 percent, with this proportion being higher than the regional average and significantly higher than the national average. With 16.3 percent of the workforce in the Wholesale and retail trade sector, this sector contains the second highest number of employees.

16.3 percent of Hinckley and Bosworth's employees are employed in the public sector, a modest proportion compared to wider averages. Transportation and storage employ some 3,000 in Hinckley and Bosworth, equating to 7.0 percent of local employment, well above average. Evidence is that this employment is in a number of larger businesses.

4,570 businesses were registered in the Borough in 2018. The majority (89.8 percent) of these businesses are micro firms (less than 10 people), whilst those registered as small businesses (less than 50 people) total 98.2 percent.

In terms of office sectors, Professional, scientific and technical companies account for 14.8 percent of active enterprises in the Borough, although only 8.1 percent of local workers are employed in this sector. This suggests most local professional businesses are micro or small companies.

In 2016, average weekly pay in the Borough of Hinckley and Bosworth was £565.30/ week when measured by place of work and £564.70/week when measured by place of residence. By place of work, the Borough records the second highest gross median weekly pay when compared with its local authority neighbours.

4.0 PROPERTY MARKET ASSESSMENT

Introduction

- 4.1 This section begins our consideration of the demand for land and property in Hinckley and Bosworth. It first provides some brief comments on national and regional market trends which will impact on the local demand for land and premises. The local market is assessed through a quantitative review of the local supply of vacant premises, and past transactions, alongside up to date market intelligence derived from consultations with a range of developers, scheme managers and property agents, as well as enquiries data from the Leicester and Leicestershire Local Enterprise Partnership (LLEP).

National and Regional Property Markets

- 4.2 BE Group has long experience operating in the commercial property market across the UK, as well as in the East Midlands, and understands market perceptions and the conditions facing the industrial, logistics and office sectors, along with the wider investment market.
- 4.3 Some brief comments on the wider market are provided below.

<i>Industrial Market</i>
<ul style="list-style-type: none"> • Take up in the East Midlands hit a record 135,000 sqm over 2017/18 (Lambert Smith Hampton, 2018) • The East Midlands saw a good level of demand for speculative space – 36 percent of the floorspace under construction at the start of 2017 had been taken up by the start of 2018 (JLL, 2019) • The national market experienced an increase in supply of ‘mid-box’ units during 2018, however take-up was at a nine-year low. This may be showing occupier needs not being met by the new supply (Lambert Smith Hampton, 2018) • Take-up, however, may be slow due to many occupiers taking a ‘wait-and-see’ approach due to Brexit (Cushman and Wakefield, 2019) • Robust but stable levels of demand are being seen nationally for good quality small/ medium sized properties, although a very low level of supply is being delivered (Lambert Smith Hampton, JLL, 2018)
<i>Warehouse Market</i>
<ul style="list-style-type: none"> • In the East Midlands, 2018 saw the best ever rate of take-up in the logistics market, 830,000 sqm, double what was transacted in 2017. 94 percent of this was Grade-A space (Savills,

<p>2019)</p> <ul style="list-style-type: none"> • The supply of warehouses has remained stable over the last three years. However, developers have responded to demand from tenants for larger unit sizes. Rental growth is expected to be strong going forward with developers quoting £72-74/sqm (£6.75-£6.95/sqft) on units under 18,500 sqm (Savills, 2018) • 2018 saw increases in demand for the logistics market, compared with 2017, in the East Midlands (JLL, 2019). • The logistics market was the best performing sectoral market, both nationally and regionally, compared with the rest of the commercial property market in later 2018 (Cushman & Wakefield, 2018) • Surprisingly, even with concerns around Brexit, the UK distribution market has received investment at just slightly above the five-year average up to Q3 of 2018 (Cushman & Wakefield, 2018)
<p>Office Market</p> <ul style="list-style-type: none"> • Q4 2018 saw prime rents reach £188/sqm (£17.50/sqft) in Leicester, an improvement of £5/sqm (£0.50/sqft) on Q4 of 2017 (Lambert Smith Hampton, 2018) • Challenges were expected in 2019 due to the lack of availability in the East Midlands, with supply in Leicester falling and 80 percent of that supply found solely in the city centre (Lambert Smith Hampton, 2018) • Nationally, take-up in 2018 reached a high not seen since 2000 and an increase of 10 percent from 2017, although lettings have reduced in Q1 2019 (JLL, 2019) • In comparison the lowest levels of speculative development in three years were seen nationwide, indicating a growing supply gap' (JLL, 2019)

Public Sector Property Enquiry Analysis

4.4 Property enquiries data has been received from LLEP from 2014. Enquiries are categorised by use class for office, industrial or warehouse, with further detail on size of requirement and reason for enquiry.

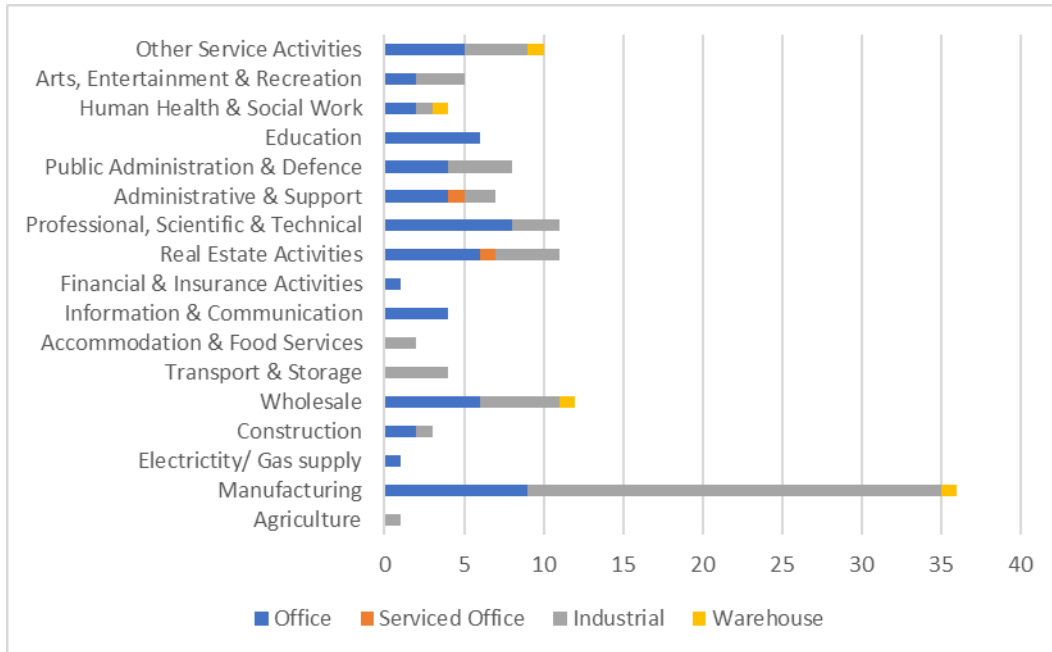
4.5 However, there are caveats to the analysis of this data. The enquiries are derived from a mixture of sources and duplication is likely to occur when companies, completing online forms, have selected a preference for multiple property types, geographic locations and size ranges. This data should be taken as an indicative measure of local demand.

4.6 A total of 1,345 enquiries were logged over 2014-19.

Company Sub-Sector

4.7 A small percentage of the enquiries from 2014-2019 (126 or 9.4 percent) stated the nature of their business. This can give an indication for which sectors require B-Class property in Hinckley and Bosworth.

Figure 4 – Enquiries by Company Sub-Sector, 2014-2019



Source: LLEP, 2019

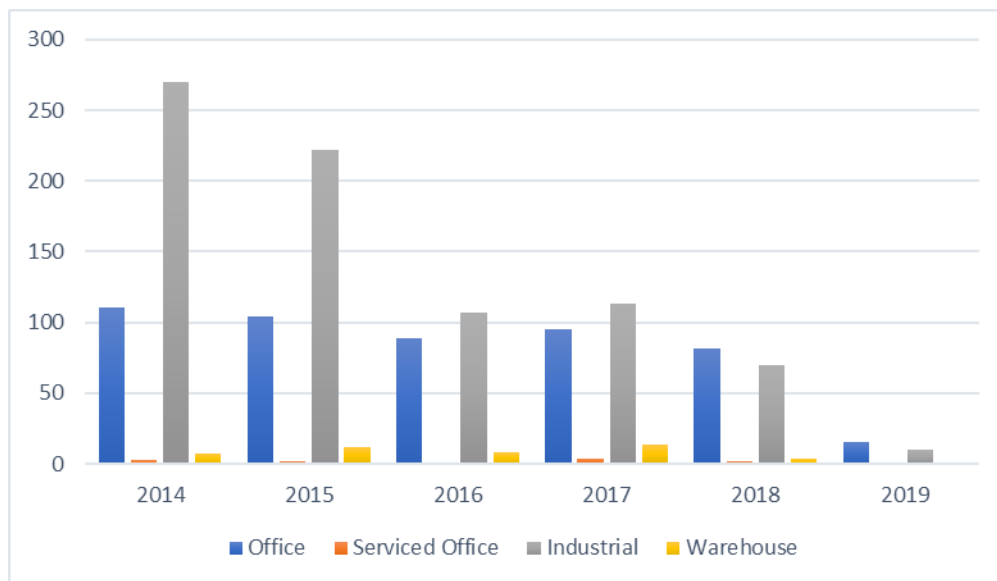
4.8 Of these 126 enquiries, 28.6 percent were manufacturing businesses and looking for predominantly industrial space. 9.5 percent are from companies in the ‘Wholesale’ sector, requiring a mixture of space from office to industrial/ warehousing.

4.9 Whilst the majority of the sectors, 12 of 17, had businesses enquiring about a range of B-Class use space, all of the enquiries in the agriculture, transport and storage and accommodation and food services sectors were for industrial space. All of the enquiries from the information and communication and financial and insurance activities sectors were for office space.

Type

4.10 Figure 5 overleaf sets out a year by year analysis of office/ industrial enquiries by property type for Hinckley and Bosworth.

Figure 5 – Council Enquiries by Type, 2014-2019



Source: LLEP, 2019

- 4.11 Over this period, most enquiries were for industrial units (792), accounting for 59 percent of the total for all years. Over 2014-2017, the highest number of enquiries, per year, was always for industrial space. More recently, offices have been the most sought use. Overall, office enquiries accounted for 37 percent, a reasonable proportion given the Borough's relatively modest B1(a) supply and the nearby major office centre of Leicester. Its also worth noting that while the number of industrial enquiries per year has more than halved over since 2014, demand for offices has remained somewhat more consistent at 82-111 enquiries/year.
- 4.12 Enquiries for warehouses and serviced offices have been negligible in recent years, with warehouse units accounting for 3.3 percent and serviced office space 0.9 percent, of the total enquiries.
- 4.13 The total number of enquiries has fallen year on year, falling from 391 in 2014 to 158 in 2018 (the latest data for a full year). This is a fall of 59.6 percent in just four years.

Size

- 4.14 Table 17 shows the preferred size of space which each enquiry is looking for, although to be noted that 50.6 percent of all enquiries recorded since 2014 did not state a preferred size when registering interest.

Table 17 – Enquiries by Size, 2014-2019

Size (Sqm)	Office	Serviced Office	Industrial	Warehouse	Total
0-100	58	1	66	2	127
101-200	23	1	78	2	104
201-500	42	1	116	2	161
501-1,000	21	0	53	4	78
1,001-5,000	11	0	54	8	73
5,000-10,000	7	0	11	1	19
10,001+	26	0	68	8	102
Unknown	308	9	346	18	681
Total	496	12	792	45	1,345

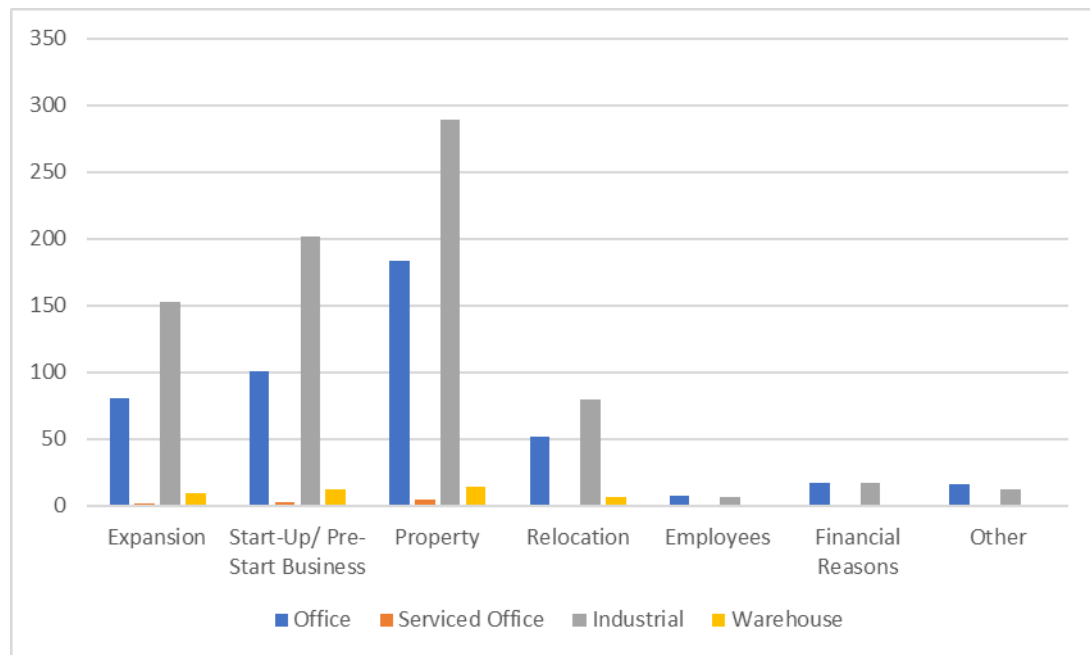
Source: LLEP, 2019

- 4.15 Of the 496 interested in office space, 308 (62.1 percent) did not state a preferred size. When a preferred size was stated, operators generally want small units of less than 1,000 sqm, with the most popular size band being 0-100 sqm. There was also good demand for units of 201-500 sqm. The majority of operators looking for serviced office space (75 percent) were unsure of the size that they required, although from the limited evidence available the preference is for sub 500 sqm suites.
- 4.16 43.7 percent (346) of the industrial enquiries did not specify a size requirement. The most popular size stated by industrial businesses is 201-500 sqm. However, good interest is recorded in all size options apart from 5,000-10,000 sqm units. Of the 27 enquiries for warehouse space, which state a size, demand is predominantly for units of more than 1,000 sqm, particularly 1,001-5,000 sqm and 10,001+ sqm.

Reason for Enquiry

- 4.17 Enquiring businesses were asked to state a reason for their enquiry, with 1,274 of the responses detailing a motivation for the property requirement (see Figure 6).

Figure 6 – Reason for Enquiry, 2014-2019



Source: LLEP, 2019

- 4.18 Of these who stated a reason, ‘property’ (as in a need for alternative/additional premises) was listed as the main reason for enquiry, accounting for 38.6 percent of responses, the majority of which being enquiries for industrial space.
- 4.19 Another strong category was ‘Start-Up/Pre-Start Businesses’ enquiring about their first business space. These accounted for a quarter of all enquiries who stated a reason. This positively shows Hinckley and Bosworth as a desirable location for new businesses to start up. With ‘Expansion’ being the reason that 19.2 percent of businesses gave for enquiring, this too shows a business community seeing growth.

Inward Investment

- 4.20 LLEP also provided information on successful instances of inward investment into the Borough, for each of the individual years between from 2015-2019.
- 4.21 2015-2016 saw two pieces of inward investment into Hinckley in April and December 2015. One saw the expansion of an existing building used by a manufacturing company for office and industrial uses, with the creation of 40 new jobs. The other saw the establishment of an R&D test centre at MIRA Technology Park, creating five new jobs in a serviced office and workshop.

- 4.22 In 2016-2017, inward investment successes included:
- A sales office for the automotive industry in July 2017 in Desford, for a company wishing to set up a UK presence
 - MIRA Technology Park gained the two large investments with the expansion of an automotive R&D office space and £11 million spent on a new R&D office which is setting up in the UK, again for the automotive industry.

Property Transactions

- 4.23 A list of recorded deals between 2009 and 2019 has been compiled using data from Radius Data Exchange of industrial and office transactions within Hinckley and Bosworth. This data is summarised in the tables below. With such data sources, not every single deal in an area may be included, however it does provide a guide to the level and nature of activity within the Borough.
- 4.24 158 industrial transactions were recorded over the last 10 years within Hinckley and Bosworth. These totalled 200,929 sqm of industrial floorspace and can be seen broken down by year and size in Table 18 overleaf.
- 4.25 Most transactions were for sub-5,000 sqm units, accounting for 90.5 percent of all deals. 501-1,000 sqm was the most popular individual size range accounting for 34 deals, 21.5 percent of the total.
- 4.26 79.1 percent, of deals were leasehold, 20.9 percent comprising freehold sales. Units which were let were done so on 1-20 year lease lengths, with an average lease length of three years.
- 4.27 Rental levels were only recorded for a number of the deals, however, from what is available it can be seen that varied rents were achieved across the decade from £10-110/sqm depending upon the building type, location and lease length. The highest rent recorded was Unit 20 at Markfield Industrial Estate. This 76 sqm unit was let in 2017 for £108.31/sqm. The largest freehold value recorded was the sale of 310 Coventry Road, Hinckley in 2018. A private property company purchased the building for £1.8 million.
- 4.28 16 of the industrial deals were investments. The largest of these was the 33,627 sqm unit 5 at Hinckley Commercial Park which was part of a wider long leasehold investment sale in 2012. This transaction occurred for £23.2 million.

Table 18 – Breakdown by Size and Year of Transacted Industrial Floorspace (2009-2019)

		0-100	101-200	201-500	501-1,000	1,001-5,000	5,001-10,000	10,001+	Other	Total
2019	Floorspace	~	~	~	~	~	~	~	~	0
	No. of properties	~	~	~	~	~	~	~	~	0
2018	Floorspace	~	~	1,358	1,254	1,301	~	~	~	3,913
	No. of properties	~	~	5	2	1	~	~	2	10
2017	Floorspace	305	312	1,303	1,203	8,772	5,447	~	~	17,342
	No. of properties	4	2	5	2	3	1	~	1	18
2016	Floorspace	409	~	854	5,713	9,001	~	~	~	15,977
	No. of properties	5	~	2	9	6	~	~	2	24
2015	Floorspace	414	684	1,365	1,901	7,143	~	15,364	~	26,871
	No. of properties	6	4	5	3	3	~	1	~	22
2014	Floorspace	218	752	948	2,670	5,147	~	15,281	~	25,016
	No. of properties	4	5	3	4	3	~	1	2	22
2013	Floorspace	404	195	204	~	7,228	~	30,655	~	38,686
	No. of properties	6	1	1	~	5	~	1	~	14
2012	Floorspace	148	~	1,333	4,277	13,664	~	~	~	19,422
	No. of properties	2	~	4	7	6	~	~	~	19
2011	Floorspace	73	162	938	3,244	5,617	6,096	~	~	16,130
	No. of properties	1	1	3	5	3	1	~	~	14
2010	Floorspace	~	101	655	1,467	2,952	5,573	16,198	~	26,946
	No. of properties	~	1	2	2	2	1	1	~	9
2009	Floorspace	93	124	373	~	1,072	8,964	~	~	10,626
	No. of properties	2	1	1	~	1	1	~	~	6
Total	Floorspace	2,064	2,330	9,331	21,729	61,897	26,080	77,498	0	200,929
	No. of properties	30	15	31	34	33	4	4	7	158

Source: Radius Data Exchange, 2019

- 4.29 The same time period (2009-2019) saw 86 office deals transacted totalling 20,244 sqm within Hinckley and Bosworth. A breakdown of these deals can be seen in Table 19.
- 4.30 The highest volume of transactions occurred in 2016 when 24 offices were traded, and 4,799 sqm of floorspace. The largest single floorspace transaction was the 2018 sale of 2 Watling Close, Hinckley. 'Sherwood Truck and Van' took the 2,168 sqm building for £1.2 million.
- 4.31 Unsurprisingly, most transactions were for small offices of 0-100 sqm, 40.7 percent of the decade total (35). 101-200 sqm closely followed in popularity accounting for 32.6 percent (28) of all office transactions.
- 4.32 74 deals (86.0 percent of the total) were completed on a leasehold basis, with the remaining 12 (14.0 percent) completed on a freehold. The majority of leasehold deals were completed on 1-6 year lease lengths, with a minority opting for longer lengths of 8, 10 and 20 years.
- 4.33 Rental information is again incomplete, however from the figures available, offices were let at rates ranging from £16-225/ sqm. The highest rent recorded was at 14 Station Road, Hinckley for a 74 sqm building. This was completed on a 20 year term in 2012 at a rate of £222.31/ sqm. The largest freehold value recorded was the sale of 2 Watling Close for £1.2 million (£553.5/ sqm).
- 4.34 Seven office investment deals took place between 2009 and 2019. From the data available, the largest floorspace in a single transaction involved 1,123 sqm at 2 Watling Drive. In 2015 'Castle View International' bought this entire property, as part of an investment sale, for £850,000.

Table 19 – Breakdown by Size and Year of Transacted Office Floorspace (2009-2019)

		0-100	101-200	201-500	501-1,000	1,001-5,000	5,001-10,000	10,001+	Other	Total
2019	Floorspace	51	133	~	~	~	~	~	~	184
	No. of properties	1	1	~	~	~	~	~	~	2
2018	Floorspace	~	691	502	1,394	2,168	~	~	~	4,755
	No. of properties	~	5	2	2	1	~	~	~	10
2017	Floorspace	309	849	304	682	~	~	~	~	2,144
	No. of properties	5	6	1	1	~	~	~	~	13
2016	Floorspace	558	794	634	1,202	1,611	~	~	~	4,799
	No. of properties	13	6	2	2	1	~	~	~	24
2015	Floorspace	355	270	632	~	~	~	~	~	1,257
	No. of properties	6	2	2	~	~	~	~	~	10
2014	Floorspace	313	586	217	1,624	1,804	~	~	~	4,544
	No. of properties	8	4	1	2	1	~	~	1	17
2013	Floorspace	~	164	~	641	~	~	~	~	805
	No. of properties	~	1	~	1	~	~	~	~	2
2012	Floorspace	74	311	~	~	~	~	~	~	385
	No. of properties	1	2	~	~	~	~	~	~	3
2011	Floorspace	No deals recorded								0
	No. of properties	No deals recorded								0
2010	Floorspace	~	~	~	646	~	~	~	~	646
	No. of properties	~	~	~	1	~	~	~	~	1
2009	Floorspace	87	186	452	~	~	~	~	~	725
	No. of properties	1	1	2	~	~	~	~	~	4
Total	Floorspace	1,747	3,984	2,741	6,189	5,583	0	0	0	20,244
	No. of properties	35	28	10	9	3	0	0	1	86

Source: Radius Data Exchange, 2019

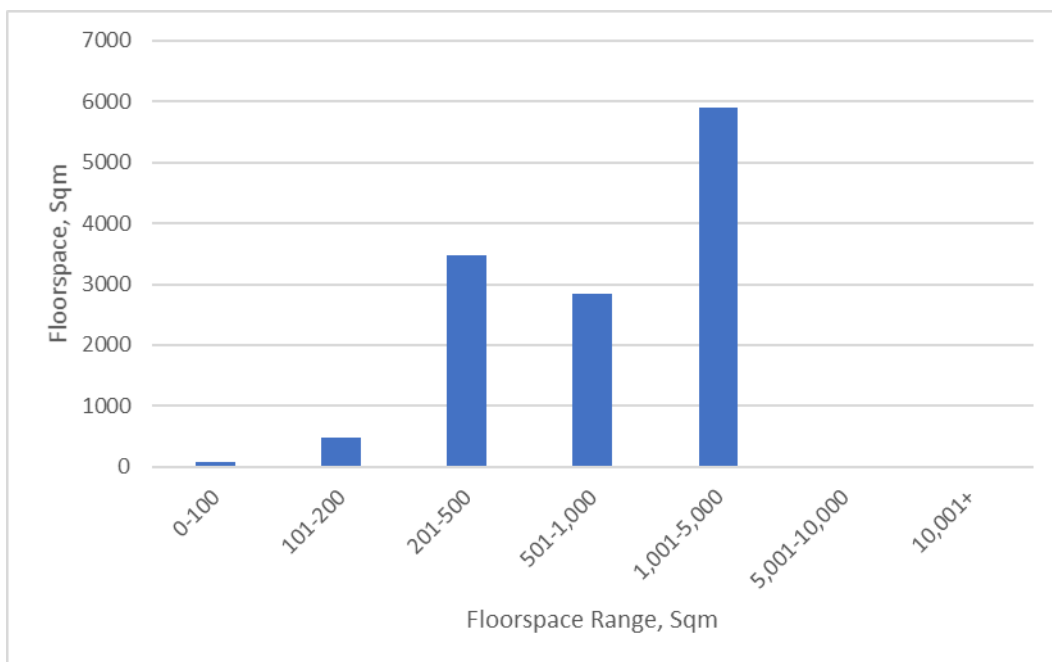
Property Supply

4.35 A schedule of the vacant floorspace being marketed in the study area (as at June 2019) has been compiled mainly from physical survey, a trawl of commercial property agents' websites and consultations with agents. The marketed space is taken to be a reasonably close approximation to that which is vacant – although there may be occupiers waiting for interest in their property before moving, and empty units not actually being marketed. The schedules for industrial (including warehouses/workshops) and offices have been included in Appendix 2.

Industrial

4.36 Figure 7 shows that as of June 2019, industrial availability comprises 12,775 sqm of floorspace in 20 units.

Figure 7 – Amount of Marketed Property, sqm



Source: BE Group, 2019

4.37 All of the supply, bar one 75 sqm unit in Markfield, is in Hinckley, Burbage or Barwell. Two units, totalling 1,069 sqm are available in Barwell, three totalling 682 sqm in Burbage and 14, totalling 10,494 sqm in Hinckley town.

4.38 Space is spread across the size ranges with units of 201-500 sqm being the most popular category. 50 percent of the available industrial units are found within this size

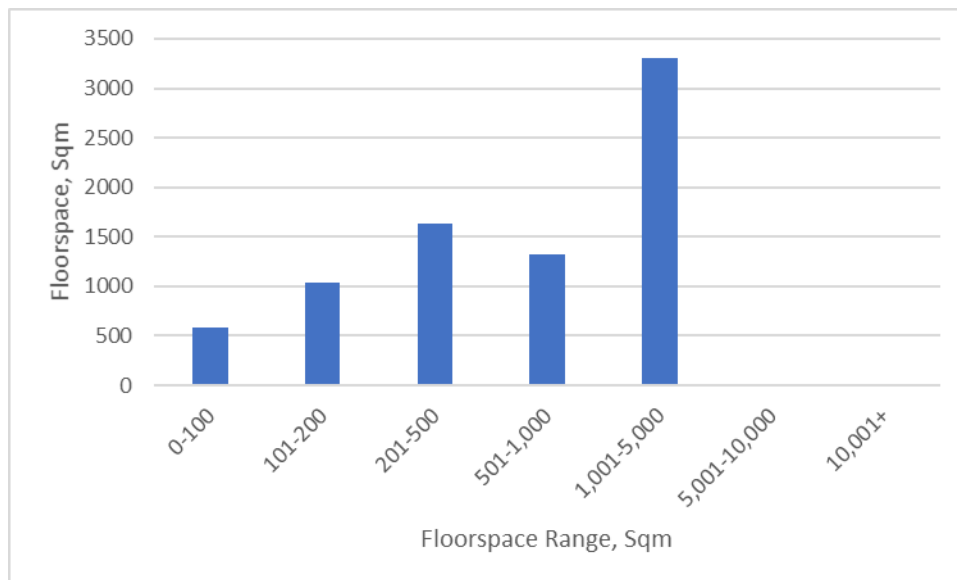
range. The largest unit on the market is Unit 1 at Lime Kilns Business Park in Hinckley. The 3,437 sqm unit is available leasehold. The rental level is not stated.

- 4.39 Of the marketed options, 16 (80 percent) are offered on a leasehold basis, with the remaining four purely freehold. An average of £61/sqm for an industrial unit in Hinckley and Bosworth can be calculated from the pricing information available.

Office

- 4.40 As of June 2019 the office market in Hinckley & Bosworth contained 26 vacant office premises which comprised 7,891 sqm of floorspace (see Figure 8).

Figure 8 – Amount of Marketed Property, Sqm



Source: BE Group, 2019

- 4.41 Unsurprisingly, the office market is dominated by small suites, with the highest number of vacancies seen in space of 0-100 sqm, 38.5 percent of the total on the market. Available space of 200 sqm or less contributes two-thirds of available space. The highest number of marketed properties can be found in Hinckley, with 80.1 percent (21) of the properties found within the town, mostly in multi-let buildings. Elsewhere there are just individual options in Desford, Earl Shilton, Higham-on-the-Hill and Market Bosworth.

- 4.42 The largest office premises on the market is the letting/ sale of an entire office building on Wheatfield Way, Hinckley. The 1,884 sqm building comprises two-storeys, with price available upon application. Another entire building is on the market

is the 1,415 sqm two storey office building at 81 Upper Bond Street in Hinckley. This is the only solely freehold option on the market. From the data available, an average rental level for an office within the Borough can be estimated as £100/ sqm.

Valuation Office Data

Industrial

4.43 According to the latest Valuation Office Agency (VOA) statistics, there are 1,150 hereditaments in the Borough totalling 1,148,000 sqm. Out of this space, there are only 20 marketed premises which total 12,775 sqm. This suggests an overall occupancy rate for the Borough of 98.2 percent by premises number and 98.9 percent by floorspace.

4.44 Low occupancy rates of below 90 percent can indicate levels of low demand for property and poor business growth. High occupancy rates (above 95 percent) may be an indicator of supply shortfall, and businesses potentially having difficulty in finding premises. By this measure Hinckley and Bosworth clearly has a supply shortfall for industrial and warehouse premises at this time.

Offices

4.45 According to the same VOA statistics, there are 410 hereditaments in the Borough which total 85,000 sqm. In this space there are 26 marketed premises totalling 7,891 sqm. This suggests an overall occupancy rate of 93.7 percent by premises number and 90.7 percent by floorspace.

Property Market Stakeholders

4.46 This section provides qualitative evidence of the demand for industrial and office property within Hinckley and Bosworth, through comments gained from consultations with stakeholders' active in the Borough's property market: scheme managers, agents and local business centres. First set out are the views of agents and developers of the major strategic schemes in the Borough. These are followed by more general consultations with property market professionals. These views have been summarised in Tables 20-21 on Pages 61-63, broken down by industrial and office comments.

- 4.47 The views given below are those of the representatives of the organisations consulted during the time of consultation. They are not the view of the consultants or Hinckley and Bosworth Borough Council.

Bardon II – Mountpark

- 4.48 Phase I of Mountpark Bardon distribution scheme, located in North West Leicestershire, has seen successful with lettings to Amazon and Eddie Stobart. Following on from this, 65,025 sqm has been designated at the area for Phase II development.
- 4.49 Phase II will offer Design and Build opportunities based on the occupiers requirements, with Mountpark looking to bring in occupiers as soon as possible of B2/ B8 use class. Units being built must be a minimum of 18,580 sqm each, with more local scale units not offered. Opportunities are marketed on a leasehold basis.
- 4.50 Detailed demand remains confidential at this time.

IM Properties – Hinckley Park

- 4.51 Situated at the junction of A5 and M69, Hinckley Park is proposed for 49,700 sqm, suitable for office and warehousing space. At this stage it is still to be decided whether development shall be speculatively built or offered on a Design and Build basis. Additionally, located on the area is Hinckley 532, a spec-built warehouse due for completion in 2020, along with a 29,500 sqm unit, which DPD have committed too.
- 4.52 The main Hinckley Park Development will be for smaller units of 465 – 1,860 sqm, in order to suit a range of occupier needs throughout the Borough. It is felt that small industrial/ warehousing units are in short supply in Hinckley and Bosworth, and it is believed that the development of these sizes at Hinckley Park has been brought about through a planning requirement.
- 4.53 The area is attracting strong market interest, both for the smaller units, which are attracting interest from local firms and the strategic property which is receiving interest from across the Midlands.

Table 20 – General Property Market Comments, Industrial

Contact	Comments
Regional Agent	The Borough is historically more of an industrial area than office. In general, there is not much vacancy seen, particularly for larger strategic options. Tends to be a small market so anything of 9,290 sqm plus would remain on the market for a while.
Regional Agent	Across the Borough demand is for good quality industrial units from local firms. There is also demand for start-up units of up to 500 sqm. Employment land is in short supply across Leicestershire and most viable areas are already tied to developers. If new areas could be made available, in good locations, they would be taken up quickly.
Local Agent	Experiencing an all-time low in terms of space availability. Strong demand is being received but supply is not meeting this demand, specifically for the small businesses. No buildings are available or being built of small sizes – all seem to be large sized units, as seen at Hinckley Park and Mountpark. Anything in the smaller size range gets ‘snapped up’ fast. Any new builds will be let/ sold off plan – companies won’t wait. This shows strong demand. Anything up to 930 sqm tends to be for more local and smaller businesses, rents of £75/sqm (£7.0 sqft). Larger space of 930 sqm plus would go to larger companies, with rents of £60/sqm (£6.0/ sqft).
Local Agent	Marketing premises at Dodwells Industrial Estate. This includes smaller units of 111 sqm and larger new builds of 2,415 sqm and 3,437 sqm. The 2,415 sqm has been pre-let, subject to planning, to a local company who are wishing to settle down and have roots in the area. Deal of £72/ sqm (£6.75/sqft). Demand overall is good, the Borough is quite popular, particularly from smaller businesses, wishing to let or buy, mostly sub-1,000 sqm units. Demand is coming from existing occupiers in Hinckley and Bosworth who are wishing to find a permanent location for their business. This means a lot of demand is for freehold properties. Rents for older buildings (25+ years – around £56/sqm (£5.25/ sqft). IM Properties are spec building 46,477 sqm at Hinckley Park Burbage. Units going for £72.66/sqm (£6.75/ sqft) – this is the majority of supply coming forward. Mid-sized boxes, up to 4,645 sqm.
Local Agent	Strong local demand for units of up to 1,000 sqm. The lack of recent development means that the stock of available, metal framed units is reducing. Is now reaching the point where there is a shortage of industrial accommodation. There is also a shortage of 0.4-0.8 ha development plots, suitable for purchase by companies looking to develop their own premises. <i>Creative Sector Space</i> – Hard to measure demand as a lot of homebased businesses in this sector. Atkins has performed well, but if there is further demand it is very small scale.
Local Business Centre	Manage Newton Grange Farm Business Park, Newton Unthank. There are six industrial units on the business park, of 74 sqm to 246 sqm, all of which are occupied and home to a

	range of businesses. Leases are held on 6-year lease length with many staying loyal and remaining on site. Not receiving any additional demand, businesses know there isn't any vacant space and there is no point in enquiring due to the loyal occupiers.
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Source: Various, 2019

Table 21 – General Property Market Comments, Office

Contact	Comments
Regional Agent	A lot of older 70's/80's stock in Hinckley town, lettings can take a while.
Regional Agent	Marketing buildings on Dodwells Road, Hinckley, including the Former Triumph Building. Demand is generally for sub-500 and particularly sub-100 sqm units. The units they have are well above this size though, and struggling to let: <ul style="list-style-type: none"> • 1,300 sqm - £100/ sqm (£9.0/sqft) • 790 sqm - £106/ sqm (£9.8/sqft) Interest is being gained from some national operators for these but, slightly surprisingly, some local interest is reported too.
Regional Agent	Hinckley and Bosworth has a three tier office market: <ul style="list-style-type: none"> • Offices over shops – A weak market in the Borough, particularly as the existing terraced retail units generally lack car parking • Business Parks (Hinckley Fields Industrial Estate) – Hinckley Fields has historically been the main focus for office demand in Hinckley and Bosworth, although it has little capacity and further growth is unlikely, given the viability issues associated with offices and the sub-regional focus on Leicester City Centre • Rural Business Parks – Rural schemes in the Borough generally enjoy some local demand.
Local Agent	Hinckley and Bosworth is not a strong office market. What market there is focused in Hinckley town. While there are some larger offices in the Employment Sites on the edge of town, the bulk of the supply comprises smaller suites in local business centres and above shops. Range from small offices above shops to 930 sqm. Not receiving much demand, requirements are hit and miss. Around 93 sqm is the fairly regular space which would come to the market. This would be marketed at £97-108/ sqm (£9-10/ sqft). Demand for such space would be primarily local in nature, despite the good road network, the Borough's towns will never be able to compete with Leicester and other centres for strategic occupiers. <i>Creative Sector Space</i> - Atkins Building has enjoyed some success tapping into the creative sector across a wide rural catchment and offering flexible rooms for 1-5 person businesses. However, with up to 11 facilities in the Leicester area, plus university linked options at Loughborough feel the county is increasingly well supplied with facilities in this market area.
Local Business Centre	Manage Newton Grange Farm Business Park, Newton Unthank. There are ten offices on the business park. One is vacant of 121 sqm. Has only been vacant for a couple of

	<p>weeks but do not believe it will be on the market for very long. There are a wide range of businesses in occupation from the motorway management sector, tree care (agriculture) and PR. Businesses tend to be fairly small, i.e. 5-10 employees, with just one suite able to accommodate a larger business (home to a company with 40 employees). Six years is the normal lease length however many choose to stay longer than this, with some of them having been on the park 20+ years. Businesses only tend to leave when they must e.g. all locations of a business are consolidating into one location.</p> <p><i>Creative Sector Space</i> - Feel a lot of creative businesses are housed in traditional rural business centres in Hinckley and Bosworth. Might look to move to a more specialist facility if one could be made available at affordable rates. Demand would be for very small units of sub 50 sqm which could house micro firms and one man bands.</p>
Local Business Centre	<p>Manage Swan House Business Centre, Market Bosworth. At the moment, the business centre is 100 percent full. However, one suite will be becoming available as of next month. Generally, receive good levels of demand for space, and don't need to advertise. The scheme has good reputation so if space becomes available then word of mouth will bring about demand.</p> <p>Let suites on a minimum of 2 years, if someone wishes for a shorter period, then they can find another company to cover the remainder of their lease. Has some long lease lengths e.g. since 2002-2004. Would estimate a quarter of the building has been in occupation for 6 years plus.</p> <p>Generally small, local companies in occupation. However, do have some national/ global companies also represented e.g. the marketing director of a global company and NFU.</p> <p>Some people don't want to work at home and so will rent out a room on an individual basis. Just one employee from the company will take space rather than an entire company.</p>

Source: BE Group's interviews with stakeholders, 2019

- 4.54 Demand remains strong for small-mid sized industrial properties of up to 1,000 sqm to meet local business needs, and units up to 500 sqm for new businesses. Anything greater than 9,000 sqm in size will likely serve the strategic market and can take time to let. Smaller space can attract rents of £75/sqm (£7.0/sqft), larger units rents of £60/sqm (£6.0 sqft). While older units can attract rents of around £56/sqm (5.25/sqft). There is a shortage of units of all sizes to meet local needs, with development focusing on strategic options.
- 4.55 Demand includes freehold demand coming from occupiers in Hinckley and Bosworth who are wishing to find a permanent location for their business. There is also a shortage of smaller development plots for design and build options and development land more generally.

- 4.56 Office demand is generally for sub-500 and particularly sub-100 sqm units, although the wider office market is overshadowed by Leicester and other large nearby settlements. Availability includes a lot of bigger units which are struggling to let. Hinckley Fields Industrial Estate remains the key office site in the Borough, while most rural office schemes are doing well, serving large local catchments. However, there is also an oversupply of lower grade office stock above shops, particularly in Hinckley town. Rents range from £97-110/ sqm (£9-10/ sqft) depending on quality.
- 4.57 In terms of demand from the Creative Sector, the views are mixed. The Atkins building has performed well, serving a wide rural catchment, and there is felt to be unmet demand from the rural catchment with a lot of companies potentially accommodated in traditional business centre space or working from home. However, with a wide range of facilities in the County now accommodating creative sector businesses, of one form or another, building a case for a new facility/space in addition to Atkins, would be difficult.

Summary

National economic uncertainty does not seem to be having an immediate impact upon the take-up of industrial and warehouse units. In 2018, the East Midlands saw its best ever performance of the logistics market, double what was recorded for 2017. Robust but stable levels of demand are also being seen for good quality small/medium sized properties, although a very low level of supply is being delivered. Rental growth continues in both the B2 and B8 markets.

The office market is also growing regionally and nationally, both in terms of demand and rental levels. Challenges were expected in 2019 however, due to the lack of availability in the East Midlands, with supply in Leicester falling and 80 percent of that supply found solely in the city centre. Pipeline development, even in Leicester, is limited.

Public sector enquiries logged by LLEP since 2014 are primarily for industrial space and with just over a third seeking office space. The most popular size stated by industrial businesses is 201-500 sqm, although there is reasonable interest in all sizes up to 5,000 sqm and above 10,000 sqm. Offices of sub-1,000 sqm are sought. MIRA is identified as a focus for inward investment by LLEP.

In terms of completed property deals, most industrial transactions were for sub-5,000 sqm units, accounting for 90.5 percent of all deals. 501-1,000 sqm was the most popular individual size range. Leasehold deals were most common. Most office transactions were for small suites of 0-100 sqm.

As of May 2019, 20 industrial units and 26 offices are being marketed as vacant within the Borough, comprising 12,775 sqm and 7,891 sqm of vacant floorspace respectively. Overall, occupancy rates are at 98 percent for industrial floorspace and premises in the Borough, which suggests a lack of choice amongst businesses looking for accommodation. For offices, the occupancy rate is lower at 90-93 percent by floorspace and premises, meaning there is a slightly higher level of availability in the stock, to meet needs.

Phase II of Mountpark Bardon will offer Design and Build opportunities based on the occupier's requirements, with the developer looking to realise the development as soon as possible. Units being built must be a minimum of 18,580 sqm each, with more local scale units not offered.

Situated at the junction of A5 and M69, Hinckley Park is proposed for 49,700 sqm, suitable for office and warehousing space of 465 – 1,860 sqm. It is still to be decided whether development shall be speculatively built or offered on a Design and Build basis. Additionally, located on the site is Hinckley 532, a spec-built warehouse due for completion in 2020, along with a 29,500 sqm unit, for DPD. The site is attracting strong market interest for both the local and strategic options.

Following consultations with local commercial property agents, demand is being seen for small – medium sized industrial units of up to 1,000 sqm, leasehold and freehold, with good quality space achieving rents of £60-70/sqm. Office demand is generally for sub-500 and particularly sub-100 sqm units. Hinckley Fields Industrial Estate remains the key office site in the Borough, while most rural office schemes are doing well. However, there is also an oversupply of lower grade office stock above shops. Rents range from £97-110/sqm.

In terms of demand from the Creative Sector, the views are mixed. The Atkins building has performed well, serving a wide rural catchment, and there is felt to be unmet demand from the rural catchment with a lot of companies potentially accommodated in traditional business centre space or working from home. However, with a wide range of facilities in the County now accommodating creative sector businesses, of one form or another, building a case for a new facility/space in addition to Atkins, would be difficult.

5.0 STAKEHOLDER CONSULTATIONS

Introduction

- 5.1 This section provides commentary about the Borough, drawn from consultations with the public sector, Parish Councils and major businesses. It should be noted that each organisation's comments are their perception of the situation, and may well reflect their role and involvement, rather than being the complete picture.
- 5.2 Please note in discussions, LLEP preferred to provide data on Hinckley and Bosworth's economic position than comment in detail.

Public Sector

Hinckley and Bosworth Borough Council

- 5.3 The Council are receiving a fair number of enquiries however, there is little supply to accommodate this demand. Space being developed at MIRA Technology Park and at Junction 1 of the M69 cannot come forward quick enough. The Council would support the appropriate conversion of old hosiery factories to offices.
- 5.4 Infrastructure to support businesses and development is supported by the Council, such as the proposed duelling of the A5. Public transport has been included in large developments such as at MIRA and the emerging Hinckley Park scheme at Junction 1 of the M69, but is limited at the rural employment locations. This must be addressed so reliance is not just placed upon cars to reach these sites.
- 5.5 The Council is working hard to promote links between the students/ apprentices of the area and businesses through networking and programs, some of which are held at the MIRA Technology Institute (MTI). JJ Churchill, an established engineering business in the Borough, is particularly keen on introducing engineering to primary school children. Additionally, a recent survey carried out with the top 12 businesses of the Borough showed an under-utilisation of apprentices, and more work needed to make businesses aware of apprentices skills and their ability to be shared between companies.
- 5.6 Civil engineering is a particular sector which is seeing a short supply of skilled workers throughout the country. A company which carries out training and rewards qualifications in civil engineering, and is supported by the local college, is carrying

out work at the Junction 1 development area but is looking for a permanent location. Would not require any buildings but land, which the Council wish to support.

Earl Shilton Business Forum

5.6 Earl Shilton Business Forum has been operational for around 12-14 years, although subsequent to this conversation, in Autumn 2019, the Business Forum disbanded. The Forum completed a business survey in 2012 in conjunction with a previous Borough Employment Land and Premises Study, which identified a major shortage of business space in the Town. The Forum argue that the issue remains the same with businesses desperate to buy property, particularly established businesses of the area.

5.7 Space that seems to be in short supply for businesses is 185-370 sqm units for both industrial and office uses. Some businesses are purchasing retail units and applying for a change of use to office. The Forum feels that local business requirements for space were discussed in 2012 and still are not being met seven years later. This has led to the loss of some major employers and employees, in particular a large recruitment firm that was looking for space for 2-3 years and seeing no success, moved their business and all 50 employees out of the Borough. Additionally, upon leaving the Borough, the company transformed their former property to residential use.

North Warwickshire and South Leicestershire College

5.8 The College Campus within Hinckley is located on Lower Bond Street and has over 650 students studying Creative Arts courses. There is an additional facility on Harrowbrook Industrial Estate which offers courses and apprenticeships in the construction industry. The newly built MIRA Technology Institute has been funded by the LLEP in partnership with the College and local universities.

5.9 The College is successful, with 90 percent of students moving into Higher Education or employment after completing their courses. The College is also partnering with IM Properties at the Hinckley Park development to offer outside training in construction and ground-based engineering, on land set aside for this use at the Park. Given the diverse range of infrastructure projects in the Midlands, as well as the longer-term prospect of HS2, demand for engineering and construction projects is expected to grow. Additionally, the logistics sector is growing meaning that the College must increase provision for this sector, which in turn will help with workforce supply issues.

- 5.10 Apprenticeships are carried out with sponsorship from over 600 SME's across Leicestershire and Warwickshire, particularly within the motor vehicle industry. Many Hinckley and Bosworth students will travel to the Nuneaton campus for the academic elements of this offering. These apprenticeships showcase the strong links between local businesses and the College. For those looking to start-up businesses, workshops are offered to students and local residents on businesses operation. These are offered in partnership with the Coventry and Warwickshire Chamber of Commerce. The College also has the aspiration provide an incubation hub to give more permanent advice and support to start-up businesses. This aims to be operational in 12-18 months.
- 5.11 The College own all of its buildings apart from their unit at Harrowbrook which they lease and have now outgrown. It is considering different options to meet this extra space requirement:
- Build a mezzanine layer for extra classrooms in the existing building so ground floor can be all workshop space
 - Utilise space in its existing campus', likely at Nuneaton
 - Co-venturing with local employers to develop educational space at their business premises. This would be best suited to medium/ large businesses who have the space to accommodate such a feature.

Parish/Town Councils

- 5.7 All the Parish/Town Councils in the Borough have been contacted (see Table 22). Many have not responded with any issues with respect to the economy or the employment land and property market.

Table 22 – Parish/Town Council Comments

Parish/Town Council	Comments
Burbage Parish Council	Highlighted 'Policy 20: Business and Retail' of its emerging Neighbourhood Plan: "...particularly encourages proposals for suitable B1a-c business development in the Parish, such as cottage business, home-based business and/or high-tech office units providing the development: a) <i>Is in keeping with the scale, form and character of its surroundings</i> b) <i>Does not significantly adversely affect the amenities of residents in the area</i> c) <i>Does not cause harm to highway safety</i> d) <i>Does not have a detrimental impact upon the local environment</i> e) <i>Has safe and suitable access to the site for all people."</i>
Market	Reiterated relevant parts of the made Neighbourhood Plan, as reviewed in

Bosworth Parish Council	<p>Paragraph 2.60, Page 37, Section 2.0 of this Study</p> <p>The Parish Council have also produced an accompanying document entitled 'Station Field Design Brief' which outlines in more detail the proposed development of that area.</p>
Market Bosworth Neighbourhood Forum (MBNF)	<p>Highlighted concerns with the status of the Mixed-Use Site for Development South of Station Road, which was allocated in the adopted Market Bosworth Neighbourhood Plan.</p> <p>MBNF is concerned that this allocation has not been delivered by the relevant landowners in a timely manner. On the land MBNF wishes to "see a significant expansion of the industrial estate and 40% affordable housing provision for the young employees (apprentices, etc) that should have the opportunity to take up positions created as a result."</p> <p><i>"Two of the major employers based on the existing industrial estate ... have expressed the need for expansion in order to meet their business plans. The threat is that if this planned expansion does not proceed, not only will the creation of new 'hi tech' jobs be lost, but these businesses may be forced to move their operations elsewhere, potentially outside the UK."</i></p> <p>If the housing and industrial units identified in the Neighbourhood Plan can be delivered, "further sustainable development may be possible on adjacent land in subsequent years following a review and revision of the Plan."</p>
Desford Parish Council/ Desford Neighbourhood Plan Working Group	<p><i>"Because Desford is so close to several major employment centres and because the major employment sites in or adjoining Desford have room for expansion, Desford Parish Council does not believe there is a need for further employment land outside the Desford and Botcheston village boundaries. The draft Neighbourhood Plan supports sustainable expansions of existing businesses; opposes the loss of existing employment land and supports sustainable job creation/business start-ups, farm diversification and tourism projects."</i></p>
Markfield Parish Council	<ul style="list-style-type: none"> • <i>"There might be some employment growth from agricultural diversification – new uses for agricultural buildings, woodland management operations etc.</i> • <i>Employment needs to be relevant to the local community</i> • <i>Promote local jobs, local enterprise, not large units</i> • <i>Policies to support small businesses/homeworking – creating office space.</i> • <i>Although not strictly new office development, the Neighbourhood Plan Steering Group (NPSG) is aware the Markfield Medical Centre's current premises cannot be expanded."</i> <p>Markfield Parish Council also "has increasing concerns over both current and future HGV movements through Markfield Village – Crown Crest being the current example – and would not support of new developments, which added to these concerns. With major growth in the Hugglescote, Ellistown, Coalville and Ashby areas, issues of congestion, noise and air pollution along the A511 from Bardon Island to Junction 22 and, on the A50, around the Field Head roundabout, will worsen. Highway infrastructure is struggling to cope with the existing usage."</p>
Osbaston Parish Council	<p><i>"Osbaston Parish had no current need or demand for office, manufacturing or warehouse space. There is also nothing currently in need of redevelopment."</i></p>
Stoke Golding Parish Council	<p>Responded but with no comments.</p>

Source: Parish/Town Council Responses, 2019

Private Sector

Horiba Mira/MIRA Technology Park

- 5.8 Horiba Group acquired 'Mira' in 2015. The company directly employs 600 people, with an additional 100 temp-staff brought in during busier periods. Around 1,100 are employed by other companies on the Technology Park.
- 5.9 MIRA Technology Park is one of the largest science parks in the UK and has 36 tenant companies from all over the globe, with employees living locally or drawn from as far as Birmingham. 800 new jobs have been created since 2011/12 across the employers of the Technology Park, of which an average salary is identified at £40,000/year. Tenants benefit from MIRAs Enterprise Zone status, although the broader cluster of automotive businesses is the key attractor, with occupiers including Aston Martin, Bentley, Bosch, Continental, Goodyear, Honda, Jaguar Land Rover, Lockheed Martin, Toyota, Triumph as well as facilities for Coventry University and the University of Leicester. MIRA is attracting businesses on a global basis, with recent investment from Israel, South Korea, Thailand and the USA.
- 5.10 The overall MIRA Technology Park comprises 365 ha, all held freehold by Horiba MIRA. Some 60 ha is optioned for development, although this includes the Southern Development Zone, land on the other side of the A5, which is identified for larger factories/ manufacturing developments, to be completed over a 10-year period as design and build options. This falls into North Warwickshire.
- 5.11 MIRA has outline planning consent for 132,716 sqm of B-Class uses, on 34.03 ha of land within Hinckley and Bosworth, deliverable over 10-20 years. 13 new buildings have been constructed since 2012, delivering an estimated 12,386 sqm of further accommodation in B1/B2/B8 sectors, plus 2,681 sqm of non B-Class premises. This has taken up approximately 3.86 ha at 3,900 sqm/ ha. Thus some 30 ha remains for further development in the Borough.
- 5.12 The overall focus of MIRA Technology Park is R&D in the automotive sector, with an overall aim to reduce pollution and create cleaner and safer vehicles. The Park has a diverse range of specialisms, but some foci are – R&D activities for reducing pollution; Electric vehicles; Cyber security; Vehicle Resilience Centre (this will focus on how to embed new technology in cars); Advanced Battery Hybrid (looking at ways to recycle car batteries). Two key infrastructure schemes are:

- New Test Track – Construction planned for the next three months and costing £20 million. Track is 1.5 km long with a 300 metre radius at the end. It will allow the testing of high-autonomous vehicles in a safe and controlled environment
- ‘Park-It’ - The construction of a multi-storey car park to test ‘automated valeting’. If successful, this would mean that cars will be able to park themselves with no human driver inside.

5.13 Gaining employees with the skills applicable to the new markets that they are working in can be challenging. The Mira Technology Institute (MTI) was created, with £9.5 million invested, in order to provide people with the skills and qualifications which would be applicable to businesses on the park. The building can work with people at all levels from apprentices through to managerial roles and provide them with qualifications ranging from Level One to doctorates, which would be applicable to businesses on the park.

5.14 Traffic on the A5 does not seem to be an issue for Horiba MIRA. The company has invested in a 6-mile stretch adjoining the Technology Park. This includes a new roundabout built at the entrance to the site and dualling of the adjoining road areas. Public transport has been improved to bring bus routes to the site. An alternative entrance has also been designed to accommodate future development. Finally, there is a bike scheme on site for travel throughout the site – as total site is over 2 miles long. This all came about through Regional Growth Fund investment, on condition that MIRA Technology Parks creates 350 new jobs per year, which is easily being achieved.

Local Businesses

5.15 One to one consultations have taken place with eight businesses located in the Borough, including Horiba Mira which is discussed separately above. All are large employers. The aim of these consultations was to assess both the situation of these employers, as well as how their land and property needs may change moving forward.

5.16 There is a strong desire for growth amongst the businesses consulted, with four of the companies (plus MIRA above) seeking growth options. Those options are not necessarily limited to the Borough boundary though, with companies expanding or consolidating operations into adjoining areas or conversely moving operations into

Hinckley and Bosworth where they have the capacity. Lutterworth appears to be a popular location for regional companies to develop partner facilities to those in Hinckley and Bosworth. Property requirements range from 2,000 sqm up to 22,000 sqm and are all for industrial and warehouse options. Only one business is altering its office operations and that involves consolidation of activities in Lutterworth.

- 5.17 Several companies indicated that they have struggled to find appropriate large space in Hinckley and Bosworth for some years. However, most companies appear to be proactively addressing this issue through innovative means such as refurbishments, consolidations or letting other smaller units to meet short/mid-term property requirements. One company is actively proposing new build expansion in its curtilage and another plans a second large logistics facility at Hinckley Park. One company, in a large facility is dissatisfied with rental arrangements and has a mid-long term aspiration to relocate. Although it would like to stay in the Borough, it does not have much confidence it will be able to meet such a large requirement locally and expects to have to look further afield.
- 5.18 The eight companies employ a maximum of 2,880 in full and part time roles. Although this includes some high value engineering and administrative roles, the bulk of this employment is in warehousing and logistics, including at least 800 seasonal roles. Such jobs can be difficult, and one company reports a relatively high turnover of staff. However, several also report strong competition for staff amongst the many logistics facilities of the A5 and M1 Corridors, suggesting that labour availability may be a barrier to the ongoing growth of the logistics sector in Leicester and Leicestershire. A particular shortage of appropriately trained HGV drivers is noted although this is a UK-wide issue noted in equivalent studies completed by BE Group elsewhere for the last six years.
- 5.19 The Borough's strategic position and strong motorway/A5 access were noted, but it was also felt that investment in the strategic road network is also not keeping pace with the rate of development in key locations such as the A5 and in local locations such as Dodwells Road.

Summary

Council economic development and property officers report receiving a high number of enquiries, but that there is little supply to accommodate this demand. It would like to see more conversions of historic factory properties into good quality workspace. Infrastructure investment is proceeding on the strategic routes but more investment in rural links is required to reduce dependence on private cars. Civil engineering is a sector which is seeing a short supply of skilled workers throughout the country.

Earl Shilton Business Forum highlighted a strong shortage of 185-370 sqm units for both industrial and office uses, repeating comments from the 2013 Employment Land and Premises Study. This shortage has led to the loss of some major employers from Earl Shilton.

Although every Parish and Town Council was contacted to seek their views on employment land and premises provision, only seven responded. The Market Bosworth Neighbourhood Forum highlighted concerns with the lack of delivery of the Mixed-Use Site for Development South of Station Road, which was allocated in the adopted Market Bosworth Neighbourhood Plan, south east of the existing Station Road Industrial Estate, and is viewed as essential for supporting the growth of major employers in the settlement. This Neighbourhood level allocation is considered further in Section 6.0.

Desford Parish Council feel that the majority of future employment growth will take place in the Parish's existing established Employment Areas. Existing employment land should thus be protected. Markfield Parish Council feel that there might be some employment growth potential from agricultural diversification, in the Parish.

Markfield Parish Council identified *"the site of the old service area café and shops, which forms part of the MOTO/Travel Lodge service area adjacent to M1 Junction 22"* as a possible future commercial redevelopment site, along with nearby land. It is worth noting that several sites at Junction 22, M1 have been put forward in Call for Sires/SHELAA and several are considered of value for meeting future employment needs, see Section 9.0.

Since the 2013 Employment Land and Premises Study, MIRA Technology Park has grown into one of the UK's biggest science parks, accommodating some 36 national and international businesses including the research elements of many Tier One automotive manufacturers. A range of high technology research and development projects have been completed or are underway here including national schemes for the testing of driverless cars and reducing vehicle emissions. Some 60 ha is optioned for development here although this includes land in North Warwickshire.

MIRA has outline planning consent for 132,716 sqm of B-Class uses, on 34.03 ha of land within Hinckley and Bosworth, deliverable over 10-20 years. 13 new buildings have been constructed since 2012, delivering an estimated 12,386 sqm of further accommodation in B1/B2/B8 sectors, plus 2,681 sqm of non B-Class premises. This has taken up approximately 3.86 ha at 3,900 sqm/ ha. Thus some 30 ha remains for further development in the Borough.

Local businesses are seeking growth, and some have struggled to find the space they need. However, most have now met their premises requirements through a mixture of refurbishment/on site expansion; consolidation, including cross local authority boundary movement, temporary leasing of units, plus some acquisition of new premises. Companies are reporting difficulties in getting sufficient warehousing and logistics staff to serve Hinckley and Bosworth's extensive B8 sector. Labour supply could thus be one barrier to the continuing growth of warehousing uses which is such a strong element of the Leicester and Leicestershire economy.

6.0 EMPLOYMENT AREAS AND EMPLOYMENT SITES

Introduction

- 6.1 This section looks at the existing portfolio of employment land in the study area, both developed employment land and premises in the Borough's industrial estates and business parks (Employment Sites) and the potential land supply contained in Hinckley and Bosworth's strategic and local undeveloped employment areas.
- 6.2 The Borough needs a balanced portfolio of land to accommodate a sustainable, growing economy that can respond to dynamic market conditions, changing business needs and working practices. By initially establishing how much land there is, the second task is to consider how much land is needed in the future (to 2036), which is picked up in the forecasting section later in the report.

Land Supply

- 6.3 The Council track a large number of areas as part of its annual monitoring. However, an assessment of them indicates that most are to be excluded on the basis that they are below the 0.25 ha threshold (contained in the PPG Housing and Economic Land Availability Assessment) or refer to building conversions/rebuilds rather than being areas. Where the employment element forms just part of a wider mixed-use scheme, the proposed employment floorspace has been given an equivalent employment land figure using a multiplier of 3,900 sqm/ha. This equates to a typical industrial estate/business park development density for both office and industrial schemes. Appendix 3 outlines the assumptions made about areas included in the Council's monitoring records, explaining why certain areas have been deleted or why revised sizes have been used.
- 6.4 Table 23 schedules the employment areas (of 0.25 ha or larger) in Hinckley and Bosworth. It splits the supply into strategic options, i.e. the B2/B8 developments such as Hinckley Park, which will be marketed at the regional level, and the local areas. It outlines their sizes; provides comments on status (e.g. owner intentions) together with an assessment as to when they might come forward for development or use. This assessment of timescale is based upon a number of factors – market demand, overview (from discussions with stakeholders and area owners), ownership situation, planning status, infrastructure and services required. More detail is provided in the proformas for each area (which include plans), which are provided at Appendix 4

Reflecting Table 23 the realistic supply of Hinckley and Bosworth Borough, as of November 2019 is **109.74 ha in seven areas**, comprising:

- Strategic: **98.05 ha** (89.4 percent), four areas.
- Local supply: **11.69 ha** (10.6 percent), three areas (plus overlap with strategic at Hinckley Park)

6.5 Some points to note:

- The overwhelming majority of available and deliverable B-Class land in Hinckley and Bosworth comprises strategic areas, where land and property will primarily be marketed at the regional and national level, as evidenced by DPD's plans to open a national scale parcel depot at Hinckley Park. The bulk of new development in the Borough, over the next five years at least, is expected at these locations, with Hinckley Park already under construction and infrastructure/servicing works underway at Mountpark Bardon II
- By size, the 2019 supply is only slightly larger than that recorded in the 2013 Employment Land and Premises Study, 98.56 ha in 11 areas, however then the supply was more locally focused with some 4 ha in small areas in Hinckley town and 17.63 ha at the nearby Sketchley Meadows area, Burbage, now developed.
- Extensive development activity has taken place at MIRA since completion of the 2013 Employment Land and Premises Study. The Enterprise Zone and Business Park is now home to 36 high value occupiers. The Council indicate that 15,067 sqm, in 13 buildings has been developed since 2012, of which 12,386 sqm comprises B-Class development. This equates to roughly 4.50 ha of land take up for B-Class uses, with some 29.53 ha remaining on the supply identified here in 2013. This excludes the Southern Development Zone, a focus for larger B2/B8 development, which falls into North Warwickshire
- Delivery at the Former Nailstone Colliery, Nailstone (Interlink South) looks more certain than was in the case in 2013, with an active marketing campaign underway (building on development to the north east, at Bardon) and infrastructure investment starting in 2019, including enabling works to the nearby highway network. But with units offered as design and build options only, completion may still be a long-term endeavour
- The Local Supply, as noted, is limited with the main option for multi-occupancy space, being the 7.30 ha of land, which is offered for smaller units of 465 – 1,860 sqm at Hinckley Park, Burbage. This is only available for

design and build options, meaning that (at present) only established companies with the ability to finance development directly will benefit. That assumes the developer, or a third-party developer, does not finance a speculative scheme here. Another 0.60 ha is potentially available at Westfield Farm, Earl Shilton for starter workshops although, at present, there appears no firm plan as to how this can be brought forward for development

- Other local supply is likely to meet the needs of individual businesses only. Thus, there is a lack of local land options across Hinckley, Barwell and Earl Shilton settlements, as well as on the M1 Corridor and across much of the rural area of the Borough.

Table 23 – Employment Areas Schedule

Area Name	Baseline Area Size, ha	Realistic Area, ha	Comments (Use Classes)	Availability, years
Strategic Employment Land Supply				
Land East of Hinckley Island Hotel, Watling Street, Burbage (Hinckley Park)	54.22 Gross	31.03 Net (of which some 7.30 ha is primarily local in nature). Remaining strategic supply is 23.73 ha	<p>Hybrid planning consent (App. No. 17/01043/HYB). 121,033 sqm of consented space overall. Comprising:</p> <ul style="list-style-type: none"> • 29,563 sqm storage and distribution unit – Unit under development. DPD have already committed to the area and will be opening the largest automated parcel depot in Europe in 2020 • 49,470 sqm industrial/storage and distribution unit (Hinckley 532) – Unit is under development as a speculative scheme, due for completion in 2020 • 42,000 sqm of Use Class B1(c), B2 and B8 floorspace – Consented in outline, developer IM Properties have yet to decide whether the development shall be speculatively built or offered on a Design and Build basis. Development will be for smaller units of 465 – 1,860 sqm, in order to suit a range of occupier needs throughout Hinckley and Bosworth and in adjoining areas. Extending to 7.30 ha, this land can thus be considered to be local, or at least sub-regional supply, rather than being strategic in nature. <p>Strategic elements actively being delivered. Local/sub-regional delivery will depend on whether the scheme is delivered speculatively or as design and build options. If the latter a longer timeframe for completion, of a decade or more, is likely. (B1/B2/B8)</p>	0-5 Strategic 5-10 Local
MIRA Ltd, Watling Street, Higham on the Hill	34.03	29.53	<p>MIRA was awarded Enterprise Zone status in 2011. Occupancy within the Enterprise Zone will be limited to companies in a range of transport sectors including automotive, aerospace, rail and defence</p> <p>MIRA now has 36 tenant companies, providing some 800 jobs</p> <p>The original consent was for 132,716 sqm of B-Class premises on 34.03 ha of land</p> <p>The Council indicate that 15,067 sqm, in 13 buildings has been developed since 2012, of which 12,386 sqm comprises B-Class development. Another 2,465 sqm has commenced, for the development of permanent B-Class buildings, 17,532 sqm in total. This has taken up approximately 4.50 ha at 3,900 sqm/hectare.</p> <p>Thus some 29.53 ha remains.</p> <p>Development expected to continue at MIRA till approx. 2031</p> <p>Southern Development Zone. Land is under option on the other side of the A5 for larger factories/ manufacturing developments, to be completed over a 10-year period. This falls</p>	10-15

Area Name	Baseline Area Size, ha	Realistic Area, ha	Comments (Use Classes)	Availability, years
			into North Warwickshire however (B1/B2/B8)	
Battleflat Lodge Farm, West Lane, Stanton Under Bardon (Mountpark Bardon II)	29.39	Reduced to 20.89, excluding land in NW Leics. District	Consents for reserved matters (appearance, landscaping, layout and scale, App. Nos. 17/01186/REM and 18/00246/REM) of outline planning permission 15/01318/OUT for storage and distribution uses (Class B8), general industry (Class B2). Consent for 119,523 sqm of new build B2/B8 accommodation, comprising 2-3 units Phase II will offer Design and Build opportunities based on the occupier's requirements, with developer Mountpark looking to bring in occupiers as soon as possible. Units being built must be a minimum of 18,580 sqm, and the area will not be made available to local occupiers for smaller units. Units to be provided on a leasehold basis. (B2/B8)	0-5
Former Nailstone Colliery, Nailstone (Interlink South)	23.90	23.90	Consent for reserved matters (appearance, landscaping, layout and scale, App. No. 14/00951/REM) of outline planning permissions 10/00851/EXT and 06/00980/OUT for the redevelopment of former colliery area to include storage and distribution uses (Class B8), small business units (Class B1(c), B2 and B8), a country park, landscaping open space and the formation of a new access . Marketed plans would see the area developed for 1-3 large B2/B8 units of 18,600-116,000 sqm, delivered as design and build options by a development team led by Curtishall. Options are available leasehold and freehold. Initial area entrance works are due to commence in 2019, combined with other offsite investment on routes towards the M1, to be completed by Leicestershire County Council. It is intended these will open up the area for more rapid development. (B2/B8)	5-10
Sub Total	141.54	98.05		
Local Employment Land Supply				
Merrylees Industrial Estate, Leaside, Desford	2.57	2.57	Full consent (App. No. 18/00564/FUL) for delivery, storage and filling operations of up to 1,400 tonnes of liquefied petroleum gas (LPG) and additional storage (in road tankers) of up to 120 tonnes of liquefied natural gas (LNG), demolition of existing filling building and offices and erection of a new cylinder filling building and office and staff facilities building. Development would be for infrastructure but if the Flogas facility was not delivered the land would remain available for other B-Class uses in an established rural employment area.	0-5

Area Name	Baseline Area Size, ha	Realistic Area, ha	Comments (Use Classes)	Availability, years
			(B2/B8)	
Beveridge Lane, Interlink Distribution Park, Stanton under Bardon	1.22	1.22	It is understood the land has recently been sold by Leicestershire County Council to an undisclosed private owner. That company is in confidential negotiations with a private business to occupy the site. (B2/B8)	5-10
FP McCann, Brascote Lane, Cadeby	0.47	-	Full consent (App. No. 16/01092/FUL) for factory extensions and new concrete mixing plant providing 1,820 sqm of additional floorspace. Development appears complete/largely complete, at least in terms of new floorspace Development for the exclusive use of FP McCann. Not available to other businesses. Thus, this is not considered part of Hinckley and Bosworth's realistic supply (B2/B8)	-
Westfield Farm, Keats Lane, Earl Shilton	0.60	0.60	The wider Westfield Farm site of 15.86 ha has outline planning permission (App. No. 14/01279/OUT) for 350 new homes, 0.6 ha of employment starter units, expansion to existing community facilities and open space. Various discharge of condition consents since then. Housing element now has Reserved Matters Consent (App. No. 18/00225/REM). Proposed for 2,043 sqm of B1(c) light industrial units. Housing now being progressed by Avant Homes (full site owner). At the time of writing, there was no agreed 'way forward' for development of the employment element. (B1)	10-15
Sub Total	4.86	4.39		
Sub Total (incorporating additions from Strategic Supply)	4.86	11.69	<i>Incorporates 7.30 ha at Hinckley Park which is aimed more to the local market than the strategic</i>	
Total	146.40	109.74		

Source: Hinckley and Bosworth BC and BE Group, 2019

Realistic Supply Analysis

- 6.6 In Table 24 there is an analysis of the realistic supply, as defined above, by location and availability. As noted, the assessment of timescale is based upon several factors – market demand, overview (from discussions with stakeholders and area owners), planning status, infrastructure and services required.

Table 24 – Location and Availability Assessment (Realistic Supply)

Location	Availability, years				Total, ha
	0 – 5	5 – 10	10 – 15	15+	
Strategic Supply					
Burbage - Strategic	23.73	-	-	-	23.73
Higham on the Hill	-	-	29.53	-	29.53
Stanton Under Bardon	20.89	-	-	-	20.89
Nailstone	-	23.90	-	-	23.90
Strategic, Sub-Total	44.62	23.9	29.53	-	98.05
Local Supply					
Burbage - Local	-	7.30	-	-	7.30
Desford	2.57	-	-	-	2.57
Stanton under Bardon	-	1.22	-	-	1.22
Earl Shilton	-	-	0.60	-	0.60
Strategic, Sub-Total	2.57	8.52	0.60	-	11.69
Total, ha	47.19	32.42	30.13	-	109.74

Source: BE Group, 2019

- 6.7 The first point to note is that development is underway for the strategic element of Hinckley Park, Burbage with delivery of the two large units expected by the end of 2020. Delivery at Mountpark Bardon II will be slower as the options offered are for design and build, but with infrastructure already being brought forward, an active marketing campaign, and the critical mass of B2/B8 accommodation across the wider Bardon area should encourage take up within a time frame of a few years.
- 6.8 Former Nailstone Colliery, Nailstone (Interlink South) has been a long term proposal for the Borough, with planning consents (and appeals) extending back to 2005/6. Premises are now being marketed for design and build development, so completion is still likely to be some years away but investment to open up the area started in

2019 and as other logistics areas, closer to Bardon and the M1 are developed out, this location should become more attractive.

- 6.9 MIRA has seen extensive development since 2012, with further schemes consented, including the new test track. Horiba MIRA estimate it will take around another decade to complete development here, including smaller B1 uses north of the A5, in Hinckley and Bosworth, and larger B2/B8 properties south of the A5, in North Warwickshire.
- 6.10 In terms of the Local Supply, delivery of the Flo Gas scheme at Merrylees Industrial Estate, Leaside, Desford is likely within a five-year timeframe. The land at Beveridge Lane, Interlink Distribution Park, Stanton under Bardon is another long-term undeveloped area and its take up remains difficult to predict. However, the land has now been sold to a private party, who are understood to be in discussions with a potential occupier so the chances of development, in the mid-term at least, are good.
- 6.11 The Local element of Hinckley Park, Burbage is, at present at least, likely to be delivered for design and build rather than as speculative units (although this may be subject to change). In that case, delivery is likely to be slower than for the strategic element. A design and build scheme here will mostly serve larger local firms, with the finance to provide for their own accommodation.
- 6.12 As noted, there are no firm delivery plans for the employment element of Westfield Farm. However, given that the site is owned by a housebuilder and now has Reserved Matters consent for the housing element, it is assumed the housing will come forward first and the employment element later, thus an assumed 10-15 year delivery timeframe.
- 6.13 Most development, strategic or local, will provide B2 and B8 uses. The Exceptions are MIRA, where a broader mix of uses is likely focusing on B1(a, b and c) uses in the Hinckley and Bosworth portion of the scheme. B1 uses, likely light industrial, are also possible in the Local element of Hinckley Park.
- 6.14 **Quality of Supply**
- 6.15 All areas in the realistic supply have been graded using a standard scoring system that consists of objective measures (as far as possible). Each area is scored out of a 100, made up of ten individual measures, each scored out of ten. These are: proximity to the strategic highway network, proximity to key local routes, prominence, access to public transport, planning status, access to services, constraints,

environmental setting, flexibility and availability. The scoring system and the detailed scores are provided in Appendix 5 and 6

- 6.16 Two scores are provided in Table 25, a total score and a market-led score, which reflects the locational strengths and weaknesses of each area. The market-led score is made up of just strategic and key local highway proximity, prominence, environmental setting and flexibility. These are the characteristics that are very difficult to improve. The other five aspects (public transport, planning status, services, constraints and availability), which combine to make up the total score, are easier to improve and hence provide the ability to raise the quality of an area.
- 6.17 MIRA is the highest scoring area, on overall and market led terms, unsurprising as it is a high-quality science and technology park and Enterprise Zone, strategically located on the A5 and with good prospects for further growth. Hinckley Park and Mountpark Bardon II also score well as good quality B2/B8 areas, close to the motorway network and with strong prospects to be delivered quickly. As noted elsewhere, the issue is not the quality of the Borough's main areas but the lack of options to meet local business needs.
- 6.18 Westfield Farm, Keats Lane, Earl Shilton is the worst scoring overall. This reflects uncertainties on its delivery prospects rather than the quality of the site.

Table 25 – Employment Areas Scoring (Realistic Supply)

Name	Realistic Size, ha	Floorspace, Sqm	Score, max 100	Market -led Sub-total
MIRA Ltd, Watling Street, Higham on the Hill	22.13	132,716	82	48
Land East of Hinckley Island Hotel, Watling Street, Burbage (Hinckley Park)	31.03	121,033	76	45
Battleflat Lodge Farm, West Lane, Stanton Under Bardon (Mountpark Bardon II)	20.89	119,523	67	29
Former Nailstone Colliery, Nailstone (Interlink South)	23.90	116,129	58	27
Merrylees Industrial Estate, Leaside, Desford	2.57	N/A	51	11
Beveridge Lane, Interlink Distribution Park, Stanton under Bardon	1.22	4,758 (potential)	51	27
Westfield Farm, Keats Lane, Earl Shilton	0.60	2,053	50	18

Source: BE Group, 2019

Other Supply Sources

- 6.19 The above represents the main identified employment land supply for the Borough, as primarily identified through uncompleted planning consents. However, research for this Study has identified two other sources of employment land supply which need to be considered further.

Supply Source 1: Hinckley and Bosworth Sustainable Urban Extensions

- 6.20 The Earl Shilton and Barwell Area Action Plan identifies the SUEs as delivering 1,600 homes in Earl Shilton and 2,500 homes in Barwell. 6.2 ha of employment land is proposed to the west of Barwell and 4.5 ha to the south of Earl Shilton. These two sites will add another 10.7 ha of employment land. It is presently assumed that the land would be developed for local rather than strategic scale properties.
- 6.21 In Barwell, a consortium of developers, including Ainscough Strategic Land and Barwood, received outline planning consent, in 2013, to bring forward the SUE, subject to a Section 106 agreement (App. No. 12/00295/OUT). The consent allows the in-principle delivery of up to 24,800 sqm of B2 and B8 accommodation, on a 6.2 ha site immediately west of Barwell Industrial Estate.
- 6.22 Since that time discussions have been ongoing with the landowners to sign the Section 106 (which amongst other clauses, commits the relevant parties to deliver an employment element). It is anticipated that all parties will be signed up in early 2020, allowing stronger progress towards delivery.
- 6.23 Delivery is on a 10-15 year programme but no employment land is expected to be brought forward until later in the programme, around year ten. There is no further information, beyond that set out in the outline consent, as to the nature of the B-Class uses which might come forward here. It is also assumed the current consortium would bring in an additional developer partner to deliver the employment element.
- 6.24 In principle, the Earl Shilton SUE would be delivered by a consortium of Barwood, Bloor Homes and Jelson Homes. However, progress here has been held up by a disagreement over the amount of affordable housing viable and deliverable on the site. No planning applications have been submitted on the site and there is no clear timetable for delivery, indeed it is unclear if the scheme will proceed in its current form.

Supply Source 2: Proposed site for Development South of Station Road, Market Bosworth

- 6.25 The Site Allocations and Development Management Policies DPD and Policy BD2 of the Adopted Market Bosworth Neighbourhood Plan identifies an area of 7.5 ha south of Station Road and Heath Road, for a mixed-use scheme comprising:
- 0.5-1 ha of I B1, B2 or B8 employment land
 - A minimum of 55 dwellings
 - An area of open space.
- 6.26 The inclusion of a community facility is also encouraged.
- 6.27 The land is primarily owned by the Leicester Diocesan Board of Finance. The Council and the landowner are commissioning a joint masterplan to help deliver development.
- 6.28 The Neighbourhood Forum highlighted that the employment element would represent a useful extension to the existing Industrial Estate, South of Station Road, Market Bosworth. It would also meet the future growth needs of the two major employers based on the industrial estate, Flying Spares and JJ Churchill. JJ Churchill have been contacted for this Study and indicate that its short to medium term plans for growth will be met by redevelopment and infill development within its current site. The company did not indicate a requirement for further land outside the current industrial estate.

Other Supply Sources - Conclusion

- 6.29 The employment element of the Barwell SUE has a clearly defined 'way forward' to delivery, albeit on a long timeframe. The Market Bosworth site, with an emerging masterplan, remains a logical expansion option for the main businesses of an established local industrial estate, which is also allocated in an adopted Neighbourhood Plan. The Earl Shilton SUE appears to have more fundamental barriers to development which make it difficult to speak confidently about its deliverability at this time.
- 6.30 Thus the Barwell SUE and Market Bosworth Site, but not the Earl Shilton SUE, can be added to the supply totals. Together they provide 7.2 ha of further supply. This increases the realistic Local Supply picture to 18.29 ha.

Employment Sites Assessments

6.31 BE Group has reviewed a total of 114 Employment Sites across Hinckley and Bosworth. Site visits were undertaken to each site on 29th-30th May 2019. Proformas for each Site are provided in Appendix 7a. A detailed explanation of the methodology used to assess the Sites is provided at Appendix 7b, while Table 26 summarises the Employment Site grading system and resulting policy recommendations. Finally, Appendix 7c provides a summary of Site gradings.

Table 26 – Employment Site Grading

Recommendation	Policy
A	Key/flagship Employment Areas – retain
B	Fit-for-purpose Employment Areas Regeneration policy may mean alternative development is appropriate, but to be resisted if possible
C	Lower quality Employment Areas – part/whole redevelopment appropriate Regeneration policy may require all/part of area to be retained for employment uses

Source: BE Group, 2020

6.32 Together they indicate that some 792.71 ha of land is in employment use across the Borough. 38.75 percent of this is associated with Horiba MIRA, Higham-on-the-Hill, and a further 13.7 percent is located at the Caterpillar/Neovia facility, Desford.

6.33 28 of the Employment Sites are categorised 'A' (totalling 619.76 ha) and comprise the Borough's Key/Flagship Employment Sites. These include most of Hinckley and Bosworth's major industrial estates/business parks and sites for major employers (such as Triumph). 54 of the Employment Sites are categorised 'B' (totalling 90.03 ha) and provide a supply of moderate quality accommodation, spread throughout the Borough.

6.34 32 mostly smaller sites (totalling 82.92 ha) are categorised 'C' and may represent partial/total redevelopment opportunities. 70 percent of this comprises the 58 ha Cliffe Hill Quarry. Other 'C' grade sites mainly comprise older industrial properties in Hinckley, Burbage, Barwell and Earl Shilton.

Summary

A review of Council annual monitoring identifies a baseline land supply, comprising areas with uncompleted planning consents, of 146.40 ha in eight areas. Excluding land now developed, unlikely to be brought forward, completed for alternative uses or held for specific occupiers suggests a supply figure, as of November 2019, of 109.74 ha in seven areas, comprising:

- Strategic: 98.05 ha (89.4 percent), four areas.
- Local supply: 11.69 ha (10.6 percent), three areas (plus overlap with strategic at Hinckley Park)

The overwhelming majority of available and deliverable B-Class land in Hinckley and Bosworth comprises strategic areas, where land and property will primarily be marketed at the regional and national level. The bulk of new development in the Borough, over the next five years at least, is expected at these locations, with Hinckley Park already under construction and infrastructure/servicing works underway at Mountpark Bardon II.

Extensive development activity has taken place at MIRA since completion of the 2013 Employment Land and Premises Study. The Enterprise Zone and Business Park is now home to 36 high value occupiers. The Council indicate that 15,067 sqm, in 13 buildings has been developed since 2012, of which 12,386 sqm comprises B-Class development. This equates to roughly 4.50 ha of land take up for B-Class uses, with some 29.53 ha remaining on the supply identified here in 2013.

The Local Supply is limited with the main option for multi-occupancy space, being the 7.3 ha of land, which is offered for smaller units of 465 – 1,860 sqm at Hinckley Park, Burbage. This is presently only available for design and build options, meaning that (for now) only established companies with the ability to finance development directly will benefit. That assumes the area developer, or a third-party developer, does not finance a speculative scheme here. Another 0.60 ha is potentially available at Westfield Farm, Earl Shilton for starter workshops although, at present, there appears no firm plan as to how this can be brought forward for development

Additional options for land supply include, the B-Class land proposals at the Barwell SUE (6.2 ha) along with a mixed-use allocation in the Market Bosworth Neighbourhood Plan, South of Station Road, which includes up to 1 ha of employment land. Barriers to delivery at the Earl Shilton SUE remain significant and so this is not included within the realistic supply, as defined by this Study at least. The two additional areas increase the Local Land Supply to 18.89 ha.

A review of Hinckley and Bosworth's 114 identified employment sites identifies 28 key/flagship schemes which should be retained/protected as a priority. A further 32 sites (totalling 82.92 ha) comprise older industrial premises, mostly on sites of less than a third of a hectare, which may represent partial/total redevelopment opportunities.

7.0 FUNCTIONAL ECONOMIC MARKET AREA

Introduction

- 7.1 This section defines and reviews the functional economic market area of the Borough. It also looks in more detail at some of the neighbouring local authority areas in Leicester and Leicestershire and Warwickshire which may compete with the Borough for strategic level property requirements. This is undertaken in recognition that the Borough's economy does not operate in isolation, but rather it has intricate and important relationships with neighbouring areas.

Functional Economic Market Area – Quantitative Evidence

- 7.2 Planning Practice Guidance emphasises that local authorities should look beyond the local property market to prepare a robust evidence base to understand existing business needs. The broader strategic property market in which companies operate is referred to as a Functional Economic Market Area (FEMA).
- 7.3 FEMA's *"can overlap several administrative areas so strategic policy-making authorities may have to carry out assessments of need on a cross-boundary basis with neighbouring authorities within their functional economic market area. Local Enterprise Partnerships (and county councils) can play a key role in this process."* (PPG: Housing and Economic Needs Assessment. Para 25).
- 7.4 Planning Practice Guidance, as of Spring/Summer 2019, no longer provides guidance as to how FEMA's can be identified, but general methods for defining a common market area, used by BE Group and others in Employment Land Studies include the:
- Administrative area
 - Extent of any Local Enterprise Partnership within the area
 - Travel to work areas
 - Housing market area
 - Transport network, Service market for consumers, Flow of goods, services and information within the local economy.
- 7.5 All definitions of a functional economic market area are approximations of the interrelationships of a local economy with areas outside the local authority. The functional economic market area cannot account for all relationships in the economy,

rather it is a representation of the key economic, workforce and consumer flows for the local economy.

- 7.6 The Borough's economy clearly does not operate in isolation. The quantitative evidence base that influences the definition of the County's functional economic market area is considered here.

Local Enterprise Partnership

- 7.7 The Hinckley and Bosworth Borough falls within the Leicester and Leicestershire LEP, which covers the whole of the County of Leicestershire and the City of Leicester.

Travel to Work Area

- 7.8 The commuting patterns of the working residents of the Borough and the workforce employed in the Borough are important in understanding the housing and employment role of the Borough in the context of the broader region. This has implications for the definition and understanding of Hinckley and Bosworth's Functional Economic Market Area.

- 7.9 Table 27 summarises the in and out commuting patterns for the Borough as at the time of the 2011 Census. The data shows that the Borough's economy straggles the East and West Midlands, particularly Leicester and Leicestershire and Warwickshire. There is also a reasonable flow of 873 to Birmingham.

Table 27 – In and Out flows of Hinckley and Bosworth Commuters

	Work Locations of Employed Residents of Hinckley and Bosworth	Origins of Hinckley and Bosworth Workers	Net Flow of Workers into Hinckley and Bosworth
Hinckley and Bosworth	17,419	17,419	n/a
Leicester	6,251	1,962	-4,289
Blaby	3,901	2,310	-1,591
Nuneaton and Bedworth	2,104	2,606	502
Harborough	2,067	857	-1,210
North West Leicestershire	1,870	1,475	-395
Coventry	1,840	742	-1,098

	Work Locations of Employed Residents of Hinckley and Bosworth	Origins of Hinckley and Bosworth Workers	Net Flow of Workers into Hinckley and Bosworth
Charnwood	1,443	1,120	-323
Rugby	982	389	-593
North Warwickshire	821	712	-109
Birmingham	610	263	-347
Warwick	550	121	-429
Oadby and Wigston	458	396	-62
Daventry	293	59	-234
Solihull	241	126	-115
Melton	205	181	-24
Tamworth	202	270	68
Nottingham	200	52	-148
Northampton	151	67	-84
Elsewhere in UK	2,646	1,969	-677
Total	44,254	33,096	-11,158

Source: ONS 2011 Census

- 7.10 Unsurprisingly, the Borough's strongest relationship is with Leicester City and in 2011, 8,213 people commuted between the two. Overall, the Borough is a significant net exporter of labour into the City but does manage to attract a reasonable number of Leicester residents, 1,962 in 2011, into its employment and retail areas to work.
- 7.11 The Borough has further strong relationships with its two other neighbours, to the immediate east and west, Blaby (6,211 commuter movements in 2011) and Nuneaton and Bedworth (4,710 commuter movements in 2011). The Borough is a net exporter of labour into Blaby but has a positive flow with Nuneaton and Bedworth. A strong element of that latter flow is likely to be short distance commuting between Nuneaton and Bedworth and MIRA and the A5 industrial estates of Hinckley.
- 7.12 Strong relationships can be noted with the other Leicester and Leicestershire Local Authority Areas, with the exceptions of Oadby and Wigston and particularly Melton, both of which are small authorities by population.

Housing Market Area

- 7.13 The 2017 HEDNA study identifies Leicester and Leicestershire as a well defined

Housing Market Area. 84 percent of people moving to the area will move within it and 91 percent of those moving from a location within the area will stay within it. Around 78 percent of county commuting flows are contained within the Leicester and Leicestershire authorities.

Services and Infrastructure

- 7.14 Several strategic routes pass through Hinckley and Bosworth, mostly on its margins. To the south east the M69 links the M6 and M1 Motorways, and Leicester, passing through Burbage. To the east, the M1 cross country route passes through the Borough, including Junction 22 for Markfield. Passing through that junction is the A511/A50 route which links Burton-Upon-Trent with Leicester. In the west the A444 passes through a rural swath of Hinckley and Bosworth on a route from Burton-Upon-Trent to Coventry. Finally, to the south, the A5 cross country route marks the boundary between Hinckley and Bosworth and Warwickshire, and between the East and West Midlands.
- 7.15 In terms of services, higher order retail facilities available for the Borough's residents will be focused in Leicester Conurbation to the east and Coventry to the south. Hinckley Town is the main retail centre within the Borough itself, with Barwell and Early Shilton as secondary centres. The south and west of the Borough will also be served by Nuneaton, while the north of Hinckley and Bosworth will have linkages to Coalville, Ashby and more distant Tamworth and Loughborough.
- 7.16 Based on the above evidence, the functional economic market area for Hinckley and Bosworth clearly includes other parts of Leicester and Leicestershire. Oadby and Wigston and Melton have limited linkages with Hinckley and Bosworth in terms of commuting patterns but are linked to the rest of Leicester and Leicestershire through infrastructure, services and the Housing Market Area. Outside of Leicestershire, the strongest links are with neighbouring Nuneaton and Bedworth and North Warwickshire, as well as more distant Coventry and Rugby.
- 7.17 The other areas have been excluded due to their lower relationships with Hinckley and Bosworth.
- 7.18 Having initially defined the functional economic market area for the Borough, Tables 28-38 considers each of the districts which fall within that area on an individual basis.

Leicester and Leicestershire

Table 28 – Neighbouring Area Analysis - District of Blaby

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
<p>The District Local Plan (Core Strategy) was adopted in February 2013. A Local Plan Delivery DPD was adopted in February 2019.</p>	<p>BE Group completed the Blaby Employment Land Study refresh in November 2011. This updated the 2006 Blaby District Employment Study also undertaken by BE Group and identified a need for some 68 ha of employment land in the District to 2029. Of that some 25.38 ha remains outstanding as of the 2019 DPD.</p> <p>HEDNA indicates needs to 2036, of:</p> <ul style="list-style-type: none"> • B1(a, b) – 47-48 ha • B1(c)/B2 – 19 ha • Smaller B8 – 12 ha. 	<p>To meet the outstanding requirement, Land West of St Johns (B4114), Enderby is allocated for B-Class uses. The gross area area is some 33 ha. The proposed use of the area is for storage and distribution (B8).</p> <p>Other key areas, likely to have cross boundary impact, include:</p> <ul style="list-style-type: none"> • Glenfield Park, Glenfield – The employment element is now referred to at Optimus Point and extends to 26.3 ha of Junction 21a, M1. Four large units B2/B8 are developed, 2,787-25,315 sqm, with full consent for a further 11,774 sqm. Undeveloped land can accommodate B2/B8 units of 3,000-10,000 sqm. Occupiers include Boden, Geodis and Mattel. • New Lubbesthorpe sits off the M1 between Leicester Forest East and Enderby, south east of Hinckley and Bosworth. It includes a 21 ha Strategic Employment Site, located south west of the M1/M69 interchange. Now known as Leicester Commercial Park, it is developed for two Grade A distribution units of 31,274 sqm and 8,916 sqm, the larger of which is let. <p><i>Hinckley National Rail Freight Interchange</i></p> <p>Developer DB Symmetry is bringing forward proposals for the Hinckley National Rail Freight Interchange (HNRFI) at Junction 2 of the M69, to the east of Hinckley Town (but in Blaby District). The scheme is a Nationally Significant Infrastructure Project (NSIP).</p> <p>The scheme will include the delivery of:</p> <ul style="list-style-type: none"> • Railway sidings and freight transfer area alongside the two-track railway between Hinckley and Leicester. • Road access directly from Junction 2, M69. • Up to 13.71 ha of land for the construction of a rail port for the loading and unloading of freight trains, and of up to 850,000 sqm gross internal area (and 200,000 sqm of mezzanine floorspace) of high-bay storage and logistics buildings in a single land parcel bounded by the railway to the north-west and the M69 to the south-east <p>Agents for the scheme have been consulted. They are undertaking public consultations for the strategic project. A full Development Consent Order (DCO) application is expected in 2019. Assuming this was approved by the Secretary of State for Transport in 2020, preparatory site works would commence in 2021, improvements to M69 Junction 2 2022/23; construction of the first unit 2024; and completion of the development in 2033 (i.e. approximately a 15-year delivery period).</p> <p>Of the 850,000 sqm (gross) of logistics buildings are to be developed, half will be warehousing to be connected to the rail freight interchange. Specific warehouses have already been earmarked for specific uses, although this may change. It is expected the B8 space will be delivered speculatively.</p>

Source: Blaby DC and BE Group, 2019

Table 29 – Neighbouring Area Analysis - Borough of Charnwood

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
<p>The Charnwood Local Plan was adopted in November 2015. The Local Plan Review is now underway with issue of a Draft Preferred Option in November 2019.</p>	<p>An Employment Land Study was completed in 2018, although identified needs are as set out in the 2017 HEDNA, to 2036:</p> <ul style="list-style-type: none"> • B1(a, b) – 17-40 ha • B1(c)/B2 – 26 ha • Smaller B8 – 13 ha. 	<p>Charnwood’s Adopted Local Plan proposes the delivery of at least 13,940 homes and up to 46 ha of employment by 2028. Employment land will be focused in four key locations:</p> <ul style="list-style-type: none"> • The North East of Leicester SUE at Thurmaston – 13 ha of employment land will be provided to meet strategic and local employment needs. Area received planning consent November 2014, with further masterplanning now completed. Development will be for smaller B-Class premises, to be marketed at local micro/mid-sized businesses. • A Direction for Growth for land to the north of Birstall for a SUE –15 ha of employment land post 2024, comprising 1.5 ha is for office and 13.5 ha for industrial and small warehouses. Now referred to as the Broadnook Garden Suburb it is at the detailed planning, financing and land acquisition stage. • Watermead Regeneration Corridor – Direction for Growth – Up to 8,750 sqm for offices and 16 ha of employment land • West of Loughborough SUE, now named Garendon Park – 16 ha of employment land. The scheme received outline consent in July 2018. The main 16 ha employment area would be delivered in the north west of the area, in four main blocks adjacent to the M1 carriageway. Opening up this area for development is not anticipated until after 2024. It is expected that the 16 ha area could provide for some 62,000 sqm of employment floorspace, of which half will be B8 space and the remainder mixture of B1 and B2 space. <p>As of February 2017, facilities in and around Loughborough University form part of the Loughborough and Leicester Science and Innovation Enterprise Zone. Enterprise Zone facilities in Charnwood are:</p> <ul style="list-style-type: none"> • Charnwood Campus (former Fisons/AstraZeneca Campus), Loughborough: 28 ha research and office campus supporting bio-medical and pharmaceutical industries • Loughborough University Science and Enterprise Park: Situated just one mile from the M1, this 106 ha area is an established location for knowledge-based businesses specialising in advanced engineering and manufacturing, high value research and development, energy and low carbon. The current development phase extends to 8 ha of serviced plots, which can support some 14,000 sqm of new floorspace. Work has also begun on the new National Centre in Combustion and Aerothermal Technology, with Rolls-Royce. Overall 77 ha of further development land exists here. <p>Both offer a wide range of office, serviced office and laboratory facilities, for specialist sectors which have only a modest presence in Hinckley and Bosworth. However, there may be some overlap with the automotive sectors which are the focus of the MIRA Enterprise Zone.</p> <p>As with Blaby, in Charnwood there will be a focus for large scale B-Class growth in the Leicester Conurbation. Much of that growth will be in the south of Charnwood Borough and accessible to Hinckley and Bosworth residents. Thus, growth in the number of Borough residents working in Charnwood is likely over the next few years. Areas in Blaby and Charnwood are also likely to be a focus for major inward investments, in the industrial and logistics sectors at least, which will provide competition for equivalent schemes in Hinckley and Bosworth.</p>

Source: Charnwood BC and BE Group, 2019

Table 30 – Neighbouring Area Analysis – District of Harborough

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
<p>Harborough Council adopted the Local Plan 2011-2031 in April 2019.</p>	<p>HEDNA indicates employment land needs to 2036, of:</p> <ul style="list-style-type: none"> • B1(a, b) – 17-24 ha • B1(c)/B2 – 28 ha • Smaller B8 – 9 ha. 	<p>Harborough has ample land to meet this need, with supply focused in Market Harborough and Lutterworth, particularly:</p> <ul style="list-style-type: none"> • Airfield Business Park (6 ha) – Partially developed allocation. Includes the serviced Harborough Innovation Centre which serves a large rural catchment • Airfield Farm (13 ha) – No B-Class planning consents at present although links to a 1,500 home Strategic Development Area which is progressing • Compass Point Business Park (3 ha remaining) • Lutterworth East Strategic Development Area – Housing, schools, shops and 10 ha for B1/B2 uses, 13 ha for B8. A planning consent is under consideration for land under multiple ownerships, including County Council land • Kibworth (6 ha) – Outline consent achieved; preparation work underway. <p>Magna Park, Lutterworth is Europe's largest dedicated distribution park. Magna Park is largely full, providing some 700,000 sqm of warehouse and distribution space. It accommodates 28 major distribution operators including Asda, Nissan, Toyota, Argos, DHL and Lidl. In April 2019, consent was granted, at Appeal, for a further 280,000 sqm of B8 warehousing here, with 100,000 sqm under construction.</p> <p>B8 facilities here will compete with their equivalents in Hinckley and Bosworth, and Magna Park retains considerable short-term growth potential. In the long term, however, the site is nearing its capacity.</p> <p>Stakeholders feel that while Harborough has ample B8 logistics space, there are shortages of B1 starter and grow on facilities. Several local businesses are struggling to find the growth space they need. It is not felt that many of these firms are moving to other parts of Leicestershire though, as most other local authority areas in the County have similar shortages of sub-1,000 sqm industrial units.</p> <p>Harborough District Council have also undertaken high level discussions with Blaby District Council over a possible new Garden Village, Whetstone Pastures. This would overlap the two local authority areas and is likely to include a B-Class employment area close to the M1. However, any allocation would be subject to further studies of need and would only occur in a future Local Plan Review.</p>

Source: Harborough DC and BE Group, 2019

Table 31 – Neighbouring Area Analysis – City of Leicester

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
<p>The current City of Leicester Local Plan was adopted in 2006. The Core strategy was adopted in July 2014. Leicester City Council is preparing a new Local Plan, to shape the future development in the City up to 2036. It is expected that this will be adopted in 2021.</p>	<p>BE Group is undertaking an Economic Development Needs Assessment for Leicester. However, this study has yet to be finalised. Leicester's previous Employment Land Study was published in March 2017, it looks at needs and how that need can be met, both in the City, and in a FEMA including Blaby, Charnwood and Oadby and Wigston. It identifies needs for:</p> <p><i>Offices</i> – 45,000 sqm on the existing supply of 37,425 sqm of offices in the development pipeline. It is assumed that this additional need will be primarily met in the City Centre</p> <p><i>Industry</i> – 45 ha on the existing supply of 10 ha in the development pipeline. The combined provision would be of 45 ha plus 10 ha in the City and 10 ha in the rest of the FEMA. The recommendations are to meet this need by creating a strategic economic development site of wide significance</p> <p><i>Warehousing</i> – Needs of 28 ha projected, which will be met elsewhere in the FEMA.</p>	<p>In terms of City Centre offices, Leicester's 2014 Core Strategy (currently being updated) identifies the following proposals:</p> <ul style="list-style-type: none"> • "At least 50,000 sqm of new grade 'A' office development will be provided in the City Centre. The Office Market Review (2012) identified the need to upgrade the office stock, by either redevelopment, or refurbishment of offices capable of meeting occupier requirements for flexible and energy efficient working environments" • The Council will promote small offices between 100 and 1,000 sqm in the City Centre at Waterside and St. George's and within the existing professional office area between New Walk and the Cathedral • Small offices will be allowed between 100 and 1,000 sqm outside the City Centre in local and District Centres, or where they extend existing offices or where they are part of a mixed use scheme, including a Business Centre (B1(a)) at Ashton Green, as part of the village Centre • Land will be retained within the Abbey Meadows Science and Innovation Park for research, development and technology-based business, an Innovation Centre Building and Associated Research Institutes. <p>In terms of industrial and warehouse uses, the City's main employment area remains the Ashton Green SUE at Beaumont Leys. Delivery of housing has now commenced here and provision has been made for 10 ha of employment land. However, some 5 ha of this was developed as a 6,000 sqm bakery for Samworth Brothers in 2014.</p> <p>Leicester has historically looked to its neighbours to meet larger B2/B8 requirements, particularly Blaby and Charnwood but potentially also Hinckley and Bosworth's SUEs and other large development areas. While this may still be the case in the future, Leicester is looking to reduce its reliance on neighbouring authorities with further allocations in the City boundary, alongside Aston Green.</p> <p>It should also be noted that the Leicester Waterside now falls within the Loughborough and Leicester Science and Innovation Enterprise Zone, discussed above in relation to Charnwood. The Waterside is 66.5 ha in size and comprises two main sections:</p> <ul style="list-style-type: none"> • Pioneer Park: A Development opportunity for science, technology and innovative businesses. Plans for smaller workspace units are being progressed here • The University of Leicester Space Park development and the National Space Centre. The first phase of the project will deliver the 4,800 sqm Leicester Institute for Space and Earth Observation, which will open in summer 2020. Funding for future phases is being secured, and these are expected to include a Low-Cost Access to Space Manufacturing Facility for satellite constellations. <p>Again, specialist facilities here, particularly space related, have few equivalents in the Hinckley and Bosworth so competition is unlikely to be significant, but some overlaps with high tech facilities at MIRA are possible.</p>

Source: Leicester CC and BE Group, 2019

Table 32 – Neighbouring Area Analysis – Borough of Melton

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
<p>Melton's Local Plan was adopted October 2018. The Council are completing Supplementary Planning Documents to support the main Plan.</p>	<p>The latest employment land review for Melton Borough, was completed by BE Group in summer 2015. This identified land needs of 42.25 ha to 2031. Against the 2015 realistic supply, a further 14.34 ha was required.</p>	<p>Further employment land provision, to meet this need, is allocated to the west of Melton Mowbray along Leicester Road and at Asfordby Hill Business Park. The former, 20 ha, part of a SUE, is seeing demand but needs substantial road investment (the funds for which are partly tied up in a homes funding bid) to unlock. Land at Asfordby Hill Business Park is still relatively unknown in the market and not attracting market interest, despite a relatively accessible location in the Melton context. Viability issues are also reported here.</p> <p>Melton is also now the focus for a Manufacturing Zone (MAZ), aimed at opening up these and other areas for development. The MAZ will concentrate on food production which does overlap with the Leicester economy.</p> <p>Like Hinckley and Bosworth, Melton has a strong manufacturing sector which accounts for almost a quarter of employment locally. However, Melton's local manufacturing industry is strongly focused towards food production which, if animal feeds are included, employed 2,521 people locally in 2013 – 13.2 percent of the workforce. Stakeholder consultations with major food producers such as Samworth Brothers indicate that they import large amounts of labour from outside of Melton Borough to meet their needs. The bulk of this tends to comprise skilled/semi-skilled production workers from surrounding urban centres such as Leicester, Nottingham and Corby. Evidence from commuting data suggests that little of this labour comes from Hinckley and Bosworth.</p> <p>Melton Borough's large employers are well established and relocation, to Hinckley and Bosworth or elsewhere, appears unlikely. Smaller firms are more mobile, but there is not felt to be an incentive to local firms to relocate as operational costs are low in Melton There are also shortages of good quality industrial units, particularly in the 1,500-2,500 sqft (139-232 sqm) range across the County.</p> <p>In discussions, Melton Council officers particularly highlighted the strength of Pera Business Park in Melton Mowbray. This good quality, multi-let scheme provides 11,585 sqm of mostly office floorspace and accommodates some 100 businesses. It is felt to have attracted businesses from across Leicester and Leicestershire in the past, who could not find affordable accommodation elsewhere.</p>

Source: Harborough DC and BE Group, 2019

Table 33 – Neighbouring Area Analysis – District of North West Leicestershire

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
<p>The North West Leicestershire Local Plan was adopted in November 2017. It sets out a strategy for delivering the homes, jobs and infrastructure needed in the district between 2011 and 2031. It is now at an early stage of review, with a partial review expected to be completed by February 2019 and a full Local Plan Review to be completed over 2019-2022.</p>	<p>The Local Plan identifies a total land requirement of 66 ha over 2011-2031, plus 10 ha to allow for land losses. Against this, North West Leicestershire has starts/commitments of 36.67 ha, leaving a supply shortfall of 39.33 ha. This shortfall will be met by a further land allocation in Land north of Ashby de la Zouch (Money Hill) of 16 ha, plus 51.58 ha of land with pre-existing consents.</p> <p>HEDNA indicates needs to 2036, of:</p> <ul style="list-style-type: none"> • B1(a,b) – 50-56 ha • B1(c)/B2 – 4 ha • Smaller B8 – 21 ha. <p>North West Leicestershire Council have questioned these findings and particularly the very high B1(a,b) requirement which is felt to be out of character with the mostly industrial and logistics nature of the District and the dominance of Leicester in the County's office market. Consultants are independently reviewing these findings for the District Council.</p>	<p>Major local office schemes include Pegasus Business Park, Ashby Business Park and Boundary Court. All three schemes are in the north of the District and support the Derby/Nottingham property market rather than competing with equivalents in Leicester and Leicestershire. Pegasus Business Park the main source of larger HQ offices, which would compete on a sub-regional and regional market, has also seen little new development in recent years.</p> <p>Elsewhere in the District, schemes of larger than local significance mostly comprise strategic logistics facilities including the East Midlands Distribution Centre (EMDC), Bardon Employment Area, Mountpark Bardon I and II, East Midlands Airport Areas and Aldi, Land at Sawley Crossroads. Strategic Rail Freight Interchange (East Midlands Gateway) is also nearing completion for 557,414 sqm. Jaguar Land Rover is also progressing plans for a global parts distribution base on 92 ha at J11 of the M42, south of Ashby, to be operational by 2023. The facility is intended to form part of a larger logistics park of some 330,000 sqm.</p> <p>The above includes some of the largest logistics schemes in Leicester and Leicestershire, and these will inevitably impact on demand for storage and distribution premises across the county, particularly when considered alongside other proposed and existing schemes in Hinckley and Bosworth, Blaby and Harborough.</p>

Source: North West Leicestershire DC and BE Group, 2019

Table 34 – Neighbouring Area Analysis – Borough of Oadby and Wigston

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
<p>The Oadby and Wigston Local Plan was adopted in April 2019, following Examination in Public in the first half of 2018.</p>	<p>The Plan reflects the Employment Land and Premises Study, completed for Oadby and Wigston Council in 2017, by BE Group. This identified needs of 8.25 ha to 2031, against a land stock of 8.52 ha.</p>	<p>Only one land allocation in the Borough can be said to be of larger than local scope, that is the Wigston Direction for Growth, which now extends to 5 ha of B-Class land. Market interest in this allocation, which falls within a wider mixed-use development by David Wilson/Barratt Homes, has been modest to date. The area is constrained by access issues, but David Wilson/Barratt have now put forward a proposal for 50 homes in the area which would also provide a roundabout and improved access link to the A5199 Welford Road.</p> <p>Developed employment uses in this small suburban local authority are primarily of a local scale. Overall Oadby, Wigston and South Wigston contain 354,312 sqm of developed B1/B2/B8 accommodation in 352 properties.</p> <p>Industrial stock is focused in Wigston/South Wigston, where demand, against available supply is high, particularly for units larger than 500 sqm in size. The market is characterised by local interest, however, and lack the larger units to attract employers from as far afield as Hinckley and Bosworth.</p> <p>Overall, Oadby and Wigston is felt to be on the ‘wrong side’ of the Leicester Conurbation from the M1 Motorway corridor. A trip west to the Motorways can be 20-30 min and this is a barrier to inward investment, with companies likely to favour areas in the west of Leicester or in the west Leicestershire local authority areas. Oadby and Wigston Borough Council favour the A46 Expressway proposal put forward in the Leicester and Leicestershire Strategic Growth Plan, which has the potential to greatly improve accessibility west across Leicester.</p>

Source: Oadby and Wigston BC and BE Group, 2019

Warwickshire

Table 35 – Neighbouring Area Analysis – Borough of North Warwickshire

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
<p>North Warwickshire's Local Plan (Regulation 19 Version) was subject to Examination in Public in 2018, with further hearings on site allocations and development management policies in April 2019, and some matters still unresolved.</p>	<p>The Local Plan aims to provide over 6800 homes and an additional 40 ha of employment land. These will primarily be located in Polesworth, Dordon and Atherstone along the A5 corridor, close to the boundary with Hinckley and Bosworth, with other growth at Ansley Common and Hartshill.</p> <p>The latest (2013) Employment Land Review Update identified local needs for 100 ha of employment land, allowing for maximum housing provision of 9,600 dwellings. The earlier (2008) Coventry, Solihull and Warwickshire Employment Land Study identified much larger needs of 240-270 ha, although the Council struggled to meet this requirement despite a legacy of large areas in the Borough.</p>	<p><i>South of MIRA</i> – North Warwickshire's main allocation of employment land, 42 ha, with an additional 16 ha of land put forward to take the total to 58 ha, is located south of MIRA on the A5, at the boundary with Hinckley and Bosworth. The North Warwickshire Borough Council have indicated that they would not wish to see large B8 uses delivered here, which would compete with schemes around Hinckley and Burbage, as well as North Warwickshire's Birch Coppice scheme to the west. Also, don't want to be in direct competition with occupiers and space at MIRA, would rather any development compliment uses here.</p> <p><i>Birch Coppice</i> – Further west on the A5, close to Junction 10, M42 is Birch Coppice Business Park. A disused colliery, the scheme has been redeveloped since 1997, by IM Properties to provide 370,000 sqm of mostly B8 space. Birch Coppice is home to over 21 occupiers including Ocado, UPS and Euro Car Parts, who employ 6,500, including some from Hinckley and Bosworth. Phases 1-3 of the scheme have been completed. In the north, the 17 ha Core 42 is under construction for 42,000 sqm of floorspace in two large units, one pre-let to Bond International Tyres.</p> <p><i>M42 Corridor</i> – At Junction 10, M42, St Modwen is completing Phase II of St Modwen Park, Tamworth as its largest ever speculative scheme. Three warehouse units, ranging from 1,200-4,900 sqm, are under construction and are due to complete in early July 2019.</p> <p>At Junction 9, IM Properties is seeking development of the 71 ha Peddimore area, near Sutton Coldfield. Peddimore is intended to be the focus for new industrial and warehouse development in Birmingham. There will be up to 300,000 sqm of new floorspace on the area.</p> <p>North Warwickshire Council have found there is huge pressure for the creation of large sheds in the area. Developers are stating that there is an 'insatiable' need for large space, particularly along the A5 which is out of the Green Belt.</p> <p>The problem with development along the A5 is that the transport infrastructure needs upgrading to accompany the new development. There have been discussions about the duelling of the A5 although the main Governments proposals are to the south, around the A47/A5 Junction.</p> <p>Around half the workforce commute out of the Borough for work, two thirds to Greater Birmingham but also to Coventry and Hinckley. The Council expect that commuting to Leicester and Leicestershire will increase as the county's employment offer grows, with the M69 becoming increasingly important.</p>

Source: North Warwickshire BC and BE Group, 2019

Table 36 – Neighbouring Area Analysis – Borough of Nuneaton and Bedworth

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
The Nuneaton and Bedworth Local Plan to 2031 was completed and adopted in June 2019	Reflecting a 2016 Employment Land Review, need is for 106 ha for 2011-2036.	<p>The Local Plan includes three large Green Belt releases of 18-26 ha each, all are distant from the A5 and focus on the Nuneaton and Coventry markets. Nuneaton and Bedworth has no employment allocations on the A5 Corridor.</p> <p>Historically there has been strong movement of both businesses and workers between Nuneaton and Bedworth and Hinckley and Bosworth, as well as to Coventry. One key sector in this regard has been automotive, with Nuneaton and Bedworth workers attracted north to MIRA and Triumph, in Hinckley and Bosworth, and particularly south to the Jaguar Land Rover HQ in Coventry. The growth of Horiba MIRA will likely increase its attractiveness to Warwickshire workers.</p>

Source: Nuneaton and Bedworth BC and BE Group, 2019

Table 37 – Neighbouring Area Analysis – Borough of Rugby

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
The Rugby Borough Local Plan 2011-31 was adopted in June 2019.	The Local Plan sets a target of 208 ha of employment land comprising strategic areas and smaller areas to meet the needs of Rugby and support Coventry's requirement. Rugby has limited brownfield land and two thirds of Rugby's future development will comprise expansion into the Green Belt, mostly for B2 and B8 development.	<p>Rugby's Strategic Areas include:</p> <ul style="list-style-type: none"> • Rugby Radio Station – A major Urban Extension, located on both areas of the A5, south east of Hinckley and Bosworth. Known as Houlton, housing has been under development here since 2017. The area is situated next to the Daventry Rail Freight Interchange and so Rugby Borough Council would not wish to see B8 uses here, which could compete with it. 16 ha of employment land is allocated here • South West Rugby – Extending to 35 ha of employment land, Symmetry Park, Rugby has the capacity to deliver up to 181,000 sqm of logistics floor space and 2,150 new homes. It is situated directly alongside the M45/A45 interchange. Outline planning permission for the scheme is anticipated by autumn 2019 • Gateway Rugby, J1, M6 – 36 ha of B8 development which has all been completed by SEGRO, for three major logistics units of 24,000-27,000 sqm, let to H&M, DHL and Hermes Parcelnet. • Prologis Central Park Rugby (Former Peugeot site) – Established logistics park of 57 ha close to Junction 1, M6. Occupiers include Jaguar Land Rover • Ansty Park – Located at Junction 2 M6/M69 is an established centre for manufacturing, high-tech and aerospace related uses. Totalling 41 ha significant development has already been undertaken with occupiers including MTC, HTRC, Sainsbury's HQ, and The London Taxi Company. IPG are on area. Ansty Park will provide 150,000 sqm of space, and will also meet needs from Coventry • South of Ansty (Former Rolls Royce Site) – This is Green Belt land, will have to consider any development here carefully. Land here will also meet needs from Coventry. <p>Rugby Borough Council see the A5 as a key strategic corridor and wish to be engaged in any plans for its improvement.</p>

Source: Rugby BC and BE Group, 2019

Table 38 – Neighbouring Area Analysis – City of Coventry

Local Plan	Employment Land Needs	Strategic Areas/Other Overlapping Issues
<p>Coventry's Local Plan (2011-2031) and City Centre Area Action Plan were adopted in December 2017.</p>	<p>An Employment Land Review was completed for the City in 2015. This Study forecast that the housing growth proposed for the plan period will increase the City's labour force by 25,200 generating a gross employment land need for the plan period of 107 ha. This figure includes a 58 ha 5-year supply margin. However, policy-on forecasts, which allow for the ambitious sub-regional growth plans of the CWLEP, which give an increased requirement of 205 and 215 ha. Projections based on past completions identify needs of between 210 and 231 ha. The recommend gross employment land need is 215 ha. In addition, the City Council estimate that up to 154 ha could be lost from the existing industrial supply, to 2033, giving total needs of 369 ha (reduced to 247.8 ha with post 2011 completions allowed for).</p>	<p>Around 140 ha of this need will be met in locations outside of the City boundary, including the Ansty Park and Prologis Central Park sites in Rugby, discussed In Table 37. To meet the remaining 107 ha of need, eight areas are allocated including several strategic allocations which are likely to draw in labour from as far away as Hinckley and Bosworth:</p> <ul style="list-style-type: none"> • Friargate – 7 ha allocation for a new B1 business district for the City Centre, adjacent to Coventry Railway Station. It is part of a wider £700 million mixed-use regeneration scheme which will include 235,000 sqm of new Grade A office space across 14 buildings. The first office building, One Friargate is now complete and occupied by Coventry City Council and the Financial Ombudsman Service. Two Friargate will commence shortly • Lyons Park, Coundon Wedge Drive – 23.5 ha of brownfield land in the north west of the city. The bulk of the area has now been developed, by Goodman, for major B8 logistics uses, with occupiers including Amazon and Jaguar Land Rover • Whitley Business Park - 30ha of Greenfield land, adjacent to the world headquarters of Jaguar Land Rover at Whitley (which employs some 6,000 people, drawn from a large catchment, likely including Hinckley and Boswrth). The Business Park already includes offices and a 21,000 sqm facility for Kuehne Nagel Drinks Logistics. 9 ha of this area is also contributing to the growth of Jaguar Land Rover (some of which falls into Warwick District). A 76,000 sqm southern expansion of Jaguar Land Rover, also including a hotel and retail, is underway. The campus development will provide some 53,000 sqm of space for Jaguar Land Rover specifically, with options available for other businesses • Baginton Fields and South East of Whitley Business Park – 25 ha of former Green Belt land as further expansion space for Whitley • Eastern Green – A major mixed-use SUE on the western boundary of the city, which will provide 2,250 new dwellings, a new Major District Centre and 15 ha of employment land. <p>Despite its geographic separation from Hinckley and Bosworth, 2,582 people travelled between the two local authority areas in 2011, far more than travelled between Hinckley and Bosworth and North Warwickshire in the same year. Hinckley and Bosworth is a sizable net exporter to Coventry, with the City Centre offices and Jaguar Land Rover likely key destinations for the Borough's workers. As noted, both will grow over the short and mid-term.</p>

Source: Coventry CC and BE Group, 2019

Summary

Based on a mix of market evidence and commuting data, the functional economic market area for Hinckley and Bosworth Borough includes the other authorities of Leicester and Leicestershire, an area of northern Warwickshire including North Warwickshire, Nuneaton and Bedworth and Rugby. Despite the greater geographic distance, Hinckley is also a strong exporter of labour to Coventry.

Within that functional economic market area most of the local authorities feel they can meet their employment land needs on land within their own local authority area boundaries. The exception is Leicester, which has historically looked to its neighbours Blaby and Charnwood to meet its needs for larger industrial and warehousing space. This may also be the case in the future, but the City is seeking to meet more of its needs in the City boundary, at allocations including Aston Green. Coventry also looks to its neighbours to meet some of its B-Class land requirements, but here the impact primarily falls on neighbouring Rugby.

A diverse range of strategic B8 (plus some B2) logistics facilities are planned, and in many cases under development, in all of the FEMA local authority areas with links to the motorway corridors and the A5. These schemes will compete with their equivalents in Hinckley and Bosworth for regional and national B2/B8 requirements. However, it is worth noting that despite the large and growing strategic B8 pipeline in other areas, Hinckley and Bosworth's logistics schemes are still being actively brought forward with no stakeholders indicating that the market is at, or is approaching, a position of oversupply. Indeed, several FEMA authorities report strong further pressure for still more strategic B2/B8 development on their remaining large employment sites, including at locations on the A5.

Moving forward, subject to approval by the Secretary of State for Transport, Hinckley National Rail Freight Interchange will deliver over 1 million sqm (gross) of new B8 floorspace to the east of Hinckley Town, in Blaby District. However, the schemes 15-year development timeframe means that most of the current Hinckley and Bosworth B2/B8 schemes will be complete before this location can deliver competing accommodation. Hinckley National Rail Freight Interchange will also focus on rail related logistics, while Hinckley and Bosworth's development offer purely road-based warehousing.

In terms of offices, Hinckley and Bosworth sits in the shadow of Leicester City Centre, a major office centre for the East Midlands, with lesser linkages to Coventry. For high tech uses, there will be competition from the Loughborough and Leicester Science Parks. Some overlap with Horiba MIRA is likely, but the latter's focus on automotive sectors should minimise direct competition for occupiers. MIRA will benefit from links to Jaguar Land Rover in Coventry, although Jaguar Land Rover is developing its own adjacent campus facilities which may attract some of the automotive sector companies which might otherwise have gone to MIRA.

Hinckley and Bosworth is a net exporter of labour to all its neighbours apart from Nuneaton and Bedworth. While the new strategic developments in Hinckley and Bosworth Borough will draw in more labour and provide local jobs, changes are likely to be offset by the strong growth in neighbouring authorities.

8.0 OBJECTIVELY ASSESSED NEEDS

Introduction

8.1 Planning Practice Guidance states that the assessment of future land needs should be determined by looking at both past trends and future forecasting methods, and highlights that these should include historic land take-up and future employment and population change. The methodology employed in this study uses three models. None provide a definitive answer, but they provide influences to be understood. Trends and forecasts must also reflect market signals and they are considered in the context of the market overview undertaken as part of this study.

8.2 The three models are:

- Historic land take-up forecast
This reviews the actual take-up of employment land in the Borough over a period of time. The method is not wholly reliable as there will be peaks and troughs and different time periods taken can also result in different outcomes. For example, a period of sustained growth may show a high average take-up, whereas looking over a recessionary period could well reflect low or even nil take-up.
- Employment based forecast
This relies on the econometric forecasts which use a model that projects the likely jobs growth in different industry sectors. The jobs from figures are then translated to land using a formula based on jobs to floorspace density, which in turn can be translated into the projected land need. This scenario uses as its base Oxford Economics forecasts for 2019, which account for the most recent national and regional socio-economic and political changes. Oxford forecasts were used in the Leicester and Leicestershire wide HEDNA Study in 2017 and in a number of local employment land studies in the county, most recently for Oadby and Wigston.
- Resident workforce forecast
This uses the same method of forecasting as the employment based method but takes forecast changes in the working population i.e. labour supply, rather than jobs – labour demand. It uses, as its base, the findings of Hinckley and Bosworth's 2019 Housing Needs Study, which indicates that the current projected rate of housing growth, 457 dwellings/ha, will generate a requirement for 5,870 further jobs in the Borough, to 2036.

We have found in other recent studies that labour supply figures do not accurately predict future land needs. The relevance of the figures are more related to evaluating the relationship between economic and housing needs. Therefore, there is more reliance on the other two methods.

- 8.3 These forecasts have several limitations. They are based on national and regional trends with some local adjustments for some industry sectors, which means, at a local level economic activity is not always accurately represented. Also, merely translating jobs to land needs will not always reflect local property trends. Sensitivity testing against actual land take-up is undertaken to assess how the two trends in Hinckley and Bosworth are related.
- 8.4 The econometric forecasts are useful in that they analyse each industry sector and, in conjunction with other market data, the forecasts can identify where sectors may be growing, or shrinking which in turn can inform land and property needs.
- 8.5 It should be noted that these are 'policy-off' scenarios in that they do not account for any strategic policy initiatives in Leicester and Leicestershire which seek to boost jobs growth and may impact on the Borough. Discussions with both LLEP and Horiba MIRA indicate that jobs growth projections, indicating the further growth of the MIRA Enterprise Zone, the main 'policy-on' initiative of the Borough, are not available.
- 8.6 The method adopted in this Study brings together all the forecasts and compares them with historic trends through the sensitivity testing. To do this, actual land take-up and building completions over a period from 1996 to 2019 are compared with land needs that would have been generated from jobs change during the same period. The resultant land figures show that actual take-up is many times the assumed need compared with the jobs calculation for that period.

Model One: Historic Land Take-up (Land Based)

- 8.7 Employment land take-up has been recorded by the Borough Council, between 1996 and 2019 in several sources (see Table 39). Losses have been monitored since 2010. In total, over that period 70.40 ha of land has been developed, which nets to 58.21 ha allowing for known losses, or 2.53 ha/year.

Table 39 – Hinckley and Bosworth’s Employment Land Take-Up 1996-2019

Year	Development on New Employment Areas Only, ha (where known)	All Take-Up, ha	Losses	Net Take Up (all Take Up Less Losses)	Comments
1996/1997	0.53	0.53	-	0.53	Source: Hinckley and Bosworth Employment Land and Premises Study, 2013
1997/1998	1.63	1.63	-	1.63	
1998/1999	4.12	4.12	-	4.12	
1999/2000	21.46	21.46	-	21.46	
2000/2001	0.58	0.58	-	0.58	
2001/2002	0.73	0.73	-	0.73	
2002/2003	7.05	7.05	-	7.05	
2003/2004	0	0	-	0	
2004/2005	0	0	-	0	
2005/2006	0	0	-	0	
2006/2007	17.54	17.54	-	17.54	Source: Annual Monitoring Report, 2006/2007 All of this comprises Strategic Development – Logix Park (now Hinckley Commercial Park)
2007/2008	0.21	0.34	-	0.34	Source: Council Employment Land Availability Monitoring Statements 2014/2015 includes a gain of 2.99 ha for Hinckley Commercial Park Phase II
2008/2009	0.78	1.32	-	1.32	
2009/2010	0.01	0.12	-	0.12	
2010/2011	0.05	0.90	(2.91)	(2.01)	
2011/2012	0.03	4.41	(1.61)	2.80	
2012/2013	0.17	0.80	(1.37)	(0.57)	
2013/2014	0.01	0.57	(3.21)	(2.65)	
2014/2015	0.61	3.87	(2.15)	1.72	
2015/2016	0.96	1.17	(0.20)	0.97	
2016/2017	0.07	1.15	(0.30)	0.85	
2017/2018	0.13	0.89	(0.25)	0.64	
2018/2019	0.49	1.22	(0.18)	1.04	
Total	57.16	70.40	(12.17)	58.21 = 2.53 ha/year	

Source: H&BBC, BE Group, 2019

- 8.8 Take up modelling in the 2010 and 2013 Employment Land and Premises Studies only measured take up which occurred on new employment areas, i.e. it excluded any development on land previously in B-Class use. This was to ensure that only 100 percent new employment land expansion was recorded. This Study accepts that point but also notes that 79.8 percent of all recorded take up in the Borough, since 2007, has occurred on existing B-Class sites. This includes the 2014/15 development at Hinckley Commercial Park. Excluding all this take up does not give a complete picture of the amount of growth Hinckley and Bosworth has seen in the last 23 years. Accordingly, scenarios are provided below using only take up on New Employment Areas and all recorded completions, both adjusted to allow for losses.
- 8.9 Secondly, it is noted that, since 2007 at least, all land completions/losses have been recorded as direct conversions of the completed floorspace into hectares, i.e. 10,000 sqm of completed floorspace equates to 1 ha of recorded land take up. This Study would argue that this method underestimates the real amount of land completed as it ignores the building curtilage (car parking, landscaping, access, HGV loading, etc.) which accompanies any development.
- 8.10 To try and account for this, Table 40 takes the completed floorspace and applies a standard developer ratio of 3,900 sqm/hectare, i.e. each 3,900 sqm of completed floorspace equates to 1 hectare of land take up, with the remaining 6,100 sqm of that hectare comprising curtilage uses. This standard conversion figure reflects the fact that the recorded take up is not split into the different use classes, so differing ratios for differing types of development, office, industrial, etc. cannot be applied. 3,900 sqm/hectare is also the standard conversion figure which BE Group has used in all of the 56 employment land studies it has completed since 2006. The figure has been successfully defended at multiple Examinations in Public since then, including in Charnwood and Melton in Leicestershire.
- 8.11 As can be seen from Table 40, under this amended approach the total, 1996-2019 take up rate is 65.39 ha or 2.84/year, overall, net of losses. Using only Development on New Employment Areas, recorded take up is 31.45 ha, or 1.37/year, net of losses.

Table 40 – Hinckley and Bosworth’s Employment Land Take-Up 1996-2019, Adjusted to Take Account of Development Curtilage

Year	Development on New Employment Areas Only, ha (where known)	All Take-Up, ha	Losses	Net Take Up (all Take Up Less Losses)	Comments
1996/1997	0.53	0.53	-	0.53	Source: Hinckley and Bosworth Employment Land and Premises Study, 2013
1997/1998	1.63	1.63	-	1.63	
1998/1999	4.12	4.12	-	4.12	
1999/2000	21.46	21.46	-	21.46	
2000/2001	0.58	0.58	-	0.58	
2001/2002	0.73	0.73	-	0.73	
2002/2003	7.05	7.05	-	7.05	
2003/2004	0	0	-	0	
2004/2005	0	0	-	0	
2005/2006	0	0	-	0	
2006/2007	17.54	17.54	-	17.54	Source: Annual Monitoring Report, 2006/2007 All of this comprises Strategic Development – Logix Park (now Hinckley Commercial Park)
2007/2008	0.54	0.87	-	0.87	Source: Council Employment Land Availability Monitoring Statements 2014/2015 includes a gain of 7.67 ha for Hinckley Commercial Park Phase II
2008/2009	2.00	3.38	-	3.38	
2009/2010	0.03	0.31	-	0.31	
2010/2011	0.13	2.31	(7.46)	(5.15)	
2011/2012	0.07	11.30	(4.13)	7.17	
2012/2013	0.44	2.06	(3.50)	(1.44)	
2013/2014	0.03	1.45	(8.24)	(6.79)	
2014/2015	1.56	9.92	(5.51)	4.41	
2015/2016	2.47	3.00	(0.51)	2.49	
2016/2017	0.17	2.96	(0.77)	2.18	
2017/2018	0.33	2.27	(0.63)	1.64	
2018/2019	1.25	3.13	(0.45)	2.68	
Total	62.66	96.60	(31.21)	65.39=2.84/year	

Source: H&BBC, BE Group, 2019

- 8.12 Reviewing the recorded take up data, it is noted that there have been peaks and troughs in take up over the full 23-year period recorded, with the high take up of 1999/00 difficult to ascribe to any one large development. The quite high completion rate (11.30 ha) in 2011/2012, a period of national recession, reflects the completion of some 11.20 ha of land for a 44,000 sqm extension to the (then) Timken Desford Steel complex, Desford Lane, Ratby.
- 8.13 However, the main large completion which can be said to be definitively 'strategic' or sub-regional/regional in scope is the development of Hinckley Commercial Park (previously Logix Park), off the A5 in Burbage. Overall, 25.21 ha has been completed here in two phases in 2006/07 and 2014/15, for larger B2/B8 units.
- 8.14 Clearly, the scale of this development, which accounts for 26.0 percent of all completions since 1996 has a big impact on take up rates. Indeed, excluding Hinckley Commercial Park the annual take up rate reduces to 1.75 ha/year, net of losses (0.60 ha/year with Development on New Employment Areas Only).
- 8.15 Hinckley Commercial Park is also the most comparable historic scheme to what is being delivered at Hinckley Park (Land East of Hinckley Island Hotel, Watling Street, Burbage) and what will be delivered at Mountpark Bardon II and Nailstone Quarry (Interlink South), likely over the next decade. Highlighting its contribution to past development, and projecting that contribution forward, helps us understand the scale and scope future strategic growth which is likely to dominate Hinckley and Bosworth's future take up, in the short and mid-term.
- 8.16 Accordingly, the rest of this section looks at four forward projections of take-up – A strategic/local projection, inclusive of strategic completions at Hinckley Commercial Park (considering all take up and Development on New Employment Areas Only) and a local projection excluding Hinckley Commercial Park (considering all take up and Development on New Employment Areas Only). This will illustrate the impact that such strategic schemes have, and will continue to have, on the Borough's land needs. All are net of recorded land losses in the Borough.
- 8.17 Using the strategic/local projection take-up rate, inclusive of Hinckley Commercial Park, and applying it to the period 2019-2036 (17 years), Hinckley and Bosworth requires 23.29-48.28 ha of land to 2036, i.e.

Scenario One, Strategic/Local Projection Incorporating All Take Up:

$$2.84 \text{ ha/year} \times 17 \text{ (years)} = \mathbf{48.28 \text{ ha}}$$

Scenario Two, Strategic/Local Projection Incorporating Development on New
Employment Areas Only:

$$1.37 \text{ ha/year} \times 17 \text{ (years)} = \mathbf{23.29 \text{ ha}}$$

- 8.18 Using the local take-up rate, exclusive of Hinckley Commercial Park, reduces the need to 10.20-29.75 ha, i.e.

Scenario Three, Local Projection Incorporating All Take Up:

$$1.75 \text{ ha/year} \times 17 \text{ (years)} = \mathbf{29.75 \text{ ha}}$$

Scenario Four, Local Projection Incorporating Development on New Employment Areas
Only:

$$0.60 \text{ ha/year} \times 17 \text{ (years)} = \mathbf{10.20 \text{ ha}}$$

- 8.19 The Borough should also have a buffer in supply to reflect a choice of sites by size, quality and location and to provide a continuum of supply beyond the end of the 2036 period. This also makes some allowance for the loss of further employment land to non B-Class uses over the period to 2036. There is no set guidance on how long this buffer should be, however, in the 56 employment land studies completed by BE Group over the last decade, a buffer of five years has usually been applied. This has been identified as an acceptable margin in Local Plan Examination's in Public, in which BE Group's employment needs assessments have been appraised. Based on the historic take-up trend this would generate the following further land needs:

Scenario One, Strategic/Local Projection Incorporating All Take Up:

$$2.84 \text{ ha/year} \times 5 \text{ (years)} = \mathbf{14.20 \text{ ha}}$$

Scenario Two, Strategic/Local Projection Incorporating Development on New
Employment Areas Only:

$$1.37 \text{ ha/year} \times 5 \text{ (years)} = \mathbf{6.85 \text{ ha}}$$

Scenario Three, Local Projection Incorporating All Take Up:

$$1.75 \text{ ha/year} \times 5 \text{ (years)} = \mathbf{8.75 \text{ ha}}$$

Scenario Four, Local Projection Incorporating Development on New Employment Areas
Only:

$$0.60 \text{ ha/year} \times 5 \text{ (years)} = \mathbf{3.0 \text{ ha}}$$

8.20 Added to the 2036 need figure, this increases the requirement as follows:

Scenario One, Strategic/Local Projection Incorporating All Take Up:

$$48.28 + 14.20 = \mathbf{62.48 \text{ ha}}$$

Scenario Two, Strategic/Local Projection Incorporating Development on New
Employment Areas Only:

$$23.29 + 6.85 = \mathbf{30.14 \text{ ha}}$$

Scenario Three, Local Projection Incorporating All Take Up:

$$29.75 + 8.75 = \mathbf{38.50 \text{ ha}}$$

Scenario Four, Local Projection Incorporating Development on New Employment Areas
Only:

$$10.20 + 3.0 = \mathbf{13.20 \text{ ha}}$$

Model Two: Employment Based Forecast (Job Based)

- 8.21 This scenario uses as its base the Oxford Economics forecast modelling, referred to previously. The forecasts project employment change over 2019-2036 and include annual employment figures for the Borough from 1991. The forecasts use national trends in employment by sector (based on BRES data), projected population growth and workforce participation, adjusted to the regional/sub-regional level. It does not allow for any local policy or programmes (policy-off).
- 8.22 The forecasts can be used to calculate the future need, and the past jobs change can be used to calculate the assumed land need over that period for comparison with the historic take-up over the same period.
- 8.23 This section deals with calculation of future needs.
- 8.24 The forecasts break down employment to the level of 19 industry sectors (Table 41) although not all are relevant to this Employment Land and Premises Study and no employment is recorded for mining and quarrying.
- 8.25 The Oxford Economics modelling shows growth in a select number of primarily service sectors, these outweigh forecast losses in manufacturing, utilities, and, to a lesser degree, finance and insurance, public administration and education.
- 8.26 Total employment is forecast to grow modestly, with a gain of 939 jobs to 2036. During the period 11 of the 19 sectors are predicted to grow, producing 3,314 jobs to

2036. Conversely, eight sectors, led by manufacturing, are forecast to see a reduction of 2,375 jobs over 2019-2036.

Table 41 – Employment Change by Employee Numbers 2019-2036

Sector	Jobs 2019	Jobs 2036	Jobs Total Change	Jobs Change (percent)
Agriculture, forestry and fishing	523	515	(7)	(0.4)
Mining and quarrying	0	0	-	-
Manufacturing	7,862	6,026	(1,836)	(23.4)
Electricity, gas, steam and air	2254	1,895	(358)	(15.9)
Water supply	512	433	(79)	(15.4)
Construction	2,633	2,916	283	10.7
Wholesale and retail trade	8,039	8,293	254	3.2
Transportation and storage	3,478	3,600	123	3.5
Accommodation and food service	3,362	3,609	246	7.3
Information and communication	1,146	1,221	75	6.5
Financial and insurance	581	558	(22)	(3.9)
Real estate activities	573	608	34	6.0
Professional, scientific and technology	4,393	5,226	832	18.9
Administrative and support	3,803	4,395	592	15.6
Public administration and defence	525	475	(50)	(9.5)
Education	3,510	3,488	(22)	(0.6)
Human health and social work	3,672	4,102	430	11.7
Arts, entertainment and recreation	1,361	1,688	328	24.1
Other service activities	1,538	1,653	116	7.5
Net growth/decline	49,763	50,702	939	1.9

Source: Oxford Economics, 2019

8.27 The highest growth sector is Professional, scientific and technology. Hinckley and Bosworth is forecast to gain 832 professional services jobs by 2036, around a quarter of the gross jobs growth forecast over 2019-2036. Administrative and support is forecast to gain 592 jobs, 17.9 percent of the forecast growth.

8.28 Outside of the service sectors, construction is forecast to see growth of 283 jobs, 8.5 percent of forecast growth. Transportation and storage will gain 123 jobs, a modest rate of improvement given the major logistics schemes being delivered in the Borough, although these will draw labour from a wide sub-regional catchment.

8.29 Not all employment growth would result in an increase in demand for B-class

employment land or premises. Only certain industry sectors are typically located on B-class land, such as manufacturing, transport and storage and professional services. The next stage of this analysis projects the likely proportions of sectoral employment growth to be located on B-class employment areas.

8.30 Using the Oxford Economics forecasts, the BE Group has forecast employment floorspace and employment land requirements for Hinckley and Bosworth. The methodology of calculating this requirement is as follows:

- Identify which industry sectors are likely to take up employment land, including the proportion of that sector's employment on B-class employment land
- Adopt the Homes and Communities Agency's (HCA) employment densities as outlined in the Employment Density Guide Third Edition (2015) to convert employment numbers to floorspace demand (see Table 42)
- Adopt a plot ratio of 39 percent to convert floorspace to employment land demand, as discussed for Model One.

Table 42 – Model Assumptions

Sectors	Employment		
	Percentage Occupying B-Class, space	Floorspace per person, sqm	Comments
Agriculture	5	12	Managerial, admin
Manufacturing	100	36	HCA gives a range from 36-47 sqm/job. Higher density reflects largely B2; a lower density can be applied to B1 light industry. Given the manufacturing mix in Hinckley and Bosworth, the general industrial density has been adopted (36 sqm/job)
Utilities	26	12	Managerial, admin components of sector taking office locations
Construction	26	12	Managerial, admin components of sector taking office locations
Distribution	48	70	Warehouses, offices-non large scale/high bay facilities. HCA provides a range of 70-95 sqm/job. Range reflects final mile distribution centres (70 sqm/job), regional distribution centres (77 sqm/job) and national distribution centres (95 sqm/job). Assume 70 sqm/job for this analysis.
Transport	48	70	Warehouses, offices-non large

Sectors	Employment		
	Percentage Occupying B-Class, space	Floorspace per person, sqm	Comments
			scale/high bay facilities. Same range as Distribution and same assumed level adopted.
Financial and Business	100	10-12	HCA guide reports higher job densities in finance and insurance sector (10 sqm/job) than other office based sectors (12 sqm/job)
Government and Other Services	22	12	Local Government, Public Administration

Source: HCA, 2015, BE Group 2019

- 8.31 Using the above assumptions, applied to the Oxford Economics forecasts, the B-class floorspace and land requirements have been calculated by sector, summarised in Table 43 for Hinckley and Bosworth. The large projected decline in employment in the manufacturing sector is heavily influencing the calculations of floorspace and land demand.
- 8.32 When the land needs from both jobs growth and jobs reduction are brought together the net land requirement based on change can be calculated:
- From sectors predicted to grow: 24,513 sqm of extra floorspace ÷ development floorspace per ha (3,900 sqm/ha) = 6.29 ha
 - Less those sectors predicted to decline: 67,816 sqm less space ÷ development floorspace per ha (3,900 sqm/ha) = (17.39 ha)
 - Gives a net need of **(11.10 ha)**.
- 8.33 The above model suggests that Hinckley and Bosworth requires little employment land to 2036 and, indeed, based on the net requirements could reuse some land for other uses. If we look at the requirement from sectors predicted to grow only, then the need is around 6 ha which can be met by current supply, within contributions from the SUEs or other sources.
- 8.34 These figures fall significantly below the forecast based on historic take-up (shown above).

Table 43 – Forecast Employment Land and Floorspace Demand based on Oxford Economics Forecasts 2019-2036

SIC Group	Workforce Growth 2019-36	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job, sqm	Floorspace Required, sqm
Agriculture, Forestry and Fishing	(7)	5	-	12	-
Mining and Quarrying	-	5	-	12	-
Manufacturing	(1,836)	100	(1,836)	36	(66,096)
Electricity, Gas, Steam and Air Conditioning Supply	(358)	26	(93)	12	(1,116)
Water Supply; Sewerage, Waste Management and Remediation Activities	(79)	26	21	12	(252)
Construction	283	26	74	12	888
Wholesale and Retail Trade	254	5	13	70	910
Transportation and Storage	123	48	59	70	4,130
Accommodation and Food Service Activities	246	0	-	-	-
Information and Communication	75	100	75	11	825
Finance and Insurance	(22)	100	(22)	10	(220)
Real Estate	34	100	34	12	408
Professional, Scientific and Technical	832	100	832	12	9,984
Administrative and Support Service	592	100	592	12	7,104
Public Administration and Defence	(50)	22	(11)	12	(132)
Education	(22)	0	-	-	-
Human Health and Social Work	430	5	22	12	264
Arts, Entertainment and Recreation	328	0	-	-	-
Other Service Activities	116	22	-	12	-
Total	939	-	(240)	-	-
Increase in Floorspace – Growth Sectors (sqm)					24,513
Decline in Floorspace – Declining Sectors (sqm)					(67,816)
Net Change in Floorspace Demand (sqm)					(43,303)
Assumed Developable Floorspace per Hectare (sqm/ha)					3,900
Equivalent Employment Land Needed – Growth Sectors (ha)					6.29
Equivalent Employment Land Needed – Declining Sectors (ha)					(17.39)
Equivalent Employment Land Needed – Net (ha)					(11.10)

Source: BE Group, 2019

Comparing Models One (Historic Land Take Up) and Two (Employment Based Forecast)

8.35 In reality, the change in employment numbers shown in Model Two does not translate exactly to land provision in the way shown. There are several factors that will influence the land requirement and it is necessary to understand the market signals to predict a more accurate employment land requirement. These factors include:

- To what extent the growth in office employment takes place in town centre locations, at higher densities, rather than in low-density business parks. Policy seeks to deliver future growth in the Borough’s town centres, especially Hinckley at higher site densities, closer to 100 percent site coverage. But some business park development is also possible
- Will the decline in jobs actually lead to the release of land? Experience suggests that even where businesses are contracting, they will continue to hold onto sites in anticipation of future improvements. Also, where jobs are being lost to automation, those new automated processes will still require land on which to operate
- Land take-up/property needs can be for different reasons such as modernisation or geographic relocation, or land banking for future needs.

8.36 To test how closely jobs change translates to land take-up, historic trends have been compared. Using the same methodology, the land needs based on employment change has been calculated for the period 1996-2019 and compared to the actual land take-up during that period (see Table 44).

Table 44 – Employment Land Take-Up/Employment Change Comparison

Employment Change	Total Jobs	Land (ha)
Growth	11,404	37.70
Decline	(9,411)	(74.80)
Net growth	1,993	(37.1)
Historic land take-up	-	62.66-96.60

Source: Oxford Economics, H&BBC, BE Group, 2019

8.37 The trend shows that net jobs growth is not an accurate method of calculating land. Forecasting suggests that over 1996-2019 Hinckley and Bosworth should have lost some 37 ha of land, a massive reduction in the context of the Borough. In reality, good growth of 63-97 ha was recorded. **Even when land is calculated on the**

sectors that generate a positive jobs figure over 1996-2019, there is still a sizable shortfall between the anticipated take-up from a jobs calculation and the actual market take up. This calculation reinforces the view that historic take-up is the most appropriate method.

Model Three: Resident Workforce (Demand from New Labour)

- 8.38 The Hinckley and Bosworth Housing Needs Study, 2019 identifies that the projected housing growth rate of 457 dwellings/ha will create an additional resident labour force of 5,870 jobs over 2018 (not 2019) to 2036. This figure makes an allowance for commuting patterns, unemployment rates and people who may have more than one job (double jobbing).
- 8.39 It is possible to apply a similar methodology used for Model Two to the Resident Workforce growth figure. To do this the 5,870 extra jobs need to be split by sector. This is done by applying the same proportional split of sectors as the Oxford Economics jobs forecast for the end of the Plan Period, 2036. This reflects our best estimate of what the economy of Hinckley and Bosworth might look like in 2036. The Model Two method can then be applied to identify the floorspace and land need generated by this jobs growth (see Table 45).
- 8.40 Table 45 shows that those 5,870 jobs would generate a need for 61,765 sqm of floorspace, or 15.84 ha of land. **It is important to note that this represents the employment land requirement specifically from these 5,870 extra jobs and is not a forecast of OAN for the whole Hinckley and Bosworth economy. However, it does illustrate the economic impacts of the projected housing growth rate of 457 dwellings/ha.**

Table 45 – Resident Workforce Based Forecasts to 2036

SIC Group	Workforce Growth 2018-36	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job, sqm	Floorspace Required, sqm
Agriculture, Forestry and Fishing	60	5	3	12	36
Mining and Quarrying	0	5	0	12	0
Manufacturing	698	100	698	36	25,128
Electricity, Gas, Steam and Air Conditioning Supply	219	26	57	12	684
Water Supply; Sewerage, Waste Management and Remediation Activities	50	26	13	12	156
Construction	338	26	88	12	1,056
Wholesale and Retail Trade	960	5	48	70	3,360
Transportation and Storage	417	48	200	70	14,000
Accommodation and Food Service Activities	418	0	0		0
Information and Communication	141	100	141	11	1,551
Finance and Insurance	65	100	65	10	650
Real Estate	70	100	70	12	840
Professional, Scientific and Technical	605	100	605	12	7,260
Administrative and Support Service	509	100	509	12	6,108
Public Administration and Defence	55	22	12	12	144
Education	404	0	0	-	0
Human Health and Social Work	475	5	24	12	288
Arts, Entertainment and Recreation	195	0	0	-	0
Other Service Activities	191	22	42	12	504
Total	5,870	-	2,575	-	-
Floorspace Demand (sqm)					61,765
Assumed Developable Floorspace per Hectare (sqm/ha)					3,900
Equivalent Employment Land Needed (ha)					15.84

Source: BE Group, 2019

Summary

The five alternative forecast options have been produced and considered for the period of 2019-2036, for Hinckley and Bosworth. The calculations for each are summarised in Table 45 and show varied outcomes.

The scenarios outlined in Table 45 are based on the current land supply identified as realistically available in the Borough. A distinction is made between the realistic local supply of employment land, 18.89 ha, and the strategic supply, a further 98.05 ha. The total land supply for the Borough, as noted in Section 6.0 is 116.94 ha. A five year buffer is also included to allow for further losses in the supply and ensure the continuation of supply beyond 2036.

Under Model One, four scenarios are put forward reflecting whether the scenario considers all recorded take up in the Borough or just Development on New Employment Areas. Also, whether both strategic (i.e. the development of Hinckley Commercial Park) and local take up is being projected forward, or just local take up. A scenario for strategic take up only is not considered because, to date, only a single 'strategic' scheme has been completed which is only a small based of evidence for forecasting. As noted, three strategic schemes are in the pipeline which will provide more definitive take up evidence over the next few years.

If employment-based forecasts are taken, then Hinckley and Bosworth has enough land to meet Objectively Assessed Needs. Indeed, a surplus of 10-30 ha is generated.

However, from the market assessment and reviewing the historic trends in employment change and land take up, this approach suggests that employment land needs are underestimated. When a comparison of past employment change over the period 1996-2019 periods is made, actual land take-up is more than double the estimate put forward by the growth only approach.

A further model Resident Workforce (Demand from New Labour) has been produced which indicates the additional employment land need from the local 5,870 jobs generated to 2036 by the projected housing growth rate of 457 dwellings/ha, as identified in the Hinckley and Bosworth Housing Needs Study, 2019, to be 15.84 ha. However, this represents the employment land requirement specifically from these 5,870 extra jobs and is not a forecast of OAN for the whole Hinckley and Bosworth economy.

In conclusion, it is considered that the most appropriate forecasts are the Take-Up Scenarios. Of these, it is considered that the Scenarios which account for all take up (Scenarios One and Three) best reflect the full range of growth which has occurred in the Borough since 1996, particularly strategic growth, much of which has occurred on previously developed land. Of the two remaining Scenarios, Scenario One, Strategic/Local Projection Incorporating All Take Up best reflects the full range of need Hinckley and Bosworth is likely to have to 2036, particularly given the fact that much of the short term growth in the Borough is likely to be in strategic sites such as Hinckley Park. This scenario suggests that Hinckley and Bosworth has sufficient land, overall to meet needs to 2036.

Table 45 – Hinckley and Bosworth Borough Land Forecast Models – Summary

Model	A: Land Need 2019-2036, ha	B: Buffer (further need accounting for Losses) ha	A+B=C: Total Need, ha	D: Land Stock 2019, ha – Strategic and/or Local Supply	C-D=E: Surplus (Shortfall) , ha	Assumptions
Model One: Historic Land Take-Up (Land Based)						
Scenario One, Strategic/Local Projection Incorporating All Take Up	48.28	14.20	62.48	116.94 Strategic/ local supply	54.46	23 years take-up of 2.84 ha/year,
Scenario Two, Strategic/Local Projection Incorporating Development on New Employment Areas Only	23.29	6.85	30.14	116.94 Strategic/ local supply	86.80	23 years take-up of 1.37 ha/year
Scenario Three, Local Projection Incorporating All Take Up	29.75	8.75	38.50	18.89 Local supply	(19.61)	23 years take-up of 1.75 ha/year. Exclusive of take-up at Hinckley Commercial Park
Scenario Four, Local Projection Incorporating Development on New Employment Areas Only	10.20	3.00	13.20	18.89 Local supply	5.69	23 years take-up of 0.60 ha/year. Exclusive of take-up at Hinckley Commercial Park
Model Two: Employment Based Forecast (Job Based)						
Employment based on adjusted stock – Policy Off Model	1) 6.29 Growth 2) (11.10) Change	1) 2.83 2)N/A	1) 9.12 2) (11.10)	18.89 Local supply	1) 9.77 2) 29.99	Based on 1) projected growth sectors 2) projected employment change across sectors local growth only

Source: BE Group, 2019

9.0 POTENTIAL NEW EMPLOYMENT SITES/AREAS

Introduction

- 9.1 Section 6.0 reviewed the existing employment land supply of the Borough, both developed and undeveloped land. Section 8.0 indicated that while Hinckley and Bosworth has enough land, overall, to meet an OAN of 62.48 ha, there is an over emphasis in the supply of strategic areas and a lack of local options. This point is discussed further in Sections 10.0 and 11.0, Conclusions and Recommendations.
- 9.2 There is little need for strategic sites/areas at present, but under the assumption that the current strategic employment areas are being taken up rapidly, longer term options, potentially extending into the next Local Plan period are still considered.
- 9.3 With this in mind, this section considers possible new employment land allocations for Hinckley and Bosworth.
- 9.4 Possible future land options (for a variety of uses, including housing and employment) were put forward by landowners, their representatives and other interested parties as Expressions of Interest (EOI) in two 'Call for Sites' exercises between 2016 and 2018, contributing sites for the 2017/18 Strategic Housing and Economic Land Availability Assessment (SHELAA). There was also another Call for Sites in 2019, to contribute further site suggestions to the 2019 review of the SHELAA. As part of their submission, respondents indicated what potential use they would consider acceptable on their site. 30 respondents indicated that they would consider 'Offices', 'Warehouses' or an 'Other' use in the B Use Classes on their land, either individually or as part of a wider mix of options. These 30 proposed sites are considered further here.
- 9.5 It should be caveated that this Study has reviewed the employment elements of sites in market and physical terms only. Clearly there a range of other factors the Council would need to consider before any site can be considered for inclusion in the Local Plan. Additionally, the appropriateness of other uses put forward for sites in the EOIs, which may form alternative or additional site uses, is not reviewed. Also, the suggested potential uses for the sites may no longer apply to each site, and therefore careful consideration and up-to-date information must be applied by the Council.

Potential New Employment Sites/Areas

- 9.6 Each area has been appraised and assessed through a combination of site visits, local intelligence, review of information submitted in the EOIs and any supporting information provided and consultations with those involved in the local property market. Proformas have been completed for each site/area and are accompanied by site plans, based on the boundaries defined in the EOI. These are included at Appendix 8a with a more detailed explanation of the assessment methodology in Appendix 8b. Finally, Appendix 8c provides a summary of the potential site/area recommendations.
- 9.7 Table 46 provides the assessment of the 30 relevant potential new employment sites/areas proposed for Hinckley and Bosworth.
- 9.8 The 30 potential sites/areas total 612.94 ha, although in many cases the respondents are seeking mixed use schemes so not all of this is being offered for B1/B2/B8 uses. Regardless, this amount far exceeds Hinckley and Bosworth's OAN. However, of the 30 potential sites/areas:
- 10 potential site/areas, totalling 232.99 ha are, for reasons discussed in Table 46, not recommended for Local Plan allocation
 - Six potential site/areas, totalling 47.89 ha have significant physical constraints. Thus, whatever their merits in market terms, it is hard to be confident of their deliverability for B-Class uses. Unless site/area owners and their representatives can clearly show how such constraints can be viably mitigated, these locations cannot be recommended for further consideration in the Local Plan process.
- 9.9 The remaining 332.06 ha in 14 potential sites/areas represents land which, in the view of this Study, would represent useful new employment areas for the Borough, well located, deliverable land options, close to existing employment areas and meeting identified areas of market demand. It should be noted that all comprise greenfield land, designated as 'Countryside', but no viable brownfield options have been put forward for employment uses in Call for Sites. Sites/areas are identified below, split by the main geographic areas of need.

Table 46 – Potential New Employment Sites/Areas – Summary Schedule

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
AS1007: Crown Farm, Bagworth Road, Nailstone <i>Large area of greenfield agricultural land, incorporating an existing working farm, located between Nailstone and Bagworth, off the B585 Bagworth Road, south of a solar farm and south east of the Former Nailstone Colliery, Nailstone (Interlink South) strategic development site.</i>	32.00	Identified as 'Countryside' in the Site Allocations DPD Key Planning History: <ul style="list-style-type: none"> 15/00823/FUL The installation of a Photovoltaic Solar Farm, grid connection, access and associated works and infrastructure (plus three amendments) 	Watercourse on eastern and northern boundary. Adjoining land in the south east is in Flood Zone 3 Footpaths cross the site Leicestershire County Council Archaeology have deemed the site as having high heritage potential. Previous archaeology trenching for a previous solar farm has been undertaken and revealed 3 areas of archaeological interest. Further archaeological investigation would be required prior to any decision regarding development. Leicestershire County Council Ecology has stated that there are potential protected habitats within and surrounding the site. The hedge running along Bagworth Road is a Local Wildlife Site. Retention of hedges with a 5m buffer and 20m buffer to the stream to the east is important. There's also a possible area of grassland in the western corner which could be species rich. The site has an undulating topography	Development here would represent a sizable release of greenfield rural land in the countryside. Deliverability for employment uses is likely dependant on the success of Nailstone Colliery (Interlink South). Development of major B2/B8 uses there would create a critical mass of employment in the area which Crown Farm could capitalise on as a 'Phase II' scheme for similar uses. However, completion of Nailstone Colliery could still be a decade away. Also, while access is not unreasonable, both local and strategic businesses are likely to prefer sites with stronger linkages to the M1 and key settlements. A smaller site for local businesses in this relatively isolated location is unlikely to be of interest to developers or occupiers. Crown Farm could thus be considered as a longer-term site, for allocation in 10 plus years and likely in the next Local Plan review, when development at the Quarry is complete and if other strategic site options in the Borough have been developed or are otherwise unavailable. Consider in the Local Plan– Low Priority (15+)	Consider in the Local Plan– Low Priority
AS1008: Land South of Sacheverell Way, Groby (West of A46 and North of M1) <i>Area of greenfield agricultural land, bounded by the M1 to the west, Groby Road/ Sacheverell Way to the north, further agricultural land to the east and the A46 Leicester Western Bypass to the south and south east.</i>	38.20 (of which 13.10 ha is suggested for B-Class employment)	Identified as a green Wedge between Ratby and Groby in the Site Allocations DPD	Development of this site would effectively remove the Green Wedge between Ratby and Groby, although M1 would remain a physical barrier between the two settlements. Expression of Interest proposes employment uses for the south of the site, away from existing housing. Expression of Interest assumes the employment could be accessed from the main A46/Ratby Road roundabout to the south. If this is not the case, traffic for the employment element would need to pass through the housing to get to Sacheverell Way and then take a longer route east, to the next A46 junction. County Council recommendation for Archaeological desk based assessment in	If direct access to the A46 can be secured, then this would be a strong and well-located employment potential site/area which would build on the existing critical mass of B-Class uses at nearby Glenfield Park/ Optimus Point and Mill Lane Industrial Estate. The almost immediate M1 access would make it very desirable to occupiers. However, full development would represent a sizable loss of Green Wedge Land A smaller local employment site in the north, say 5 ha, accessed off Sacheverell Way would also enjoy strong strategic road access and likely be desirable but have a lower impact on the Green Wedge. (10-15)	Consider in the Local Plan– High Priority

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
			<p>first instance to form pre-determination evaluation strategy to be submitted as part of any forthcoming planning application. High potential for heritage, further consultation required.</p> <p>Electricity infrastructure over south of the site, further consultation and surveys may be required.</p> <p>A small area of woodland is located in the north west of the potential site/area</p> <p>A portion of the potential site/area to the south is located in Flood Zone 3.</p>		
<p>AS1023: Land corner of Peckleton Lane and Peckleton Common (near Caterpillar), Peckleton, Desford.</p> <p><i>Irregularly shaped field at the junction of Peckleton Lane and Peckleton Common, south east of Caterpillar, and bounded by woodland to the west and south.</i></p>	2.10	<p>Identified as 'Countryside' in the Site Allocations DPD</p> <p>Key Planning History:</p> <ul style="list-style-type: none"> 16/00803/GDO: Erection of steel framed agricultural building 	<p>On a T junction with fast moving traffic, with a junction for Peckleton Lane only a few meters further down the road.</p>	<p>At 2.10 ha, the potential site/area is likely too small to be of interest to Caterpillar/Neovia. The Expression of Interest envisions an estate of smaller B1(c)/B2/B8 units. It hopes to see developed an estate of micro-small business units similar to Peckleton Lane Business Park and building on the critical mass of that estate. Peckleton Lane Business Park is well occupied, and agents report further demand in the wider rural area. Planners should seek more information on how this potential site/area could be brought forward, and by who, but otherwise the site/area represents a strong and well-located rural development site/area which should be considered for allocation to provide smaller light industrial, industrial and storage units.</p> <p>(0-5)</p>	Consider in the Local Plan– High Priority
<p>AS126: White House Farm, Workhouse Lane, Burbage</p> <p><i>Rectangular field plot, fronted by an existing farm, south of the Burbage settlement area and bounded by other farms</i></p>	1.21	<p>Identified as 'Countryside' in the Site Allocations DPD</p>	<p>Access is via Workhouse Lane, a narrow rural road unsuited for HGV traffic</p> <p>Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required</p>	<p>Small potential site/area, in a mostly residential area, accessed via a narrow rural road. The location is not suited for employment uses.</p> <p>(-)</p>	Not Recommended for Allocation
<p>AS200: Forest View Farm, Land opposite Caterpillar/Neovia, Desford</p> <p><i>Large area of agricultural land, east of Peckleton Lane and Caterpillar/Neovia and south of Desford.</i></p>	72.00	<p>Identified as 'Countryside' in the Site Allocations DPD</p> <p>Planning History:</p> <ul style="list-style-type: none"> 18/00007/FUL: Change of use of land for the storage 	<p>Trees on site</p> <p>Grade 2 agricultural land covers the majority of the site area.</p> <p>Leicestershire County Council stated that the site may contain protected species and may be of ecological value, further investigation</p>	<p>At 72 ha, the location far exceeds needs for the plan period, and an allocation of this size is unlikely to be ever needed in this area. A smaller allocation, of up to 5 ha would be more in line with needs. It would also allow constrained land to be excluded. The location is reasonable, with links to the wider Peckleton/Desford Employment cluster,</p>	Consider in the Local Plan– Low Priority

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
		of 121 touring caravans, associated operational development and construction of perimeter security fence and gates (resubmission of application 16/00924/FUL) • Plus minor residential consents	may be required. Site identified as having potentially significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required. 11Kv power lines cross through the site.	a strong rural cluster with growth potential, and good main road access. It is not superior to AS1023: Land corner of Peckleton Lane and Peckleton Common, which sits at a main road junction and enjoys more direct links to the established Peckleton Lane Business Park but could represent a longer-term allocation option, when and if AS1023 was taken up, or unavailable. (15+)	
AS206: The Old Sewage Works, Lindridge Lane, Desford <i>Small, disused water treatment site, on a main route north from Desford, adjoining farm buildings and across from the Birdland visitor attraction.</i>	1.46	Identified as 'Countryside' in the Site Allocations DPD	Land contamination from previous use. Water treatment infrastructure remains on the potential site/area Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required	Potential site/area is distant from the established employment areas of Desford, which sit to the south of the settlement. Although the brownfield potential site/area might suit a B-Class use such as B8 storage, remediating the site/area is likely to add significant costs to the development relative to the size of scheme which could be realised here. Experience of similar locations suggests that viability will be a barrier to development. Thus, it is not recommended that the site be allocated for B-Class uses as deliverability would be difficult to ensure. (-)	Potential site/area constrained – Barriers to deliverability, likely unsuitable as allocation
AS403: Charnwood Poultry Farm, Thornton Lane, Markfield <i>Rectangular site, on a main road position south west of Markfield, comprising a farm complex and adjoining field, screened by trees, with other housing and farms nearby.</i>	2.40	Identified as 'Countryside' in the Site Allocations DPD Minor agricultural consents	Mature trees on site, acting as screening to the poultry houses. Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required. The site is within Charnwood Forest and the National Forest.	Potential site/area is in an out of town location which does not relate well to existing employment areas. However, the site could cover a sizable rural catchment from its main road position on the edge of Markfield. Current proposals appear to be for building conversion rather than new building development which could be an affordable way to provide new B1 premises to a large rural area which is seeing shortages of such units, without the loss of any heritage assets. It also reflects the fact that new development in the east of the Borough is exclusively for larger Strategic units, which do not benefit the local economy. Consideration of a rural employment site here is recommended (5-10)	Consider in the Local Plan– High Priority
AS405: Upper Grange Farm, Ratby	6.10	Identified as	Potential site/area accessed from narrow	Potential site/area is in an out of town location	Potential site/area

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
Lane, Markfield <i>Farm buildings, hardstanding, paddocks and fields, currently in use as boarding kennels/cattery, in a backland location, behind housing outside of Markfield.</i>		'Countryside' in the Site Allocations DPD Minor consents to agricultural buildings	track between houses. Some mature hedgerows are on the site. The site is likely to contain protected species - further investigation may be required. Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required	which does not relate well to existing employment areas. Location would serve a large rural catchment, however, its backland location, behind housing, and narrow access would not support any use which generated large amounts of traffic or any use which required prominence. Thus, potential site/area is not recommended for an employment allocation. (-)	constrained – Barriers to deliverability, likely unsuitable as allocation
AS435: Land off Bagworth Road, Newbold Verdon <i>Small, triangular field to the south of Verdon Timber Yard at a main road junction outside of Newbold Verdon</i>	0.57	Identified as 'Countryside' in the Site Allocations DPD Employment Area NEW27: Verdon Sawmills, Newbold Heath to the north	Adjacent use is low quality sawmill which will generate noise, dust, etc. Uses sensitive to such impacts would thus not be appropriate. Access is through the Sawmill, although it would likely be possible to provide a separate access off the B585 Barlestone Road.	Small, isolated rural site/area on a main road position. For employment uses, would likely only accommodate a single business. Noise, dust, etc. from Sawmill (assuming this is retained in the area) would discourage higher value uses, occupier would more likely be a rural business, a B1(c)/B2 or B8 user, comparable to the sawmill already in the area. It is unclear if Verdon Sawmills, the potential site/area owner, wish to use the site/area for expansion of the adjoining business. If this is the case, then it would be a logical expansion area as it is already accessed through the Sawmill and effectively forms part of its curtilage of that business. For new businesses however, it would represent an isolated, small scale opportunity which is unlikely to be desirable. Allocation would not be recommended.	Not Recommended for Allocation
AS462: Land at Peckleton Road, Kirkby Mallory <i>Two fields, to the rear of housing, north of the main road east from Kirkby Mallory</i>	2.50	Housing, Housing for Older People, Offices, Leisure, Open Space, Self Build Plots	Trees on site Grade 2 agricultural land encroaches slightly on to the south-western corner of the site. Site identified as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development. Hedgerows with mature trees along site perimeter 11kv power lines cross the site south-west to north-east. A line also crosses from the middle of the site to the south.	The potential site/area does not link well to existing employment areas and further expansion land would be more logically focused further east on Peckleton Road/Peckleton Common, where it would link to the established business cluster of Caterpillar/Neovia and Peckleton Lane Business Park. In Kirkby Mallory itself, some business needs are met at Mallory Park and this location has some infill plots which could meet the likely modest requirements which may emerge in this rural settlement. Thus, it is not recommended this potential site/area be allocated for B-Class uses. (-)	Not Recommended for Allocation

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
			400kv overhead lines cross the site north to south on the eastern side of the site.		
AS475: Land off Park Road, Ratby <i>Backland fields, to the rear of Benlow Group factory on the edge of Ratby settlement area</i>	2.00	North identified as 'Countryside' in the Site Allocations DPD. South falls partly into the Ratby/Groby 'Green Wedge'	Land sits at the back of Benlow Group factory (Employment Area RAT20: Bennetts/Cardinal Broach Works, Park Road, Ratby) which cuts off most access options for this potential site/area. Housing to the north and south also appears to limit access from either Brook Drive or Park Road. Stream crosses the potential site/area Flood Zone 2 covers the entire site/area Trees on the potential site/area	Regardless of demand in the area, the potential site/area's constraints – flood risk, partly in Green Wedge and lack of access – appear to make this land undevelopable for B-Class uses other than the possible, limited rear expansion of Benlow Group. Unless this company indicates an urgent requirement for large scale expansion it is not recommended that this potential site/area be allocated for employment in the Local Plan. (-)	Potential site/area constrained – Barriers to deliverability, likely unsuitable as allocation
AS540: Land at Hinckley Road, Stoke Golding <i>Irregularly shaped field on the south east edge of the Stoke Golding settlement area, adjoined by housing to the west and a solar farm to the south and south west.</i>	2.80	Identified as 'Countryside' in the Site Allocations DPD	Access from Hinckley Road, traffic would then have to pass through the settlement to access main roads Site bounded by hedgerows. Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required. 11Kv power line runs along northern boundary. Land has agricultural tenancy on a rolling two-year lease.	Stoke Golding is served by an existing industrial estate, Willow Park Industrial Estate, Station Road. This scheme is fully let (although modest infill development may be possible) but it is unclear if sufficient further demand exists to support another employment area in the same small settlement. Potential site/area AS540 is located in a primarily residential area, accessed via residential streets, while the emphasis of the Expression of Interest is for housing development or 'Half Open [Space], Half Housing' as is set out as a possible use. It is thus hard to have confidence that this potential site/area would be delivered for B-Class uses and it is not recommended that it be allocated for this use in the Local Plan. (-)	Not Recommended for Allocation
AS579: Land opposite Redgate Public House, Rear of Countrywide, Burton Road, Fenny Drayton <i>Field and the junction of the A5 and A444, surrounding the house and industrial property in south east corner</i>	5.00	Identified as 'Countryside' in the Site Allocations DPD	Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required. A 11Kv power line borders the southern boundary of the site Land in multiple ownership	Lightly constrained and strategically located, this potential site/area would suit a B1/B2 manufacturing facility(ies) or B8 warehouse(s) use which requires a prominent and accessible location. The site/area can be seen to have connections to MIRA and the other A5 facilities of Hinckley and Bosworth. However, the potential site/area's position on the A444 means that it ultimately links more strongly to the property market of Nuneaton than that of Hinckley and Bosworth and any uses brought forward would link to the A444/A5 road corridor rather than the rural settlements to the north. Thus, while the location	Consider in the Local Plan– Low Priority

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
				could be considered for B-Class uses it should not be considered a priority over other options which link more directly to the Hinckley and Bosworth economy. (5-10)	
AS612: Barrossa Hinckley Road, Land adjacent to Barwell House, Barwell <i>Rectangular field at a main road junction, to the west of housing</i>	1.83	Identified as 'Countryside' in the Site Allocations DPD	Potential site/area is a garden for adjacent property, thus in full view. Appropriate screening would need to be arranged. Barrossa is a listed property. While the potential site/area is stated to be outside of the building's curtilage (although it does seem to touch onto surrounding driveways and garden features). Site identified as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset. Early consultation with Historic England and the local authority would be required when examining this site for development.	The potential site/area does not strongly link to the employment areas of either Barwell or the A47 Corridor of Hinckley. However, the potential site/area is located immediately south of the Barwell SUE and masterplanning would see the employment element delivered to the immediate north. In the long term, and potentially post 2036, a successful new SUE employment site may need further expansion land. While this potential site/area is geographically well placed to meet this need, heritage issues would make this a challenging site to deliver, particularly if the demand here, as it is elsewhere, is for industrial and warehouse facilities. Thus while further land may be needed in Barwell in the long term, and possibly in a later Local Plan, this does not appear to be the best location for this. Other, less constrained plots in the Ashby Road/Hinckley Road area could be considered, if and when this further land need arises. (-)	Potential site/area constrained – Barriers to deliverability, likely unsuitable as allocation
AS672: Poplar Cottage, Markfield <i>Two fields surrounding an existing house, accessed by a rural track, fronting the A511 close to the Copt Oak Roundabout</i>	4.50	Identified as 'Countryside' in the Site Allocations DPD Minor residential consents	Current access is narrow track which links to Little Shaw Lane in the east and then onto the A511 dual carriageway. Significant investment would be needed before this arrangement could support traffic The western field is within a Local Wildlife Site. Mature trees and hedgerows on site. Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site is required.	Potential site/area is strongly located close the M1 and links to the successful Bardon employment cluster, the focus of much of the recent development in Hinckley and Bosworth. In principle, this would be a strong location for further development of that cluster, with demand likely to be for larger B2/B8 units, comparable to those already delivered here or under development. However, three significant issues would need to be addressed before any allocation could be considered: <ul style="list-style-type: none"> • Access arrangements are constrained and could not support significant employment use. Greater clarity on how the site/area could be accessed and opened up is thus needed • It would need to be agreed that the site/area constraints – heritage and partial Local Wildlife designation – do not prevent development 	Potential site/area constrained – Barriers to deliverability, likely unsuitable as allocation

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
				<ul style="list-style-type: none"> The most likely use at this motorway linked area would be larger logistics uses. However, developers would be seeking much more than 4.5 ha to deliver such uses on. A larger area of 10 ha or more would be desirable here and so if an allocation was pursued it would need to be explored if additional land could be assembled here. <p>For these reasons, AS672, is not recommended for allocation.</p> <p>It must also be noted that a larger, less constrained option has been put forward on the southern side of the A511 – LPR32: Cliffe Slade Farm, Little Shaw Lane, Markfield.</p> <p>(-)</p>	
<p>LPR117: Land at Wood Farm, Bardon, Stanton Under Bardon</p> <p><i>Large linear group of fields, south of a large quarry and south east of the Mountpark Bardon II development</i></p>	32.00	Identified as 'Countryside' in the Site Allocations DPD Minor agricultural consents	<p>Trees on the potential site/area</p> <p>Ponds on the potential site/area</p> <p>Electricity substation to the east, six power line routes pass across the south and centre of the potential site/area</p> <p>Some levels changes – highest ground adjacent to northern boundary.</p>	<p>In principle, the potential site/area represents a strong candidate for inclusion. Located close to Bardon, the focus for development in the Borough and proposed for larger B2/B8 uses it would continue the momentum of development commenced by the Mountpark I and II schemes, to the north. Further ongoing demand for such uses is reported here. The site/area is large enough and of a regular shape which could support a new group of strategic scale B2/B8 employment units. However, the potential site/area is constrained with six power line routes passing across a large proportion of the developable land. Redirecting these would add significant costs to any scheme and impact on viability. Before any allocation was considered, the potential site/area owners/agents would need to demonstrate that this constraint could be viably mitigated.</p> <p>(-)</p>	Potential site/area constrained – Barriers to deliverability, likely unsuitable as allocation
<p>LPR118: Land at Wood Lane, Higham on the Hill</p> <p><i>Flat field on the western edge of Higham on the Hill, adjacent to housing</i></p>	1.61	Identified as 'Countryside' in the Site Allocations DPD	Potential site/area overlooked by existing housing to the east, appropriate mitigation will need to be provided	<p>An unconstrained potential site/area with identified developer interest, although that interest may be for housing rather than employment uses. Higham on the Hill is already served by an existing successful local industrial estate (Employment Area HIG10: Industrial Estate, West of Station Road, Higham on the Hill) which has some available property although limited scope for</p>	Not Recommended for Allocation

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
				<p>further expansion. Stakeholders do not report urgent needs for more space here. Finally, although the A5 is comparatively close a small B-Class development in this rural location would not easily link to the A5 Corridor. For these reasons a B-Class element to any scheme here, while possibly useful, is not recommended as a policy priority.</p> <p>(-)</p>	
<p>LPR16: Land South of the M69, Burbage (Soar Brook Village)</p> <p><i>Large area of agricultural land in an 'L' shape extending from the M69 to the A5, wrapping round the existing Hinckley Park development.</i></p>	<p>240 gross. (12 ha of employment / mixed use)</p>	<p>Housing, Offices, Retail, Leisure, Open Space, Self-build plots, Other</p>	<p>It is assumed the main access to the site would be the A5. A new employment area plus over 3,000 new dwellings would clearly add significant traffic to this road and appropriate pre-consultation with the Highways Authority and off-site investment would be required.</p> <p>There is an existing woodland copse, which would be maintained in current plans</p> <p>Soar Brook runs through the middle of the site. Soar Brook is classed as Flood Zone 3.</p> <p>Existing watercourses may need to be retained or diverted</p> <p>There are some five Local Wildlife Sites on the site</p> <p>Leicestershire County Council Archaeology highlighted Smockington historic settlement core at the southern edge of area, amongst a variety of other archaeological remains on site. LCC also highlighted that Watling Street, a Roman road, runs along the southern boundary. LCC deemed the site to be of medium risk of heritage potential, therefore likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.</p> <p>Leicestershire County Council Ecology stated that the site has grasslands meeting local wildlife site criteria throughout. There</p>	<p>Proposals would see some 12 ha of new employment land delivered as an effective extension to Hinckley Park, with A5 frontage. Hinckley Park, key elements of which are under construction and understood to be enjoying good demand. Further development here would be supported by the market and likely to come forward for comparable B1/B2/B8 uses to those at Hinckley Park. As an individual use this would be recommended as an option to meet the Borough's needs.</p> <p>However, the employment land is put forward as one small element of the wider Soar Brook Village, a major new settlement in a rural area, on land with a variety of constraints. The Council would need to agree all aspects of this proposal or agree with the owners for an allocation.</p> <p>(15+)</p>	<p>Consider in the Local Plan– High Priority (but only if the employment element can be separated from the wider scheme)</p>

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
			<p>are potential grasslands, streams, woodland hedges, trees/parkland and lakes/ponds which may provide BAP habitats. A full ecology survey is required; likely that some development will be acceptable, but some areas will need to be retained/enhanced. LCC summary; 'Part reject, part needs further survey before making decision'</p> <p>The site is undulating and slopes towards the south east.</p> <p>There are high voltage pylons and overhead lines running through the north west of the site which have buffer zones associated with them as recommended by the Health and Safety Executive.</p> <p>Soar Brook runs through the site and the area surrounding the brook through the centre and along the eastern boundary of the site is within flood zones 2 and 3. The eastern part of the site also has a 50-75 percent chance of ground water flood risk.</p>		
<p>LPR19: Land South of CJ Upton & Sons (Upton Steel), 21 Little Shaw Lane, Markfield</p> <p><i>Field located just south of CJ Upton & Sons Upton Steel site, surrounded by the Billa Barra Local Nature Reserve. There is a quarry situated to the south east and the south west of the site. There is also a mine to the north of the site</i></p>	1.10	<p>Identified as 'Countryside' in the Site Allocations DPD</p> <p>Site bounded by Natural and Semi-Natural Open Space and a Local Wildlife Site (MAR31)</p> <p>Planning history:</p> <ul style="list-style-type: none"> 18/00658/HYB: "Hybrid planning application comprising outline permission (access, scale and landscaping) for the erection of up to 5000 sqm of B8 storage and full permission for extension to existing manufacturing unit (B2/B8) with associated access, landscaping and drainage works" by 	<p>Surrounded by a Local Nature Reserve, the ecological and environmental issues of this have been considered in detail in the submissions associated with the planning application</p> <p>Regard will need to be had to the woodland perimeter and the adjacent nature reserve</p> <p>Hedgerows and paddocks present on site.</p> <p>History landfill site situated in bottom west part of site. Leicestershire County Council Archaeology has deemed the site to have low risk of heritage potential, therefore a limited archaeology potential of local importance. Subject to the scale and character of development, a proposal may require conditioned archaeological mitigation.</p> <p>Leicestershire County Council Ecology recommends further survey/consultation before decision, as possibly species-rich. Adjacent to local nature reserve, and likely to</p>	<p>Expression of Interest is submitted to support the existing submitted planning application to provide expansion space for the adjoining business. The matter can thus be best decided via that planning application. If approved, and delivered, the new space would need to be recognised in the Local Plan. CJ Upton & Sons indicate that, if consented they would look to develop the area within 18 months, consolidating wider business operation onto the enlarged site.</p> <p>(-)</p>	<p>Not Recommended for Allocation</p>

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
		CJ Upton & Sons. The applicant is primarily seeking expansion space for its own business.	contain protected species.		
LPR22: Land at Wapping and Harrow Farm, Watling Street (A5) <i>Agricultural land surrounding Dodwells Bridge Industrial Estate and adjoining the wider A47/A5 employment cluster, with a foodstore and housing on the A5 frontage to the south.</i>	65.90	Identified as 'Countryside' in the Site Allocations DPD There is a small section of land within the southern part of the site, fronting onto the A5, which falls within the boundary of Nuneaton and Bedworth Borough	A mature woodland belt extends from the western boundary towards the centre of the site. Other trees on site Watercourse runs through site to the Ashby Canal to the north Standing water and/or wetland habitats are also found on the site Leicestershire County Council Archaeology highlighted that there are known archaeological remains within the vicinity of the site, and therefore medium risk of heritage potential. LCC stated that this means the site is likely to require appropriate mitigation secured by condition upon any future planning permission. Predetermination evaluation by desk-based and appropriate field assessment recommended. Leicestershire County Council Ecology have stated that the site may contain protected species, and further surveys/consultation may be required. LCC summary ok with mitigation. Site visit showed mature trees and hedgerows, eight fields all with hedgerows to all sides. Potential historic contamination may be present on site and adjacent to site and further investigation would be required. Overhead powerlines going west to east Below ground infrastructure such as gas pipelines.	The potential site/area is constrained although with nearly 66 ha proposed it is hoped that a deliverable development plot of reasonable size can still be provided for, net of any areas rendered undevelopable by site issues. In market terms the site/area represents a good, expansion option for the established employment cluster of the A47/A5 junction and Sketchley. In considering this it is important to remember the absence of employment development areas in Hinckley town, with the nearest options being the smaller units proposed at Hinckley Park, which may only be offered for design and build. This is against the strong demand for industrial space in the area, noted by stakeholders, and the lack of supply in most existing employment areas, including adjoining Dodwells Bridge Industrial Estate. The potential site/area is under developer control and that developer has indicated they would act quickly to deliver premises. Additionally, while the emphasis of development is likely to be on larger B2/B8 options, the developer has indicated they would also look at providing smaller B1/B2/B8 options down to around 900 sqm, to meet local needs, subject to demand. The indicative masterplan, provided with the Expression of Interest, suggests nine such units could be provided. Apart from Hinckley Park, no current employment area is likely to provide smaller units. For these reasons it is recommended that this site be considered as a Local Plan allocation, for a mix of B1/B2/B8 (mainly industrial and warehouse) uses. (10-15)	Consider in the Local Plan— High Priority
LPR24: West of Neovia Logistics/Caterpillar off Peckleton Lane, Desford <i>Large area of farmland, surrounding</i>	84.00	Housing, Housing for Older People, Offices, Warehouses, Retail, Leisure, Other	Site is currently accessed by minor rural roads and tracks – Desford Lane and Kirkby Road – which cannot support significant traffic. Significant new infrastructure	Overall site/area far exceeds needs. While it partly borders the Caterpillar/Neovia site, no part of it links to the existing main road network and significant new road infrastructure would be	Not Recommended for Allocation

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
<i>farm buildings, to the west of Neovia Logistics/Caterpillar. Site extends from the edge of Desford in the north east to Peckleton in the south west.</i>			<p>investment would thus be required.</p> <p>Area of woodland in the site</p> <p>Some four Local Wildlife Sites fall into the area</p> <p>Leicestershire County Council Ecology stated that further surveys will be required, and existing ecological features will need to be buffered.</p> <p>Leicestershire County Council Archaeology stated that Peckleton historic core lies 130m to the south of the site, as well as other known archaeological remains on site and within the vicinity. Therefore, LCC determined the site is of medium heritage potential, and therefore will likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.</p> <p>Electricity lines run across site; therefore more investigation may be required.</p>	<p>required to a deliver a viable B-Class site/area here. Thus, while the site/area has some linkages to the wider Peckleton/Desford employment cluster, other sites put forward appear better placed to meet any further needs here.</p> <p>(-)</p> <p>Expression of interest proposes a major new community and employment site in a rural location, indirectly linked to the strategic road network, comparable in scale to the existing Desford settlement area. Although this potential site/area does link to the existing employment cluster of Caterpillar/Neovia and Peckleton Lane Business Park, it's size far exceeds any reported demand in this rural area. The wider development mix would also have to be agreed here. For these reasons it is not recommended that this potential site/area, as a whole or in part, be allocated for B-Class uses.</p> <p>(-)</p>	
<p>LPR26: Land off Sketchley Lane, Sketchley, Burbage</p> <p><i>Irregularly shaped group of fields situated off the north side of the A5. The site adjoins Sketchley Meadows Industrial Estate to the north west along with Sketchley Grange Hotel and Spa and farm buildings. To the east is new build housing.</i></p>	<p>15.20 (based on planning application) of which some 7.69 ha would be for employment, based on the current planning application</p>	<p>Identified as 'Countryside' in the Site Allocations DPD</p> <p>Planning History:</p> <ul style="list-style-type: none"> 19/00947/OUT: "Development comprising of up to 140 dwellings and extension of Sketchley Meadows Business Park for up to 30,000 sqm gross external floorspace for Class B2 General Industrial/Class B8 Warehousing and Distribution use with associated means of access from Watling Drive and Sketchley Lane, associated internal estate 	<p>Northern field area comprises a Local Wildlife site</p> <p>Trees on site</p> <p>Leicestershire County Council Archaeology has highlighted the site has known ridge and furrow in the northern half of the site. Watling Street, a Roman road, borders the southern edge of the area. LCC also highlighted that Sketchley historic settlement core lies to the immediate south. LCC deemed the site to have medium risk of heritage potential, and therefore is likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended. Leicestershire County Council Ecology has stated that the site has a historic designation for its grassland value. There is also the possibility of species-rich grassland and trees. A full ecology survey would be required. LCC summary; 'Part reject, needs</p>	<p>Site represents a strong expansion option for the established employment cluster of the A47/A5 junction and Sketchley.</p> <p>This reflects absence of employment areas in Hinckley town, the demand for more industrial sites and premises and the fact that most local employment areas are near or at capacity, including Sketchley Meadows Industrial Estate.</p> <p>The land is under developer control and that developer has submitted an Outline application which would see around half the land developed for B-Class B2/B8 uses, albeit probably larger units (although this remains to be agreed).</p> <p>For these reasons it is recommended that this site be considered as a Local Plan allocation, for a mix of B1/B2/B8 (mainly industrial and warehouse) uses</p> <p>(5-10)</p>	<p>Consider in the Local Plan– High Priority</p>

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
		roads, parking, landscaping, open space and sustainable drainage" Existing consent for agricultural building on site	further survey before making decision'. The site slopes to the south west. There is an outer buffer zone for a gas transmission pipeline running along the southern boundary of the site and recommended by the Health and Safety Executive.		
LPR31: Land West of Hinckley West <i>Linier site, extending north from a bend of the Ashby Canal, sitting to the rear of the Triumph Factory</i>	13.90	Identified as 'Countryside' in the Site Allocations DPD	Likely to contain protected species, further consultation required. Adjacent to Ashby Canal conservation area. Leicestershire County Council Archaeology highlighted there are no known archaeological remains on site, however there are several within the vicinity. Therefore the site is of medium risk of heritage potential, and is likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended. Leicestershire County Council Ecology stated that further surveys are required, LCC recommendations summary; 'ok with mitigation'.	Employment element of the Expression of Interest is identified as being expansion land for Triumph. The company has growth aspirations, which cannot be met in its current site/premises and providing appropriate expansion land would encourage the business to grow and remain in Hinckley. Consideration of a further allocation here is thus recommended although further clarifications should first be sought from Triumph on the scale, nature and timescale of its needs. (5-10)	Consider in the Local Plan— High Priority
LPR32: Cliffe Slade Farm, Little Shaw Lane, Markfield <i>Large field area just off the west side roundabout at the M1 Junction 22 and A511 intersection, south of the A511 and adjoining a hotel, housing and farms/and equestrian centre</i>	21.98	Identified as 'Countryside' in the Site Allocations DPD Various minor agricultural consents	Trees on site, would be largely retained under current plans Footpaths cross the site Four Local Wildlife Sites within the Area Adjacent to SSSI and waste safeguarding management area. Hedgerows, paddocks, barns used by equestrian centre. Leicestershire County Council Archaeology highlighted that there are no known archaeological remains in on the site, however Cliffe Hill Quarry borders the southern edge of the area. Therefore the site is of medium risk of heritage potential, and is likely to require appropriate mitigation secured by condition upon any future	The proposal sits in a very strong location immediately off the M1, which would likely be very attractive to developers and occupiers. The proximity to the A511 means the potential site/area would link very well to the existing employment cluster of Bardon, a focus for developer activity and market interest. The proposal itself is for a large employment area which would, under the masterplan at least, would see the potential site/area deliver premises in a range of sizes, including smaller B1(c)/B2/B8 options which are identified as being in short supply. Thus, it is recommended that, subject to satisfactory access arrangements and addressing any ecological/heritage concerns, the potential site/area be considered further in the Local Plan for B1(c)/B2/B8 uses (10-15)	Consider in the Local Plan— High Priority

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
			<p>planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.</p> <p>Leicestershire County Council Ecology stated that this site needs a full ecology survey, due to the site being species-rich. LCC recommendation summary; 'part reject, needs further survey before making decision'.</p>		
<p>LPR42: Land at Cliffe Lane, Markfield</p> <p><i>Irregularly shaped area of woodland and a series of fields to the south west of M1, Junction 22 and east of a large quarry. There are several minor uses on the land including houses and a paintballing centre.</i></p>	46.80	Identified as 'Countryside' in the Site Allocations DPD	<p>Northern portion is heavily wooded</p> <p>Footpaths cross the potential site/area</p> <p>Multiple ownership</p> <p>Various dwellings on the potential site/area</p> <p>Adjacent to SSSI, and Active Mineral Extraction Site, Cliffe Hill Quarry 100m to the west.</p> <p>Leicestershire County Council Archaeology deemed the site a medium risk of heritage potential, and will likely require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.</p> <p>Leicestershire County Council Ecology highlighted that the site appears to be woodland, which would need a variety of surveys including Phase 1 Habitat Survey. LCC suggests to reject Part A of this site.</p> <p>Hedgerows cross the site to demarcate the field system</p>	<p>Northern area (LPR42A) which, fronts junction 22, would suit uses such as services although this would be dependent on the acceptability of losing a large area of woodland cover and agreement on access arrangements. The larger southern area (LPR42B) is largely unconstrained and would support B-Class uses that need strong M1 access, although its triangular shape would put limits on the scale of what could be delivered here. In market terms, the potential site/area enjoys good proximity to the M1 and is adjacent to and visible from the motorway carriageway which would be attractive to operators who desire a prominent site. Conversely, the potential site/area does not relate as well to the A511 and the established employment cluster of Bardon, when compared to other options put forward such as LPR32: Cliffe Slade Farm, Little Shaw Lane, Markfield. It also lacks the direct Junction 22 access of potential site/area LPR95: Land at Cliffe Lane, Markfield</p> <p>Thus, while the site could be a useful B-Class allocation for the Borough, it would not necessarily be a priority over options on the A511 or LPR95, unless those options proved undeliverable.</p> <p>(5-10)</p>	Consider in the Local Plan– Low Priority
<p>LPR44: Hinckley Sewage Treatment Works, Burbage</p> <p><i>Large linear sewage treatment works, on an edge of settlement location, bounded by Hinckley Commercial Park to the south west and north, by housing to the north east and by woodland/scrubland to the south east.</i></p>	26.60	Housing, Offices, Retail	<p>Potential site/area is a water treatment works, significant remediation will be required on the land</p> <p>Potential loss of open space on the Brookfield Trail and at Sketchley Meadows</p> <p>Sketchley Brook and land running through the centre of the site/area is a flood risk area, Flood Zone 2</p> <p>PROW/Cycle path through Sketchley</p>	<p>Land is located next to Hinckley Commercial Park and would make a logical third phase of an established and successful development. Demand for further industrial and warehouse premises is noted albeit with the most urgent needs being for units smaller than at Hinckley Commercial Park</p> <p>An allocation here would also help reflect the absence of employment areas in Hinckley town, the demand for more industrial sites and premises</p>	Consider in the Local Plan– High Priority

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
			<p>Meadows</p> <p>Leicestershire County Council Archaeology state that there is possible bronze age /iron age cremation north of the area. Medieval/post-medieval field walked finds from immediately north of the area. Also a ridge and furrow along the eastern boundary. There us a medium risk of heritage potential on the site.</p> <p>Leicestershire County Council Ecology state that the site has possible species rich grassland, woodland and ponds and further surveys would be required before making a decision on development, however part of the site would be ok with mitigation.</p> <p>Trees and hedgerows present surrounding the site</p>	<p>and the fact that most local employment areas are near or at capacity, including Sketchley Meadows Industrial Estate. It would also allow the reuse of one of the largest brownfield development areas remaining in Hinckley.</p> <p>It is assumed any scheme here would need to be mixed use to generate enough value to overcome to costs of remediating the sewage works site. However, with 26.60 ha available sufficient land should remain to provide a reasonable employment site, logically in the south of the site, close to existing employment, to meet local needs. Subject to addressing the other constraints noted, further consideration of an allocation here is recommended.</p> <p>(15+)</p>	
<p>LPR67: Stables, East Side, Bagworth Road, Newbold Verdon</p> <p><i>Several fields surrounding a stable block and associated equestrian infrastructure, north of a Sawmill.</i></p>	4.00 (appro x.)	<p>Identified as 'Countryside' in the Site Allocations DPD</p> <p>Employment Area NEW27: Verdon Sawmills, Newbold Heath to the south</p>	<p>Adjacent use is low quality sawmill which will generate noise, dust, etc. Uses sensitive to such impacts would thus not be appropriate. Housing to the north would also need to be screened</p> <p>Site visit showed hedgerows and trees around the perimeter of site.</p> <p>Site visit also showed potentially used agricultural land, and/or horse grazing/paddock.</p> <p>Leicestershire County Council Archaeology stated that there are no known recorded archaeological remains on site, however small traces of ridge and furrow in northern half of site, and to both the east and west. Therefore LCC have deemed the site to be of medium heritage risk, and will likely require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended</p> <p>Leicestershire County Council Ecology have stated that there is potentially protected species on site, and possible species rich</p>	<p>Rural area, on reasonable B-Roads but comparatively isolated in the Borough Context. This would represent a sizable new allocation in the Newbold Verdon area, independent of existing businesses. Demand analysis does not suggest a strong need for an allocation of this size in this rural area. The location may also not be desirable to warehouse operators to whom accessibility to the strategic road network would be important. While it could meet the future growth needs of Verdon Sawmills to the south, there is no evidence that this is required, in part or as a whole. Unless the company indicates otherwise this potential site/area is not recommended for allocation for B-Class uses.</p> <p>(-)</p>	<p>Not Recommended for Allocation</p>

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
			grassland, hedges and trees. Therefore LCC have determined that the site would need further survey work before any decision is made		
LPR88: Drayton Grange Farm, Fenny Drayton <i>Large area of farmland located off Drayton Lane which is connected to the A5 to the south. Village of Fenny Drayton is to the east. Witherley and Atherstone to the West.</i>	133.0	Identified as 'Countryside' in the Site Allocations DPD Several minor agricultural and residential consents	Small area of flood risk, Zones 2 and 3, in the north west Local Wildlife Site in the area Several farms in the site, one with a reservoir	Site enjoys A5 frontage, however, its location links more to the economies of Tamworth and the M42, as well as Nuneaton, than to Hinckley and Bosworth and Leicestershire. Development even of just the A5 frontage portion would still represent a significant incursion into open countryside, distant from other settlements. For these reasons it is not recommended for allocation in the Local Plan. (-)	Not Recommended for Allocation
LPR95: Cliffe Hill Farm, Markfield <i>Group of triangular shaped fields, surrounding a farm, on the north east side of M1, Junction 22, at the Junction with the A50</i>	10.60	Identified as 'Countryside' in the Site Allocations DPD	East of site/area is a Local Wildlife Site A rock outcrop is located in association with the central hedgerow; A wet ditch / watercourse along the north-eastern boundary is enclosed by a stone wall along some sections There is block of woodland along the north / north-eastern site/area boundary Other trees on the potential site/area	In market terms, the location is very strong, sitting on the M1, Junction 22 and with links both west to Bardon and east to Leicester. Potential site/area is also developer owned, with modest constraints. Site would strongly favour larger B2/B8 units providing a new strategic logistics facility for the Borough, comparable to that proposed/underway at many other M1 junctions across Leicestershire. The site would not suit local scale employment uses, which would not normally be accommodated on such a motorway linked area. As noted the present shortfall is for land to meet local needs, however, if the Council did seek to provide another strategic employment site, either in this Local Plan or future ones, this would be a strong candidate for consideration. (15+)	Consider in the Local Plan– Low Priority
LPR97: Land East of Wood Road, Nailstone <i>Area of agricultural land located off the east side of Wood Road. North of and existing truck depot, north west of a solar farm and close to the Nailstone Colliery area.</i>	2.20	Identified as 'Countryside' in the Site Allocations DPD Site is adjacent to an area identified to be 'Landscaped Parkland' in the Nailstone Quarry proposals	Potential site/area is adjacent to an area identified to be 'Landscaped Parkland' in the Nailstone Quarry proposals	Although close to Nailstone Quarry, this small potential site/area does not relate to that area and the strategic uses proposed on it. Other than the adjacent truck depot there are no strong links to other employment locations in the area. While a site/area here would benefit from the road improvements being brought forward, any development here would be of a local scale serving the surrounding rural hinterland. There is no evidence of demand for a small employment site here. For these reasons an employment	Not Recommended for Allocation

Reference: Name Description	Area, hectares	Planning Status	Key Constraints	Recommendation (availability, years)	Overall Recommendation
				allocation here is not recommended. (-)	

Source: BE Group, 2019

Local options – Hinckley/Burbage/Barwell/Earl Shilton

- *LPR16: Land South of the M69, Burbage (Soar Brook Village) (12 ha)* – An effective extension to Hinckley Park, with A5 frontage. Hinckley Park, which is enjoying good demand. Further development here would be supported by the market and likely to come forward for comparable B1/B2/B8 uses to those at Hinckley Park. However, it would need to be separated from the wider Soar Brook Village proposals
- *LPR22: Land at Wapping and Harrow Farm, Watling Street (A5) (65.90 ha, likely significantly reduced with mitigation of constraints)* – In market terms the site/area represents a good, expansion option for the established employment cluster of the A47/A5 junction and Sketchley. In considering this it is important to remember the absence of employment development areas in Hinckley town. The potential site/area is under developer control and that developer has indicated they would act quickly to deliver premises. Additionally, while the emphasis of development is likely to be on larger B2/B8 options, the developer has indicated they would also look at providing smaller B1/B2/B8 options down to around 900 sqm, to meet local needs, subject to demand.
- *LPR26: Land off Sketchley Lane, Sketchley, Burbage (7.69 ha, based on the current planning application)* – Site represents a strong expansion option for the established employment cluster of the A47/A5 junction and Sketchley. The land is under developer control and that developer has submitted an Outline application which would see around half the land developed for B-Class B2/B8 uses, albeit probably larger units (although this remains to be agreed).
- *LPR31: Land West of Hinckley West (13.90 ha)* – Employment element of the Expression of Interest is identified as being expansion land for Triumph. The company has growth aspirations, which cannot be met in its current site/premises and providing appropriate expansion land would encourage the business to grow and remain in Hinckley. Consideration of a further allocation here is thus recommended although further clarifications should first be sought from Triumph on the scale, nature and timescale of its needs.
- *LPR44: Hinckley Sewage Treatment Works, Burbage (26.60 ha)* – Land is located next to Hinckley Commercial Park and would make a logical third phase of an established and successful development. Demand for further industrial and warehouse premises is noted albeit with the most urgent needs being for units smaller than at Hinckley Commercial Park. An allocation here would also help reflect the absence of employment areas in Hinckley town, and allow the reuse of one of the largest brownfield development areas remaining in Hinckley. It is assumed any scheme here would need to be mixed use to generate enough value to overcome to costs of remediating the sewage works site. However, with 26.60 ha available sufficient land should remain to provide a reasonable employment site, logically in the south of the site, close to existing employment, to meet local needs. Subject to addressing the other constraints noted, further consideration of an allocation here is recommended

Local options – East of the Borough

- *AS1008: Land South of Sacheverell Way, Groby (West of A46 and North of M1) (13.1 ha, likely 5 ha or less allocation)* – A strong site overall, with potential for strong access to the A46. However, full development would represent a sizable loss of Green Wedge Land. A smaller local employment site in the north, say 5 ha, accessed off Sacheverell Way would also enjoy strong strategic road access and likely be desirable but have a lower impact on the Green Wedge
- *LPR32: Cliffe Slade Farm, Little Shaw Lane, Markfield (21.98 ha)* – The proposal sits in a very strong location immediately off the M1, which would likely be very attractive to developers and occupiers. The proximity to the A511 means the potential site/area would link very well to the existing employment cluster of Bardon, a focus for developer activity and market interest. The proposal itself is for a large employment area which would, under the masterplan at least, would see the potential site/area deliver premises in a range of sizes, including smaller B1(c)/B2/B8 options which are identified as being in short supply.
- *LPR42: Land at Cliffe Lane, Markfield (46.80 ha, overall)* –The larger southern area (LPR42B) is largely unconstrained and would support B-Class uses that need strong M1 access, although its triangular shape would put limits on the scale of what could be delivered here. The potential site/area enjoys good proximity to the M1 but does not relate as well to the A511/Bardon, when compared to other options. It also lacks the direct Junction 22 access of potential site/area LPR95: Land at Cliffe Lane, Markfield. Thus, while the site could be a useful B-Class allocation for the Borough, it would not necessarily be a priority over options on the A511 or LPR95, unless those options proved undeliverable

Small Scale Rural Options

- *AS1023: Land corner of Peckleton Lane and Peckleton Common (near Caterpillar), Peckleton, Desford (2.1 ha)* – AS1023 appears the strongest rural option put forward, relatively central in rural Hinckley but with reasonable links to the strategic road network. It forms part of the successful broader employment cluster of Caterpillar/Neovia and Peckleton Lane Business Park, which is fully occupied and understood to be enjoying good demand.
- *AS200: Forest View Farm, Land opposite Caterpillar/Neovia, Desford (72.0 ha, likely 5 ha or less allocation)* – A smaller allocation, of up to 5 ha would be more in line with needs. It would also allow constrained land to be excluded. The location is reasonable, with links to the wider Peckleton/Desford Employment cluster, a strong rural cluster with growth potential, and good main road access. It is not superior to AS1023: Land corner of Peckleton Lane and Peckleton Common, but could represent a longer-term allocation option, when and if AS1023 was taken up.
- *AS403: Charnwood Poultry Farm, Thornton Lane, Markfield (2.40 ha)* – The site could cover a sizable rural catchment from its main road position on the edge of Markfield. Current proposals appear to be for building conversion rather than new building development which could be an affordable way to provide new B1 premises to a large rural area which is seeing shortages of such units, without the loss of any heritage assets.
- *AS579: Land opposite Redgate Public House, Rear of Countrywide, Burton Road, Fenny Drayton (5.00 ha)* – Lightly constrained and strategically located, this potential site/area would suit a B1/B2 manufacturing facility(ies) or B8 warehouse(s) use which requires a prominent and accessible location. The site/area can be seen to have connections to MIRA and the other A5 facilities of Hinckley and Bosworth. However, the potential site/area's position on the A444 means that it ultimately links more strongly to the property market of *Nuneaton* than that of Hinckley and Bosworth. Thus, while the location could be considered for B-Class uses it should not be considered a priority over other options which link more directly to the Hinckley and Bosworth economy.

Long Term Strategic Options

- *AS1007: Crown Farm, Bagworth Road, Nailstone (32 ha)* – Development here would represent a sizable release of greenfield rural land in the countryside, with some constraints. However, the land links well to Nailstone Colliery (Interlink South) and would benefit from the various transport proposals underway in roads east to the M1. Assuming Interlink South is a success, this would represent a possible Phase II option for further growth, capitalising on the critical mass resulting
- *LPR95: Cliffe Hill Farm, Markfield (10.60 ha)* – In market terms, the location is very strong, sitting on the M1, Junction 22 and with links both west to Bardon and east to Leicester. Potential site/area is also developer owned, with modest constraints. Site would strongly favour larger B2/B8 units providing a new strategic logistics facility for the Borough, comparable to that proposed/underway at many other M1 junctions across Leicestershire. The site would not suit local scale employment uses, which would not normally be accommodated on such a motorway linked area.

Summary

Call for Sites/SHELAA exercises have put forward 30 potential sites/areas total 612.94 ha, where the EOIs put the land forward for B-Class uses. However, 46 percent of this of this (280.88 ha), in 16 potential sites/areas, comprises land which, in the view of this study, is ill suited for B-Class development due to its physical, market based or other constraints.

The remaining 332.06 ha in 14 potential sites/areas represents land which, in the view of this Study, would represent useful new employment areas for the Borough, well located, deliverable land options, close to existing employment areas and meeting identified areas of market demand. It is accepted that only a portion of this would or should be allocated given short and long term needs, however, the valuable sites/areas are:

Local options – Hinckley/Burbage/Barwell/Earl Shilton

- *LPR16: Land South of the M69, Burbage (Soar Brook Village) (12 ha)*
- *LPR22: Land at Wapping and Harrow Farm, Watling Street (A5) (65.90 ha, likely significantly reduced with mitigation of constraints)*
- *LPR26: Land off Sketchley Lane, Sketchley, Burbage (7.69 ha, based on the current planning application).*
- *LPR31: Land West of Hinckley West (13.90 ha)*
- *LPR44: Hinckley Sewage Treatment Works, Burbage (26.60 ha)*

Local options – East of the Borough

- *AS1008: Land South of Sacheverell Way, Groby (West of A46 and North of M1) (13.1 ha, likely 5 ha or less allocation)*
- *LPR32: Cliffe Slade Farm, Little Shaw Lane, Markfield (21.98 ha).*
- *LPR42: Land at Cliffe Lane, Markfield (46.80 ha, overall)*
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Small Scale Rural Options

- *AS1023: Land corner of Peckleton Lane and Peckleton Common (near Caterpillar), Peckleton, Desford (2.1 ha)*
- *AS200: Forest View Farm, Land opposite Caterpillar/Neovia, Desford (72.0 ha, likely 5 ha or less allocation)*
- *AS403: Charnwood Poultry Farm, Thornton Lane, Markfield (2.40 ha)*
- *AS579: Land opposite Redgate Public House, Rear of Countrywide, Burton Road, Fenny Drayton (5.00 ha)*

Long Term Strategic Options

- *AS1007: Crown Farm, Bagworth Road, Nailstone (32 ha)*
- *LPR95: Cliffe Hill Farm, Markfield (10.60 ha)*

10.0 CONCLUSIONS

Introduction

- 10.1 This study has included a wide-ranging look at the factors affecting the Borough of Hinckley and Bosworth's economy, with reference to those that are likely to affect the future need for land and property within the Borough. This section draws together the main issues that will need to be addressed as a preliminary to the more detailed recommendations set out in Section 11.0.
- 10.2 The study has been undertaken in line with both the National Planning Policy Framework and relevant Planning Practice Guidance. The study updates previous employment land evidence base documents for the Borough, notably the 2013 Hinckley and Bosworth Employment Land and Premises Study, which was also completed by BE Group.

The Functional Economic Market Area

- 10.3 In the view of this study, the functional economic market area for Hinckley and Bosworth includes the other local authority areas of Leicester and Leicestershire. Oadby, Wigston and Melton have limited linkages with Hinckley and Bosworth in terms of commuting patterns but are linked to the rest of Leicester and Leicestershire through infrastructure, services and the Housing Market Area.
- 10.4 To the south and west, Hinckley has linkages to diverse parts of the West Midlands including nearby parts of Warwickshire, Staffordshire, Coventry and the Birmingham Conurbation. However, the strongest links are with neighbouring Nuneaton and Bedworth and North Warwickshire, as well as more distant Coventry and Rugby. All the local authorities within this functional economic market area have been consulted.
- 10.5 Within that functional economic market area most of the local authorities feel they can meet their employment land needs on land within their own local authority area boundaries. The exception is Leicester, which has historically looked to its neighbours within the Leicester Primary Urban Area to meet its needs for larger industrial and warehousing space. This includes the SUEs and strategic employment areas of Hinckley and Bosworth, although at present strategic development in Hinckley and Bosworth is aimed at the broader Midlands market of B8 regional and national distribution centres. This is focused on the M1 and A5 cross country routes

and does not directly relate to needs in Leicester. The City's local needs are, and will likely continue to be, met primarily in the SUEs and other Growth Areas of Blaby and Charnwood, where progress is now being made. Hinckley and Bosworth will derive some benefit from companies unable to find accommodation in inner Leicester and seeking affordable options in peripheral locations.

- 10.6 Coventry also looks to its neighbours to meet some of its B-Class land requirements, but here the impact primarily falls on neighbouring Rugby.
- 10.7 In terms of competition, Hinckley and Bosworth sits in the shadow of Leicester City Centre, a major office centre for the East Midlands, with lesser linkages to Coventry. For high tech uses, there will be competition from the Loughborough and Leicester Science Parks. Some overlap with Horiba MIRA is likely, but the latter's focus on automotive sectors should minimise direct competition for occupiers. MIRA will benefit from links to Jaguar Land Rover in Coventry, although Jaguar Land Rover is developing its own adjacent campus facilities which may attract some of the automotive sector companies which might otherwise have gone to MIRA.
- 10.8 A diverse range of strategic B8 (plus some B2) logistics facilities are planned, and in many cases under development, in all the FEMA local authority areas with links to the motorway corridors and the A5. These schemes will compete with their equivalents in Hinckley and Bosworth for regional and national B2/B8 requirements. However, despite the large and growing strategic B8 pipeline in other areas, Hinckley and Bosworth's logistics schemes are still being actively brought forward with no stakeholders indicating that the market is at, or is approaching, a position of oversupply. Indeed, several FEMA authorities report strong further pressure for still more strategic B2/B8 development on their remaining large employment sites, including at locations on the A5.
- 10.9 Subject to approval by the Secretary of State for Transport, Hinckley National Rail Freight Interchange will deliver over one million sqm (gross) of new B8 floorspace to the east of Hinckley Town. However, the schemes 15-year development timeframe means that most of the current Hinckley and Bosworth B2/B8 schemes will be complete before this location can deliver competing accommodation. Hinckley National Rail Freight Interchange will also focus on rail related logistics, while Hinckley and Bosworth's developments offer purely road-based warehousing.

10.10 Hinckley and Bosworth is a net exporter of labour to all its neighbours apart from Nuneaton and Bedworth. While the new strategic developments in Hinckley and Bosworth Borough will draw in more labour and provide local jobs, changes are likely to be offset by the strong growth in neighbouring authorities.

Economic Profile

10.11 The socio-economic profile of Hinckley and Bosworth reveals that 75.0 percent of the working age population to be in employment, above the East Midlands average (74.5 percent), yet below the national (75.2 percent). Unemployment, at 2.1 percent in winter 2016, was the lowest in the county at that time and less than half the regional and national averages.

10.12 In contrast to the national picture of a structural decline in manufacturing, the manufacturing sector continues to employ a large proportion (18.6 percent) of people in Hinckley and Bosworth. This proportion is well above the East Midlands averages and particularly the national average of 8.1 percent. This reflects the presence of some proportionally large manufacturing and production businesses in the Borough, including Caterpillar and Triumph.

10.13 Electricity, gas, steam and air conditioning employs a relatively high proportion of the workforce, 2250 people, over five times more than the national and regional averages. Major local employers will include Cadent Gas, in Hinckley town.

10.14 The Borough's dependence on public sector employment is well below average with 16.3 percent of the Borough's workforce employed in public administration, education and health, in 2017. Of the three public dominated sectors, health employs the most locally although, the proportion employed remains well below average at 8.1 percent, compared to 12.8 percent nationally.

10.15 In terms of service sectors, professional, scientific and technical and business administration and support services have the strongest roles. For the most part, the proportions employed in the various office sectors locally are below wider averages.

10.16 Transportation and storage employ some 3000 people in Hinckley and Bosworth, equating to 7.0 percent of local employment, well above the East Midlands average of 5.5 percent and the national average of 4.8 percent. This sector will grow further as the B8 schemes under development are completed.

- 10.17 Sectors with a weak role include property and agriculture. Mining is another, reflecting the fact that most active quarrying in west Leicestershire takes place in North West Leicestershire and Charnwood.
- 10.18 The number of VAT and PAYE registered businesses in Hinckley and Bosworth was 4570 in 2018. 89.8 percent of companies are micro-businesses (less than ten employees). 98.2 percent employ up to 49 people (small businesses). Average weekly pay in the Borough is high by place of work although lower for those who live in the Borough. It is, however, above the East Midlands average.
- 10.19 In 2016, the Borough had 1150 industrial/warehouse units (1,148,000 sqm of space) and 410 offices (85,000 sqm).

Property Market Assessment

- 10.20 National economic uncertainty does not seem to be having an immediate impact upon the take-up of industrial and warehouse units. In 2018, the East Midlands saw its best performance of the logistics market, double what was recorded for 2017. Robust but stable levels of demand are also being seen for good quality small/medium sized properties, although a very low level of supply is being delivered. Rental growth continues in both the B2 and B8 markets.
- 10.21 The office market is also growing regionally and nationally, both in terms of demand and rental levels. Challenges were expected in 2019 however, due to the lack of availability in the East Midlands, with supply in Leicester falling and 80 percent of that supply found solely in the city centre. Pipeline development, even in Leicester, is limited.
- 10.22 The local market view is that the Borough needs both office and industrial development, particularly to meet local business needs. As most development in the Borough is for strategic B2/B8 options, there is little short-term prospect of such needs being met.

Industrial Market

- 10.23 Regionally, market demand hit record levels in 2017/18. Robust but stable levels of demand are being seen nationally for good quality small/medium sized properties, although a very low level of supply is being delivered. 2019 is expected to show

lower levels of take up, however, due to many occupiers taking a 'wait-and-see' approach due to Brexit.

- 10.24 Demand remains strong for small-midsized industrial properties of up to 1000 sqm to meet local business needs, and units up to 500 sqm for new businesses. Anything greater than 9000 sqm in size will likely serve the strategic market and can take time to let. Smaller space can attract rents of £75/sqm (£7.0/sqft), larger units rents of £60/sqm (£6.0 sqft). While older units can attract rents of around £56/sqm (5.25/sqft). There is a shortage of units of all sized to meet local needs, with development focusing on strategic options.
- 10.25 Demand includes freehold demand coming from occupiers in Hinckley and Bosworth who are wishing to find a permanent location for their business. There is also a shortage of smaller development plots for design and build options and development land more generally.
- 10.26 Around 12,775 sqm of industrial space is vacant – some two percent. This is considered low in average supply terms and points to a lack of availability and choice. There are few sub-200 sqm units on the market and nothing of more than 5000 sqm available.

Warehouse Market

- 10.27 The logistics market was the best performing sectoral market, both nationally and regionally, compared with the rest of the commercial property market in later 2018. This was despite concerns over the impact Brexit will have on the international goods trade. That same year, the East Midlands, saw its best ever rate of take-up in the logistics market, 830,000 sqm, double what was transacted in 2017. 94 percent of this was Grade-A space. Investment in new space remains strong into 2019, and this is expected to continue despite macro-economic uncertainties.
- 10.28 Local development in Hinckley and Bosworth reflects this growth, with three major B2/B8 schemes proposed/under construction. The larger units proposed are in the 18,000-30,000 sqm size range and are seeing reasonable demand. Confidence in the ability of these new units to let/sell remains strong, despite the diverse range of competing schemes proposed in surrounding local authority areas, albeit as Design and Build options in some cases.

10.29 One concern, however, is the lack of smaller opportunities which could meet the needs of local businesses. Hinckley Park is proposed for 49,700 sqm, suitable for office and warehousing space of 465 – 1860 sqm. However, it is still to be decided whether development shall be speculatively built or offered on a Design and Build basis. If it is the latter, then it will limit the range of needs this scheme can address only to those companies with the finance to have a purpose-built unit.

Office Market

10.30 In the East Midlands, Leicester is the dominant office market, followed by Nottingham and Derby. Nationally, take-up in 2018 reached a high not seen since 2000 and an increase of ten percent from 2017, although a slight reduction was noted in 2019, to date. Challenges were expected in 2019 due to the lack of availability in the East Midlands, with supply in Leicester falling and 80 percent of that supply found solely in the city centre. New development remains limited.

10.31 Local office demand is generally for sub-500 and particularly sub-100 sqm units, although the wider office market is overshadowed by Leicester and other large nearby settlements. Availability includes a lot of bigger units which are struggling to let. Hinckley Fields Industrial Estate remains the key office site in the Borough, while most rural office schemes are doing well, serving large local catchments. However, there is also an oversupply of lower grade office stock above shops, particularly in Hinckley town. Rents range from £97-110/sqm (£9-10/sqft) depending on quality.

10.32 Available offices comprise 7891 sqm in 26 suites, which equates to vacancy rates of 9.3 percent by floorspace and 6.3 percent by number of premises. This is a higher rate of vacancy than for industrial uses but still offers only modest choice for businesses, with two thirds of suites being less than 200 sqm in size. 80.1 percent of the properties are in Hinckley town, mostly in multi-let buildings. Elsewhere there are just individual options in Desford, Earl Shilton, Higham-on-the-Hill and Market Bosworth.

Creative Sector Demand

10.33 Oxford Economics forecasts a gain of 328 jobs to 2036, in arts, entertainment and recreation. Growth in Professional, scientific and technology sectors, which will overlap with creative, is forecast at 832 jobs to 2036 although ICT is only forecast to

gain a modest 75. However, the overall pattern is one of strong growth in sectors linked to Creative Industries.

10.34 Market stakeholders suggest unmet demand for creative space does exist in the Borough, with companies in traditional business centres and home based who could be accommodated in specialist facilities, requiring modern flexible units of sub-50 sqm each for a mix of activities. However, such companies have limited capacity to pay the levels of rent good quality creative sectors space require and any new accommodation would have to compete with a growing range of specialist facilities in the County. Thus, delivery of a viable new scheme, in addition to the Atkins Building will be challenging to viably achieve and we cannot recommend major investment in specialist space.

Stakeholder Engagement

10.35 Consultations with various stakeholders were conducted as part of the market research, which comprised key employers, including Horiba MIRA, and landowners/developers; Parish/Town Councils and public-sector organisations including relevant neighbouring local authorities.

10.36 Amongst the local businesses consulted there is a strong desire for growth, and some have struggled to find the space they need. Many local businesses have taken steps to secure land and property, through a mixture of refurbishment/on-site expansion; consolidation, including cross local authority boundary movement, temporary leasing of units, plus some acquisition of new premises. Companies are reporting difficulties in getting sufficient warehousing and logistics staff to serve Hinckley and Bosworth's extensive B8 sector. Labour supply could thus be one barrier to the continuing growth of warehousing uses which is such a strong element of the Leicester and Leicestershire economy.

10.37 Since the 2013 Employment Land and Premises Study, MIRA Technology Park has grown into one of the UKs biggest science parks, accommodating some 36 national and international businesses including the research elements of many Tier One automotive manufacturers. A range of high technology research and development projects have been completed or are underway here including national schemes for the testing of driverless cars and reducing vehicle emissions. Some 60 ha is optioned for development here although this includes land in North Warwickshire.

- 10.38 MIRA has Outline planning consent for 278,680 sqm, on 34.03 ha of land in the Borough, deliverable over 10-20 years. 13 new buildings have been constructed since 2012, delivering an estimated 46,450 sqm of further accommodation in B1/B2/B8 sectors.
- 10.39 Seven responses were received from Parish and Town Councils, plus Market Bosworth Neighbourhood Forum, with several reiterating the policy positions set out in Neighbourhood Plans. Market Bosworth Neighbourhood Forum highlighted concerns with the lack of delivery of the Mixed-Use Site for Development South of Station Road, which was allocated in the Market Bosworth Neighbourhood Plan and is viewed as essential for supporting the growth of major employers in the settlement.
- 10.40 Markfield Parish Council feel that there might be some employment growth potential from agricultural diversification, in the Parish. It also identified the closed services at Junction 22, M1 as a possible future commercial redevelopment area, along with nearby land.
- 10.41 Property requirements, sourced through the LLEP are for primarily industrial space of 3250-5000 sqm, to be delivered as Design and Build opportunities and with the 201-500 sqm, although there is reasonable interest in all sizes up to 5000 sqm and above 10,000 sqm. Offices of sub-1000 sqm are also sought.
- 10.42 More generally, stakeholders report significant supply shortages against demand, particularly for smaller business units. This shortage has led to the loss of several businesses from key towns. The Council would like to see more conversions of historic factory properties into good quality workspace in Hinckley, Burbage, Barwell and Earl Shilton, to help meet needs there and combat the lack of supply.

Employment Sites

- 10.43 Reflecting practice in the 2010 and 2013 Employment Land and Premises Studies, the Borough's existing 114 Employment Sites have been appraised in terms of three categories, namely:
- A – Key or flagship Employment Sites that should be retained
 - B – Fit-for-purpose Employment Sites, where regeneration policy may mean alternative development is appropriate, but to be resisted if possible

C –Lower quality Employment Sites, where partial or complete redevelopment could be appropriate. Regeneration policy may require all or part of the Employment Site to be retained for employment uses.

10.44 Collectively the 114 sites total 792.71 ha, although around half of this is associated with just two sites – MIRA Technology Park and the Caterpillar/Neovia site at Desford. Table 47 summarises the Employment Sites by number and size and by each of the above three categories.

Table 47 – Employment Sites’ Appraisal by Category

Category	Number of Sites	Total ha	Comments
A - Key/Flagship	28	619.76	307.20 ha at MIRA; 99.67 ha at Caterpillar. Includes all the main employment sites of the A47/A5 Corridor of Hinckley and Burbage
B - Fit-for-Purpose	54	90.03	Two thirds of the sites are of sub 1ha size. Only three are larger than 10 ha. 43 percent of sites in the main urban site settlements of Hinckley, Barwell, Burbage or Earl Shilton, although more rural sites have been identified in this Study than was the case in 2013, when 60 percent of the sites were in the four main settlements.
C - Lower Quality	32	82.92	13 sites in Hinckley. 13 in Barwell or Earl Shilton. 59 percent of the sites are sub 0.33 ha in size The number of ‘C’ Graded sites has reduced significantly since 2013, when 47 sites totalling 32.82 ha were recorded. This reflects the fact that a number of previously C Grades employment sites have now been redeveloped for housing, most noticeably in Ratby, where two of the three in-settlement sites have been redeveloped.
TOTAL	114	792.71	

Source: BE Group 2019

Current Employment Land Supply

10.45 Hinckley and Bosworth’s current potential employment land resource amounts to 146.40 ha in eight areas. These areas represent unimplemented and partially implemented planning permissions. Excluding land now developed, unlikely to be brought forward, completed for alternative uses or held for specific occupiers suggests a supply figure, as of July 2019, of 109.74 ha in six areas is identified, comprising:

- Strategic: 98.05 ha (89.3 percent), four areas
- Local supply: 11.69 ha (10.7 percent), two areas (plus overlap with strategic at Hinckley Park).

10.46 This is not significantly greater than the supply position in the 2013 Employment land and Premises Study – 98.56 ha, located across 11 areas. The difference in 2019, however, is that the overwhelming majority of available and deliverable B-Class land in Hinckley and Bosworth comprises strategic areas, where land and property will primarily be marketed at the regional and national level – at Hinckley Park, Mountpark Bardon II, the Former Nailstone Quarry (interlink South) as well as MIRA. The bulk of new development in the Borough, over the next five years at least, is expected at these locations, with Hinckley Park already under construction and infrastructure/servicing works underway at Mountpark Bardon II.

10.47 Extensive development activity has taken place at MIRA since completion of the 2013 Employment Land and Premises Study. The Council indicate that 15,067 sqm, in 13 buildings has been developed since 2012, of which 12,386 sqm comprises B-Class development. Another 2,465 sqm has commenced, for the development of permanent B-Class buildings, 17,532 sqm in total. This has taken up approximately 4.50 ha, with some 22.13 ha remaining on the supply identified here in 2013.

10.48 The Local Supply is limited with the main option for multi-occupancy space, being the 7.3 ha of land, which is offered for smaller units of 465 – 1860 sqm at Hinckley Park, Burbage. This is only available for design and build options, meaning that (for now) only established companies with the ability to finance development directly will benefit. That assumes the developer, or a third-party developer, does not finance a speculative scheme here.

10.49 In addition to the above consented supply, the following additional land supply sources have been reviewed:

- *Barwell Sustainable Urban Extension* – In 2013 a consortium of developers achieved outline consent for up to 24,800 sqm of B2 and B8 accommodation, on a 6.2 ha area immediately west of Barwell Industrial Estate. Since that time discussions have been ongoing with the landowners to sign a Section 106 agreement. It expected that all parties will be signed up early in 2020, allowing stronger progress towards delivery. Delivery is on a 10-15 year programme

but no employment land is expected to be brought forward until later in the programme, around year ten

- *Earl Shilton Sustainable Urban Extension* – While there is a consortium of interested developers, progress here has been held up by a disagreement over the amount of affordable housing viable and deliverable on the area. This looks unlikely to be resolved in the short term and it is unclear if viability on the employment element has also been established. Deliverability thus remains uncertain
- *Proposed site for Development South of Station Road, Market Bosworth* – An allocation in the Adopted Market Bosworth Neighbourhood Plan, to include 0.5-1 ha of employment land. The Council and the landowner are commissioning a joint masterplan to help deliver development. Market Bosworth Neighbourhood Forum continue to support the allocation, as expansion land for large local employers. Evidence of immediate demand for additional land, from those employers is mixed, however, the area remains a potential development option for the Borough.

10.50 Thus, the Barwell SUE and Market Bosworth Area, but not the Earl Shilton SUE, can be added to the supply totals. Together they provide 7.2 ha of further supply. This increases the realistic Local Supply picture to 18.89 ha.

Future Land Requirements

10.51 There is no definitive model for forecasting future employment land needs. Two 'policy off' based models have been used to assess future employment land provision. These are the projection forward of historic land take and a forecast based on employment sector change.

10.52 A further model Resident Workforce (Demand from New Labour) has been produced which indicates the additional employment land need from the local 5,870 jobs generated to 2036 by the projected housing growth rate of 457 dwellings/ha, as identified in the Hinckley and Bosworth Housing Needs Study, 2019, to be 15.84 ha. However, this represents the employment land requirement specifically from these 5,870 extra jobs and is not a forecast of OAN for the whole Hinckley and Bosworth economy.

10.53 In terms of take-up, data was obtained for the 1996-2019 period. However, this Study has reinterpreted the provided data in several ways:

- The 2010 and 2013 Employment Land and Premises Studies measured take up excluded redevelopment (either new build or extensions) on existing previously developed land. However, given that 79.0 percent of all completions, since 2007, have comprised extensions to existing sites, excluding all this, take up does not give a complete picture of growth. Scenarios have been created using only take up on New Employment Areas and all recorded completions
- Since 2007, all land completions have been recorded as direct conversions of the completed floorspace into hectares, i.e. 10,000 sqm of completed floorspace equates to 1 ha of recorded land take up. This method underestimates the real amount of land completed as it ignores the building curtilage (car parking, landscaping, access, HGV loading, etc.) which accompanies any development. To try and account for this, this Study has taken the completed floorspace and applied a standard developer ratio of 3900 sqm/ha, i.e. each 3900 sqm of completed floorspace equates to one ha of land take up. It is this data which is used in the Model One Scenarios below
- This Study has been asked to consider both strategic and local OAN. However, in terms of past take up, however, the main large strategic completion is the development of Hinckley Commercial Park (previously Logix Park), Burbage, 28.84 ha overall. Highlighting its contribution to past development, and projecting that contribution forward, helps us understand the scale and scope future strategic growth which is likely to dominate Hinckley and Bosworth's future take up, in the short and mid-term.

10.54 Accordingly, four forward projections of take-up are provided – A strategic/local projection, inclusive of strategic completions at Hinckley Commercial Park (considering all take up and Development on New Employment Areas Only) and a local projection excluding Hinckley Commercial Park (considering all take up and Development on New Employment Areas Only).

10.55 Under the four scenarios, projected forward for 17 years over 2019-2036, the following need is identified:

- Scenario One, Strategic/Local Projection Incorporating All Take Up:
2.84 ha/year x 17 (years) = **48.28 ha**
- Scenario Two, Strategic/Local Projection Incorporating Development on New Employment Areas Only: 1.37 ha/year x 17 (years) = **23.29 ha**
- Scenario Three, Local Projection Incorporating All Take Up: 1.75 ha/year x 17

(years) = **29.75 ha**

- Scenario Four, Local Projection Incorporating Development on New Employment Areas Only: $0.60 \text{ ha/year} \times 17 \text{ (years)} = \mathbf{10.20 \text{ ha}}$

10.56 Including a five-year buffer in supply to reflect a choice of sites by size, quality and location and to provide a continuum of supply beyond the end of the 2036, increases the need to:

- Scenario One, Strategic/Local Projection Incorporating All Take Up: $48.28 + 14.20 = \mathbf{62.48 \text{ ha}}$
- Scenario Two, Strategic/Local Projection Incorporating Development on New Employment Areas Only: $23.29 + 6.85 = \mathbf{30.14 \text{ ha}}$
- Scenario Three, Local Projection Incorporating All Take Up: $29.75 + 8.75 = \mathbf{38.50 \text{ ha}}$
- Scenario Four, Local Projection Incorporating Development on New Employment Areas Only: $10.20 + 3.0 = \mathbf{13.20 \text{ ha}}$

10.57 The differences between the strategic and local supply, when all take up is considered are some 12 ha which gives an indicative view on the specifically strategic needs of the Borough. However, as this is based on the historic take up from a single scheme, Hinckley Commercial Park, it cannot be considered definitive evidence. An improved forecast of strategic needs, by take up modelling, should be possible in a few years when completions from other strategic schemes such as Mountpark II can be recorded.

10.58 In Section 6.0 we identified a realistic employment land supply of 116.94 ha, incorporating land in the Barwell SUE and Proposed site for Development South of Station Road, Market Bosworth. 18.89 ha of this is largely local supply. Comparing this supply to needs gives the following figures:

- Scenario One, Strategic/Local Projection Incorporating All Take Up: $62.48 \text{ ha} - 116.94 \text{ ha (realistic supply, strategic and local combined)} = \mathbf{54.46 \text{ ha (supply surplus)}}$
- Scenario Two, Strategic/Local Projection Incorporating Development on New Employment Areas Only: $30.14 \text{ ha} - 116.94 \text{ ha (realistic supply, strategic and local combined)} = \mathbf{86.80 \text{ ha (supply surplus)}}$
- Scenario Three, Local Projection Incorporating All Take Up: $38.50 \text{ ha} - 18.89 \text{ ha (realistic supply, local only)} = \mathbf{19.61 \text{ ha (further need)}}$

- Scenario Four, Local Projection Incorporating Development on New Employment Areas Only: 13.20 ha – 18.89 ha (realistic supply, local only) = **5.69 ha (supply surplus)**.

10.59 In terms of the four take up models, it is considered that the Scenarios which account for all take up (Scenarios One and Three) best reflect the full range of growth which has occurred in the Borough since 1996, particularly strategic growth, much of which has occurred on previously developed land. Of the two remaining Scenarios, **Scenario One, Strategic/Local Projection Incorporating All Take Up best reflects the full range of need Hinckley and Bosworth is likely to have to 2036, particularly given the fact that much of the short term growth in the Borough is likely to be in strategic areas such as Hinckley Park.** This scenario suggests that Hinckley and Bosworth have sufficient land overall, to meet needs to 2036.

10.60 It is difficult to make definitive comments on the split between strategic and local supply, given that historic evidence on strategic take up is based on the completion of a single multi-phase scheme. The picture will likely be different in a few years when the other strategic schemes of the Borough have recorded completions. However, the overall picture still shows that up to 80 percent of historic growth has been to meet local needs. **This does suggest that the Borough's current supply is overly focused on the strategic with only 18.89 ha of realistically available local supply, at this time.**

10.61 The 'Policy Off' employment based forecast suggests the following in terms of future employment land provision to 2036:

- From sectors predicted to grow: 24,513 sqm of extra floorspace ÷ development floorspace per ha (3900 sqm/ha) = 6.29 ha
- Less those sectors predicted to decline: 67,816 sqm less space ÷ development floorspace per ha (3900 sqm/ha) = (17.39 ha)
- Gives a net need of **(11.10 ha)**.

10.62 Against both forecasts, Hinckley and Bosworth has a surplus of land supply.

10.63 The highest growth sector is professional, scientific and technology. Hinckley and Bosworth is forecast to gain 832 professional services jobs' by 2036, around a quarter of the gross jobs growth forecast over 2019-2036.

10.64 However, the employment methods of forecasting make no allowance for issues such as the extent that growth in office employment takes place in town centre locations at higher densities, rather than in low-density business parks (Hinckley and Bosworth will likely see growth in both locations). Also, that land take-up/property needs can be for different reasons such as modernisation or geographic relocation or that expansion may also be within existing premises or on expansion land not accounted for in land allocations. Experience also suggests that even where businesses are contracting, they will continue to hold onto areas in anticipation of future improvements. Also, where jobs are being lost to automation, those new automated processes will still require land on which to operate, and improved productivity could lead to additional need.

10.65 It is considered that the land requirements' calculations can represent a false position. To test how closely jobs change translates to land take-up, historic trends have been compared. Using the same methodology, the land needs based on employment change has been calculated for the period 1996 -2019 and compared to the actual land take-up during that period (see Table 48).

Table 48 – Employment Land Take-Up/Employment Change Comparison

Employment Change	Total Jobs	Land (ha)
Growth	11,404	37.70
Decline	(9411)	(74.80)
Net growth	1993	(37.1)
Historic land take-up	-	62.66-96.60

Source: Oxford Economics, H&BBC, BE Group, 2019

10.66 The trend shows that net jobs growth is not an accurate method of calculating land. Forecasting suggests that over 1996-2019 the Borough should have lost some 37 ha of land, a massive reduction in the context of the Borough. In reality, good growth of up to 97 ha was recorded.

10.67 A summary of the various forecast scenarios is set out in Table 49. They relate to the period 2019-2036.

Table 49 – Hinckley and Bosworth Borough Land Forecast Models – Summary

Model	A: Land Need 2019-2036, ha	B: Buffer (further need accounting for Losses) ha	A+B=C: Total Need, ha	D: Land Stock 2019, ha – Strategic and/or Local Supply	C-D=E: Surplus (Shortfall), ha	Assumptions
Model One: Historic Land Take-Up (Land Based)						
Scenario One, Strategic/Local Projection Incorporating All Take Up	48.28	14.20	62.48	116.94 Strategic/ local supply	54.46	23 years take-up of 2.84 ha/year,
Scenario Two, Strategic/Local Projection Incorporating Development on New Employment Areas Only	23.29	6.85	30.14	116.94 Strategic/ local supply	86.80	23 years take-up of 1.37 ha/year
Scenario Three, Local Projection Incorporating All Take Up	29.75	8.75	38.50	18.89 Local supply	(19.61)	23 years take-up of 1.75 ha/year. Exclusive of take-up at Hinckley Commercial Park
Scenario Four, Local Projection Incorporating Development on New Employment Areas Only	10.20	3.00	13.20	18.89 Local supply	5.69	23 years take-up of 0.60 ha/year. Exclusive of take-up at Hinckley Commercial Park
Model Two: Employment Based Forecast (Job Based)						
Employment based on adjusted stock – Policy Off Model	1) 6.29 Growth 2) (11.10) Change	1) 2.83 2)N/A	1) 9.12 2) (11.10)	18.89 Local supply	1) 9.77 2) 29.99	Based on 1) projected growth sectors 2) projected employment change across sectors local growth only

Source: BE Group, 2019

10.68 The variation in the outcome figures demonstrates the uncertainty of forecasting. The outputs range from an oversupply of 86.80 ha to a shortfall of 19.61 ha. However, from the market assessment and reviewing the historic trends in employment change and land take up, the conclusion is that the employment-based forecasts underestimate land needs significantly.

10.69 In conclusion, it is considered that the most appropriate forecast is Scenario One, Strategic/Local Projection Incorporating All Take Up, which suggests a need of 62.48 ha to 2036, inclusive of five year buffer.

Future Land Supply

10.70 As is noted above while Hinckley and Bosworth have enough land, overall, to meet an OAN of 62.48 ha, there is an over emphasis in that supply for strategic areas and a lack of local options. To allow for this, it is recommended that the Council consider further employment land allocations, primarily to meet needs within the Borough. This Study has considered supply options emerging from 2016-19 'Call for Sites' and SHELAA exercises.

10.71 Call for Sites/SHELAA exercises have put forward 30 potential sites/areas totalling 612.94 ha, for B-Class uses (often alongside other options). However, 46 per of this (280.88 ha), in 16 potential sites/areas, comprises land which, in the view of this study, is ill suited for B-Class development due to its physical, market based or other constraints.

10.72 This leaves 332.06 ha in 14 potential sites/areas. It is accepted that only a portion of this would or should be allocated given short and long term needs, however, the valuable sites/areas are:

Local options – Hinckley/Burbage/Barwell/Earl Shilton

- LPR16: Land South of the M69, Burbage (Soar Brook Village) (12 ha)
- LPR22: Land at Wapping and Harrow Farm, Watling Street (A5) (65.90 ha, likely significantly reduced with mitigation of constraints)
- LPR26: Land off Sketchley Lane, Sketchley, Burbage (7.69 ha, based on the current planning application).
- LPR31: Land West of Hinckley West (13.90 ha)
- LPR44: Hinckley Sewage Treatment Works, Burbage (26.60 ha).

Local options – East of the Borough

- AS1008: Land South of Sacheverell Way, Groby (West of A46 and North of M1) (13.1 ha, likely 5 ha or less allocation)
- LPR32: Cliffe Slade Farm, Little Shaw Lane, Markfield (21.98 ha)
- LPR42: Land at Cliffe Lane, Markfield (46.80 ha, overall).

Small Scale Rural Options

- AS1023: Land corner of Peckleton Lane and Peckleton Common (near Caterpillar), Peckleton, Desford (2.1 ha)
- AS200: Forest View Farm, Land opposite Caterpillar/Neovia, Desford (72.0 ha, likely 5 ha or less allocation)
- AS403: Charnwood Poultry Farm, Thornton Lane, Markfield (2.40 ha)
- AS579: Land opposite Redgate Public House, Rear of Countrywide, Burton Road, Fenny Drayton (5.00 ha).

Long Term Strategic Options

- AS1007: Crown Farm, Bagworth Road, Nailstone (32 ha)
- LPR95: Cliffe Hill Farm, Markfield (10.60 ha).

Rural Areas

10.73 Much of Hinckley and Bosworth represents a rural area, with employment opportunities required to support rural diversification and sustainable communities. As was stated in the 2013 Study this does not necessarily mean allocating new employment land, although some of the land options put forward above are considered here. It can, however, be about converting redundant agricultural buildings and former business space, breaking it down into units suitable for new business start-ups and SMEs.

10.74 The Borough has ten key rural service centres and an updated assessment of opportunities, rather than specific recommendations for future allocations, is provided in Table 50. These are suggestions the Borough Council may wish to consider helping encourage diversification of the rural economy and sustainable economic growth for these settlements.

Table 50 – Key Rural Service Centres’ Assessment

Rural Service Centre	Comment
Market Bosworth	<p>Market Bosworth is strongly dependant on the 3 ha Station Road Industrial Estate, which is fully occupied, although it also appears to contain some infill options to the west, close to the railway line. Station Road is home to a number of key employers. There is some evidence that these employers have unmet growth requirements although contacts for this Study suggest those needs are being catered for through intensification on existing sites, and refurbishment.</p> <p>The Adopted Market Bosworth Neighbourhood Plan identifies the option for a 0.5-1 ha extension for the Estate, to the south east, as part of a wider mixed-use</p>

Rural Service Centre	Comment
	scheme. In the long term, this remains a useful growth option but one developer may be unlikely to take up on their own initiative. The Council should consider supporting the marketing of this opportunity and potentially creating a delivery strategy to plan how it could be brought forward under private initiative, but with achievable support from the LLEP and other relevant parties.
Desford	<p>Caterpillar/ Neovia are well established major employers for the Borough</p> <p>Key at the local scale is Peckleton Lane Business Park and Desford Hall. The latter is a well-established, modern industrial estate, accommodating a mix of smaller and mid-sized occupiers. It is 89 percent occupied. Desford Hall and Coach House is a high quality B1(a) office park in converted buildings, it is 95 percent occupied.</p> <p>Together these facilities make up one of the key rural employment clusters of the Borough, which is identified as a focus for demand by stakeholders.</p> <p>While there is some capacity in the existing premises, growth options, appropriate to the rural scale of the area are encouraged. EOI site/areas with potential to meet needs are:</p> <ul style="list-style-type: none"> • AS1023: Land corner of Peckleton Lane and Peckleton Common (near Caterpillar), Peckleton, Desford (2.1 ha) • AS200: Forest View Farm, Land opposite Caterpillar/Neovia, Desford (72.0 ha, likely 5 ha or less allocation)
Groby	<p>Groby has a key employment site at Groby Trading Estate, anchored by General Electric. However, this estate is fully occupied.</p> <p>It is adjacent to the Leicester conurbation, close to the M1, the New Lubbethorpe SUE and the Glenfield Park (in Blaby), which all offer accessible employment opportunities.</p> <p>However, there are options for growth which would serve Groby, Ratby and Markfield, set out in the EOIs:</p> <ul style="list-style-type: none"> • AS1008: Land South of Sacheverell Way, Groby (West of A46 and North of M1) (13.1 ha, likely 5 ha or less allocation) • LPR32: Cliffe Slade Farm, Little Shaw Lane, Markfield (21.98 ha). • LPR42: Land at Cliffe Lane, Markfield (46.80 ha, overall). <p>Also, AS403: Charnwood Poultry Farm, Thornton Lane, Markfield (2.40 ha), although this would have more of a rural focus.</p>
Ratby	<p>Since 2013 offices have been completed at Pear Tree Farm and now accommodate some high technology companies, illustrating the ability of this location. Conversely, much of the older industrial stock in the settlement has been redeveloped for housing/retail.</p> <p>Close by are Alexandra Stone Works and Timken, Desford Lane. The latter is now a warehouse complex for Crown Crest (Poundstretchers).</p> <p>It is adjacent to the Leicester conurbation, close to the M1, the New Lubbethorpe SUE and the Glenfield Park (in Blaby), which all offer accessible employment opportunities.</p>
Markfield	<p>The main employment opportunity is Markfield Industrial Estate, which is fully occupied. But is also close to the wider Bardon employment cluster, where strategic level growth is taking place.</p> <p>Markfield is also very close to the Leicester Conurbation, M1 and Glenfield Park, all offering accessible employment opportunities.</p> <p>EOI growth options for Groby, Ratby and Markfield noted above.</p>
Bagworth	The former Dunlop complex has been partially redeveloped for housing, but two employers – Presscut and Markfield Plastics – remain

Rural Service Centre	Comment
	<p>If successfully delivered, Bagworth would benefit from the development of Nailstone Colliery (Interlink South).</p> <p>It is relatively close to Merrylees Industrial Estate, Thornton and the Bardon employment cluster, as well as Coalville and the M1, all offering accessible employment opportunities.</p> <p>The village has a reasonable range of opportunities, relative to its size, and does not need additional provision.</p>
Thornton	<p>The key employment site is Merrylees Industrial Estate, which is fully occupied but has some opportunities for infill development.</p> <p>However, as with nearby Bagworth, Bardon, Coalville and the M1 are all accessible.</p> <p>The village does not need additional provision.</p>
Barlestone	<p>There is very limited employment provision in Barlestone.</p> <p>However, the village is relatively close to Merrylees Industrial Estate</p> <p>Additionally, both Barlestone and Newbold Verdon (along with nearby smaller settlements) have good access to the Desford employment cluster via the B585. Growth around Peckleton Common would also benefit these settlements.</p>
Newbold Verdon	<p>There is very limited employment provision in Newbold Verdon, with Verdon Timber Group being the main employer.</p> <p>However, the village is relatively close to Merrylees Industrial Estate</p> <p>Additionally, both Barlestone and Newbold Verdon (along with nearby smaller settlements) have good access to the Desford employment cluster via the B585. Growth around Peckleton Common would also benefit these settlements.</p>
Stoke Golding	<p>The key opportunity is Willow Park Industrial Estate, which is fully occupied. While this Study has not recommended any new sites in Stoke Golding, opportunities to deliver smaller workspace (units up to 200 sqm each) are encouraged, to meet needs.</p> <p>It must be noted, however, that Stoke Golding is only some 2 km north of the A47 employment cluster of Hinckley town, and has reasonable access to MIRA. Delivery of the SUE employment land at Barwell would also benefit Stoke Golding.</p>

Source: BE Group, 2019

11.0 RECOMMENDATIONS

Introduction

- 11.1 This section sets out the consultants' recommendations arising from the Employment Land and Premises Study. The recommendations in this report have had full regard to the requirements of the NPPF to encourage and deliver growth through the planning system.

Employment Land Supply

Recommendation 1 – Employment Land Provision Definition

- 11.2 It is recommended that the current available land supply in Hinckley and Bosworth be defined as:
- Four strategic areas, with extant planning consents, totalling 98.05 ha
 - Four local areas, with extant planning consents (plus overlap with strategic at Hinckley Park), totalling 11.69 ha
- 11.3 Two further future sources of local employment land have also been identified:
- The Barwell SUE (6.2 ha) – Considered the most deliverable of the two SUE proposals at the time of writing
 - Proposed site for Development South of Station Road, Market Bosworth (up to 1 ha) – Identified for mixed use development in the adopted Market Bosworth Neighbourhood Plan.
- 11.4 These total 116.94 ha, comprising 98.05 ha of strategic land (84.2 percent) and 18.89 ha of local land and are discussed in Section 6.0.

Recommendation 2 – Employment Sites and Areas to be Retained

- 11.5 The Employment Sites' assessment (Section 6.0) identifies 28 Category A key/flagship locations. Within these Category A sites, only applications for B class use should be permitted. Non - B Class uses should only be allowed if an applicant can demonstrate exceptional circumstances and that the proposals will not have a significant adverse impact on surrounding local uses. The use for employment purposes other than B class uses may be appropriate but only if it can be shown that the use provides on-site support facilities or demonstrates an economic

enhancement over and above B class uses. Such development should however not prejudice the efficient and effective uses of the remainder of the employment site.

- 11.6 Exceptionally, uses which have trade links with employment uses or are un-neighbourly in character (such as car showrooms, tyre and exhaust centres, or trade counters) may be permitted on local employment sites which have good access to a range of sustainable transport options. These employment sites comprise the 54 Category B assessed sites detailed in Section 6.0 and Appendix 7.
- 11.7 Generally, this policy approach should be maintained for both upper and ground floors of premises. However, although there may be some pressure to allow under used upper floors to be used for non- B Class uses, where visual and other impacts may be reduced, such changes of use would generate precedents for conversions on lower floors as well. Thus, such changes of use should also be avoided without exceptional circumstances being demonstrated.
- 11.8 Where non- B Class uses are proposed for, or within, Category B sites then Hinckley and Bosworth Borough Council should require the applicants to demonstrate that:
- The site/premises are no longer suitable or reasonably capable of being redeveloped for employment purposes, and
 - The site/premises has been proactively marketed for employment purposes for a reasonable period of time (a minimum of twelve months) at a reasonable market rate (i.e. rent or capital value) as supported through a documented formal marketing strategy and campaign, or
 - There will be a significant community benefit which outweighs the impact of losing the employment site/premises.
- 11.9 At Appendix 9 Developer Marketing Standards are set out that provide the template for delivering the evidence that premises or sites have been appropriately marketed without success. Whilst these are primarily directed at B Use Class situations they are equally applicable to other property types e.g. public houses, community facilities, etc.
- 11.10 For Hinckley and Bosworth's 32 Category C Employment Sites, a more flexible approach could be taken to help facilitate a broad range of economic development, which is vital for the future sustainability and development of the local area's economy. In some cases, the size, location and characteristics of a site may mean

that a more intensive mixed-use development could provide greater benefit to the local community, in terms of addressing local needs, than if the site was retained solely in employment use. However, Hinckley and Bosworth Borough Council should look to ensure that any proposal for mixed-use redevelopment (incorporating both employment and non-employment uses) must retain an equivalent amount of jobs on the site. Where a site is vacant or underused then consideration should be given to its potential for job creation rather than the existing number of jobs. The Council should also ensure that any such use (for example a noise sensitive use such as residential) does not prejudice the future operation of adjacent or adjoining employment uses.

11.11 Hinckley and Bosworth Borough Council should also recognise the increasing level of precedents of non-B use employment activity provision within employment sites across the UK. Sui generis uses, such as vets practices, and D1 non-residential institutions including training centres, nurseries/children's play facilities and activity centres do generate employment opportunities. Such applications within the Borough should be treated on their individual merits, including employment outputs, but should be restricted to the Category B or C Employment Sites.

11.12 It is suggested that in terms of protecting employment sites that do not sit within Employment Sites, the redevelopment of employment land and premises for non-employment uses be allowed in the following circumstances:

- The present (or previous, if vacant or derelict) use causes significant harm to the character or amenities of the surrounding area, and it is demonstrated that no other appropriate viable alternative employment uses could be attracted to the site, or
- Mixed-use redevelopment would provide important community and/or regeneration benefits with no significant loss of jobs, potential jobs, and the proposed mix of uses accords with other planning policies.

11.13 This advice is offered without consideration of other planning, traffic/highways issues, etc. which might render some uses or mixed use developments inappropriate on particular employment sites. It is clearly for Hinckley and Bosworth Borough Council to judge proposals on their merits taking account of these factors. In the Employment Site proformas (see Appendix 7) BE Group has suggested indicative proportions of floorspace/site area that should be retained for employment use and (where relevant)

indicative proportions that could be redeveloped for non-employment uses. This represents the situation and requires monitoring over the Local Plan period.

11.14 If land within Category B Employment Sites or Employment Sites (allocations) outside Employment Sites is lost to other uses – other than those Category C designated lower quality sites – then an equivalent amount of land should be identified elsewhere (by the applicant in conjunction with the Council) to ensure a sufficient overall land supply in the Borough is maintained.

Recommendation 3 – Future Employment Land Provision

11.15 Four Scenarios based on the forward projection of Take Up have been developed, incorporating a buffer:

- Scenario One, Strategic/Local Projection Incorporating All Take Up: 62.48 ha - 116.94 ha (realistic supply, strategic and local combined) = **54.46 ha (supply surplus)**
- Scenario Two, Strategic/Local Projection Incorporating Development on New Employment Areas Only: 30.14 ha - 116.94 ha (realistic supply, strategic and local combined) = **86.80 ha (supply surplus)**
- Scenario Three, Local Projection Incorporating All Take Up: 38.50 ha – 18.89 ha (realistic supply, local only) = **19.61 ha (further need)**
- Scenario Four, Local Projection Incorporating Development on New Employment Areas Only: 13.20 ha – 18.89 ha (realistic supply, local only) = **5.69 ha (supply surplus).**

11.16 Given prospects for strategic-led growth on both previously developed and new employment areas, combined with local businesses **it is the recommendation of this study that Scenario One, Strategic/Local Projection Incorporating All Take Up be used as the preferred of the four.**

11.17 The forecasts of industry sector activity (jobs), suggest land needs of -9.17 ha to -29.39 ha to 2036 under a Policy-Off scenario. However, BE Group does not recommend that the economic forecasts be the basis for defining employment land need. This is because the forecasts represent the absolute minimum amount of land required to accommodate the activities of different industry sectors. Other issues include:

- That within sectors expected to decline (particularly manufacturing) there will still be businesses that will grow and expand

- That there will be local market churn
- That there will be a need to maintain a choice of supply by size, type, location and quality of sites and premises for businesses at differing levels of their maturity
- That there should be a continuing forward supply to accommodate area development beyond 2036
- The level and nature of the existing employment land supply.

11.18 The Oxford Economics forecasting also appears pessimistic in that it suggests that overall jobs growth in the Borough over the next 17 years will be far lower than the growth that has been achieved since 1996. Certainly, both stakeholder consultations and data sources indicate strong growth aspirations in the local manufacturing sector, logistics and in many service sectors as well. The Borough should aspire to match (and exceed) the economic growth it has achieved in the recent past.

11.19 **It is recommended that Hinckley and Bosworth Borough Council use the roll forward of historic take-up as the main measure of the Borough of Hinckley and Bosworth's future land needs for the period up to 2036 (see Table 51). Specifically, the Council should use Scenario One, Strategic/Local Projection Incorporating All Take Up, which is based on the Borough's full land take up since 1996 and forecasts both strategic and local needs.**

11.20 **This indicates a need of 62.48 ha over 2019-2036. The figure is inclusive of a five-year buffer in supply to reflect a choice of sites by size, quality and location and to provide a continuum of supply beyond the end of the 2036.**

11.21 It is difficult to make definitive comments on the split between strategic and local need, given that historic evidence on strategic take up is based on the completion of a single multi-phase scheme. The picture will likely be different in a few years when the other strategic schemes of the Borough have recorded completions. However, the available data still shows that a large majority of past take up in the Borough has been for local employment uses, while only 10.7 percent of the current employment land supply is aimed at meeting local needs. Thus, there is a case for the Council to allocate more local land supply, above current OAN levels, to address this supply gap. This is particularly true in the main settlement area of Hinckley/Burbage/Barwell/Earl Shilton, where there is a strong lack of local supply. Justification for this is provided at Recommendation 5.

Table 51 – Hinckley and Bosworth Borough Land Forecast Models – Summary

Model	A: Land Need 2019-2036, ha	B: Buffer (further need accounting for Losses) ha	A+B=C: Total Need, ha	D: Land Stock 2019, ha – Strategic and/or Local Supply	C-D=E: Surplus (Shortfall), ha	Assumptions
Model One: Historic Land Take-Up (Land Based)						
Scenario One, Strategic/Local Projection Incorporating All Take Up	48.28	14.20	62.48	116.94 Strategic/ local supply	54.46	23 years take-up of 2.84 ha/year,
Scenario Two, Strategic/Local Projection Incorporating Development on New Employment Areas Only	23.29	6.85	30.14	116.94 Strategic/ local supply	86.80	23 years take-up of 1.37 ha/year
Scenario Three, Local Projection Incorporating All Take Up	29.75	8.75	38.50	18.89 Local supply	(19.61)	23 years take-up of 1.75 ha/year. Exclusive of take-up at Hinckley Commercial Park
Scenario Four, Local Projection Incorporating Development on New Employment Areas Only	10.20	3.00	13.20	18.89 Local supply	5.69	23 years take-up of 0.60 ha/year. Exclusive of take-up at Hinckley Commercial Park
Model Two: Employment Based Forecast (Job Based)						
Employment based on adjusted stock – Policy Off Model	1) 6.29 Growth 2) (11.10) Change	1) 2.83 2)N/A	1) 9.12 2) (11.10)	18.89 Local supply	1) 9.77 2) 29.99	Based on 1) projected growth sectors 2) projected employment change across sectors local growth only

Source: BE Group, 2019

Recommendation 4 – Protecting Employment Areas

11.22 While an allowance for land losses is made and some surplus is shown, it is clear that the bulk of Hinckley and Bosworth’s land supply is required to meet needs.

- 11.23 **Protection of the remaining undeveloped employment land for B1/B2/B8 development thus needs to be considered a policy priority. Further losses in the land supply, to alternative uses, should be resisted.**

Recommendation 5 – Allocate Additional Employment Land to Meet Local Needs

- 11.24 It is difficult to provide a specific figure on local verses strategic needs. As noted in Recommendation 4, while the forward projection of current take up data suggests that 80 percent of the identified supply should be of a local nature (50 ha or 31 ha less the current local supply), the strategic element of the take up data is based on the completion of a single multi-phase scheme (Hinckley Commercial Park) which may not be representative. Three other strategic schemes are moving forward in the Borough and will provide completions in the short-medium term. A repeat of the Model One: Historic Take Up (Land Based) exercise in a few years would result in a different strategic/local take up split. Thus, it is **not recommended** that exactly 80 percent of supply, i.e. 50-31 ha, be allocated for local needs as this figure is uncertain a present and will likely be rendered inaccurate by changing data in the short term.
- 11.25 However, other qualitative evidence is available which allows this Study to **recommend that the Borough Council consider some additional allocations, of an indeterminate amount, to meet purely local needs, even though this will exceed overall OAN.** Justifications for this are:
- While the strategic market remains strong, and some big companies are working to meet their own needs, stakeholder consultations and market analysis suggest unmet demand, particularly for small-midsized industrial properties of up to 1,000 sqm to meet local business needs, and units up to 500 sqm for new businesses. Presently available floorspace across the Borough accounts for only 2 percent of total stock, with few sub-200 sqm units on the market and most Employment Sites 100 percent occupied.
 - By sub-area there are clear supply gaps:
 - Hinckley town and Burbage are fully dependant on the local element of Hinckley Park, which may only be delivered as design and build options for companies with the finance to support this. While the reuse of older industrial buildings may provide some options, historically, when such properties have been redeveloped/refurbished locally it has

been for housing and other non B-Class uses. Thus, such windfall options should not be relied upon to address supply gaps

- While long term needs in Barwell and Earl Shilton will be met through the Barwell SUE, delivery of employment premises appears at least a decade away, while development of employment options in the Earl Shilton SUE is uncertain at this time. The small-scale development of employment land at Westfield Farm, Keats Lane, Earl Shilton also appears to be a long term prospect. Stakeholder fora in the area expressed particular frustrations about the lack of available businesses premises here
- In the east of the Borough – Groby, Ratby and Markfield – issues are less urgent as the settlements have good connections to the Bardon employment cluster, Glenfield Park, the M1 and the Leicester Conurbation. However, it is worth noting that local industrial estates are fully occupied, that Ratby has lost most of its in-settlement employment space since 2013 and that development underway/proposed around Bardon is all of a strategic nature
- Rural locations are considered separately in Recommendation 8, but again, outside of some growth potential at Merrylees Industrial Estate, and the long-term potential of an extension to Station Road Industrial Estate, Market Bosworth, options to meet needs are limited.

11.26 In terms of where new land opportunities be considered for, locations which would serve Hinckley town, Burbage and ideally also Barwell and Earl Shilton should be the priority, given the lack of opportunities in these main settlements. Groby, Ratby and Markfield would be secondary priorities for allocations but provision here should still be considered given the lack of local options. Rural needs are considered separately in Recommendation 8.

11.27 Reviewing Call for Sites/SHELAA EOIs, this Study has identified a number of potential sites/areas which could meet the above requirements, subject to consideration of the other planning issues.

Recommendation 6 – Future Reviews

11.28 This report has shown how market conditions in Hinckley and Bosworth are evolving, with a business base seeking growth but limitations on the local supply of land and premises. Strategic developments are proceeding across the county and beyond

while macro-economic conditions may change rapidly following Brexit. In view of these factors, the Borough should review its employment land portfolio at intervals of around five years. This is also in accordance with the NPPF which recommends Local Plan, and evidence base, reviews at least once every five years.

Recommendation 7 – Maintain Awareness of External Influences

- 11.29 As a first point, Hinckley and Bosworth Borough Council must recognise its role, together with the other Leicestershire authorities, in developing the county's economy. In this respect they are interconnected, to varying degrees, on a number of levels.
- 11.30 Discussions with the adjoining local authorities of Leicester and Leicestershire, indicate that they all have sufficient land allocations (both existing and proposed) to meet their projected needs. The exception is Leicester City, where shortages of land and premises are a well understood issue in the Leicester PUA. The need will primarily be met in the strategic employment proposals of Charnwood and Blaby, but the impact will be felt in Hinckley and Bosworth, particularly in Bardon and the east of the Borough. Equivalent excess need in Coventry is expected to be met in Rugby although there will be overlaps between Coventry's motor industry and that of MIRA/Hinckley town.
- 11.31 Across the FEMA and along common strategic road corridors a diverse range of major B2/B8 schemes are being delivered. Most prominent of this is Hinckley National Rail Freight Interchange, proposed at Junction two M69, just east of the Borough boundary. Although a major scheme, with potential, if approved, for over a million sqm of gross floorspace it is rail related thus will have a distinct offer from the road related schemes of Hinckley and Bosworth. Rather it will compete with rail linked schemes in Rugby and at Castle Donington.
- 11.32 Despite the diverse range of logistics facilities proposed, stakeholders remain confident in demand and do not feel that Leicestershire, Warwickshire and the cities are heading to an oversupply. Their remains confidence that the schemes proposed/underway in Hinckley and Bosworth can be occupied, with only the prospect of a disorderly Brexit threatening short-mid term growth prospects. One common concern however is skills shortages as multiple, and growing, schemes compete within a limited local labour pool. This is identified as something that could inhibit growth, at least in the long term.

Recommendation 8 – Development in Rural Areas

11.33 In rural areas demand and need is more geared to the provision of conversion opportunities rather than allocating land. There are however some existing, established, successful industrial estates, and related locations, where providing expansion land is potentially a viable option, to meet both local needs and contribute to wider requirements as discussed above.

Table 52 – Recommendations for Key Rural Service Centres

Rural Service Centre	Comment
Market Bosworth	Adopted Market Bosworth Neighbourhood Plan identifies the option for a 0.5-1 ha extension for Station Road Industrial Estate This has the potential to meet needs but support from the Council and other public parties may be needed, in areas such as marketing, site preparation and negotiating with the owners, to encourage development
Desford	A focus for economic activity in the rural area Consider a small-scale land allocation in this area to meet local needs across a wide catchment. EOI site/areas with potential to meet needs are: <ul style="list-style-type: none"> AS1023: Land corner of Peckleton Lane and Peckleton Common (near Caterpillar), Peckleton, Desford (2.1 ha) AS200: Forest View Farm, Land opposite Caterpillar/Neovia, Desford (72.0 ha, likely 5 ha or less allocation)
Groby	At the strategic level, these towns are served by Bardon, Glenfield Park and the Leicester Conurbation. Locally, existing industrial estates are at capacity, with growth occurring in strategic facilities only However, there are options for growth which would serve Groby, Ratby and Markfield, set out in the EOIs: <ul style="list-style-type: none"> AS1008: Land South of Sacheverell Way, Groby (West of A46 and North of M1) (13.1 ha, likely 5 ha or less allocation) LPR32: Cliffe Slade Farm, Little Shaw Lane, Markfield (21.98 ha). LPR42: Land at Cliffe Lane, Markfield (46.80 ha, overall). Also, AS403: Charnwood Poultry Farm, Thornton Lane, Markfield (2.40 ha), although this would have more of a rural focus.
Ratby	
Markfield	
Bagworth	No additional provision required
Thornton	No additional provision required
Barlestone	Further provision in the Peckleton area of Desford would serve these locations
Newbold Verdon	
Stoke Golding	Opportunities for infill and investment at Willow Park Industrial Estate should be encouraged.

Source: BE Group, 2019

APPENDIX 1

LIST OF CONSULTEES

Appendix 1 – Consultees

Armstrong Logistics
Blaby District Council
CBRE
Charnwood Borough Council
Civil Engineering Training Centre
CJ Upton Holdings
Coventry City Council
DB Symmatry
DPD
Earl Shilton Business Forum
Faulkner & Co Commercial
Harborough District Council
Hinckley and Bosworth Borough Council
Horiba Mira
IM Properties
Innes England
JJ Churchill
Leicester and Leicestershire Local Enterprise Partnership
Leicester City Council
Mather Jamie
McGuinness Waddington Real Estate
Melton Borough Council
Newtown Grange Farm Business Park
North Warwickshire and South Leicestershire College
North Warwickshire Borough Council
North West Leicestershire District Council
Nuneaton and Bedworth Borough Council
Rugby Borough Council
Swan Corporate
Syncreon Automotive
The Nuttall Group
Triumph
Wards/Castle Commercial
Wells McFarlane

NB. In addition the 24 Town and Parish Councils of the Borough were surveyed by letter.

APPENDIX 2

VACANT PROPERTY SCHEDULES

Appendix 2 – Vacant Property Schedules

Table A2.1 – Industrial

Address	Area	Tenure	Size		Price (£/ Sqm)	Agent
			Sqft	Sqm		
Unit 1, Arthur Street	Barwell	Leasehold	8,159	758	32	Faulkner & Co.
Unit 2, 6 Moat Way	Barwell	Leasehold	3,351	311	34	Faulkner & Co.
Unit 1, Sapcote Road Industrial Estate	Burbage	Freehold	2,442	267	£7,100	Wards Commercial
Unit 2, Sapcote Road Industrial Estate	Burbage	Freehold	2,317	215	£7,200	Wards Commercial
Unit 3, Hinckley Business Centre	Burbage	Leasehold	2,152	200	33	Wards Commercial
Clover Park Industrial Estate	Hinckley	Leasehold	1,851	172	73	Wards Commercial
Unit 7-8 Venture Court	Hinckley	Freehold	8,432	783	£690,000	Wards Commercial
Unit 10-11 Venture Court	Hinckley	Freehold	4,997	464	£425,000	Wards Commercial
Unit 13 Harrowbrook Industrial Estate	Hinckley	Leasehold	3,899	362	83	APB Chartered Surveyors
6 Watling Close	Hinckley	Leasehold	4,400	409	71	Andrew & Ashwell
Unit 1 Dodwells Bridge Industrial Estate	Hinckley	Leasehold	2,017	340	POA	Faulkner & Co.
Unit at Dodwells Industrial Estate	Hinckley	Leasehold	1,200	111	POA	McGuinness Waddington Real Estate
Unit 12A, Newton Road	Hinckley	Leasehold	3,627	337	52	Faulkner & Co.
Unit 13, Newton Road	Hinckley	Leasehold	3,899	362	83	APB Chartered Surveyors
Unit 12, Newton Road	Hinckley	Leasehold	4,418	410	49	Faulkner & Co.
Unit 2, Sketchley Lane Industrial Estate	Hinckley	Leasehold	7,000	650	59	Innes England
Unit 3, Sketchley Lane Industrial Estate	Hinckley	Leasehold	7,000	650	59	Innes England
Unit 1 Lime Kilns Business Park	Hinckley	Leasehold	37,000	3,437	POA	McGuinness Waddington Real Estate
Unit 2 Lime Kilns Business Park	Hinckley	Leasehold	26,500	2,462	POA	McGuinness Waddington Real Estate
Unit 27, Hill Lane Close	Markfield	Leasehold	812	75	100	Andrew & Ashwell

Source: Radius Data Exchange, Individual Property Agents Websites, 2019

Table A2.2 – Office

Address	Area	Tenure	Size		Price (£/Sqm)	Agent
			Sqft	Sqm		
Office 2, Desford Hall, Leicester Lane	Desford	Leasehold	1,626	151	162	Wells McFarlane
1st Floor, 10 Station Road	Earl Shilton	Leasehold	2,996	287	68	Faulkner & Co.
1 st Floor, 24 The Hollow	Earl Shilton	Leasehold	903	83	72	Faulkner & Co.
Ground Floor Offices, Station Road	Higham-on-the-hill	Leasehold	354	33	181	Mark Webster/Wards Commercial
Ground floor office Former Triumph Motorcycle Works	Hinckley	Leasehold	5,895	548	108	Wells McFarlane
Windsor Street	Hinckley	Leasehold	630	59	122	Wards Commercial
1 st floor Former Triumph Motorcycle Works	Hinckley	Leasehold	8,381	779	108	Wells McFarlane
Phase 1, Stockwell House	Hinckley	Leasehold	2,912	271	66	Andrew & Ashwell
Phase 2, Stockwell House	Hinckley	Leasehold	3,950	367	65	Andrew & Ashwell
Unit 4, Logix Park	Hinckley	Leasehold	3,637	338	POA	Andrew & Ashwell
Unit 1, Salisbury House, Wheatfield Way	Hinckley	Leasehold	1,478	137	130	APB Chartered Surveyors
Unit 3, Salisbury House, Wheatfield Way	Hinckley	Leasehold	1,488	138	130	APB Chartered Surveyors
Unit 5, Salisbury House, Wheatfield Way	Hinckley	Leasehold	1,631	152	128	APB Chartered Surveyors
Unit 4, Canton House, Wheatfield Way	Hinckley	Leasehold	1,580	147	109	APB Chartered Surveyors
2 Storey office building, Wheatfield Way	Hinckley	Leasehold/Freehold	20,283	1,884	POA	APB Chartered Surveyors
De Montfort House, Leicester Road	Hinckley	Leasehold	867	81	154	Faulkner & Co.
Suite 4, Edwards Centre	Hinckley	Leasehold	375	35	56	Faulkner & Co.
Suite 5, Edwards Centre	Hinckley	Leasehold	429	40	56	Faulkner & Co.
Suite 6, Edwards Centre	Hinckley	Leasehold	679	63	56	Faulkner & Co.
Suite 7, Edwards Centre	Hinckley	Leasehold	585	54	56	Faulkner & Co.
Suite 8, Edwards Centre	Hinckley	Leasehold	483	45	56	Faulkner & Co.
81 Upper Bond Street	Hinckley	Freehold	15,237	1,415	POA	Johnson Fellows & Company
Carr House, Hawley Road	Hinckley	Leasehold	4,038	375	56	Wards Commercial

1 st floor suite St Mary's Road	Hinckley	Leasehold	1,398	130	88	Wards Commercial
1 st floor, Nutts Lane Industrial Estate	Hinckley	Leasehold	1,010	94	64	Wards Commercial
1 st Floor, Bosworth Marina	Market Bosworth	Leasehold	1,990	185	135	Burley Browne

Source: Radius Data Exchange, Individual Property Agents Websites, 2019

APPENDIX 3

EMPLOYMENT AREAS MONITORING APPRAISAL

Appendix 3 – Employment Areas Monitoring Appraisal

- A3.1 The Council track a large number of areas (undeveloped employment land) as part of its annual monitoring. However, an assessment of them indicates that some are to be excluded on the basis that they are below the 0.25 ha threshold (contained in the Planning Practice Guidance '*Housing and Economic Land Availability Assessment*'), mainly comprise non B-Class development, or refer to building conversions/rebuilds with negligible employment land gain. Consents for minor works, which provide for neither new development or premises conversions, are not considered in here. In addition, this section looks at possible *gains* in employment land, planning consents which will result in the *loss* of employment land to other uses, e.g. office to residential conversions, are not reviewed here.
- A3.2 Where the employment element forms just part of a wider mixed-use scheme, the proposed employment floorspace has been given an equivalent employment land figure using a multiplier of 3,900 sqm/ha. This equates to a typical industrial estate/business park development density for both office and industrial schemes.
- A3.3 This appendix outlines the assumptions made about areas included in the Council's monitoring records, explaining why certain areas have been deleted or why revised area areas have been used.

Table A3.1 – Employment Areas Monitoring Appraisal

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
Employment area	Land East of Hinckley Island Hotel, Watling Street, Burbage (Hinckley Park)	54.22 Gross 31.03 Net	121,033	New B2/B8 facility providing 121,033 sqm of floorspace, on a greenfield area. Included in employment land schedule
Employment area (specialised)	MIRA Ltd, Watling Street, Higham on the Hill	34.03	132,716	Substantial mixed-use scheme incorporating 132,716 sqm of office, research and manufacturing facilities This floorspace proposed will only require 34.03 ha at a development density of 3,900 sqm/ha Included in employment land schedule
Employment area	Former Nailstone Colliery (Interlink South)	29.78	116,129	93,193 sqm of B2/B8 floorspace is proposed, and up to 116,129 sqm is understood to be possible This will require 29.78 ha at a development density of 3,900 sqm/ha

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				Included in employment land schedule
Employment area	Battleflat Lodge Farm, West Lane, Stanton Under Bardon (Mountpark Bardon II)	29.39 (reduced to 20.89, excluding land in NW Leics. District)	119,523	119,523 sqm of new build B2/B8 accommodation, comprising 2-3 units, on a greenfield area. Included in employment land schedule
Employment area	Merrylees Industrial Estate, Leese, Desford	2.57	N/A	Redevelopment of a vacant area to accommodate the delivery, storage and filling operations of up to 1,400 tonnes of liquefied petroleum gas (LPG) and additional storage (in road tankers) of up to 120 tonnes of liquefied natural gas (LNG), demolition of existing filling building and offices and erection of a new cylinder filling building and office and staff facilities building Included in employment land schedule
Employment area	Beveridge Lane, Interlink Distribution Park, Stanton under Bardon	1.22	12,200	Development of 12,200 sqm of B1/B2/B8 units Some of this will be in adjoining in North West Leicestershire Included in employment land schedule
Employment area	Westfield Farm, Keats Lane, Earl Shilton	0.06	2,043	Proposed for 2,043 sqm of B1(c) light industrial units, as part of a wider mixed-use scheme with housing. Included in employment land schedule
	FP McCann, Brascote Lane, Cadeby	0.47	1,820	Factory extensions and new concrete mixing plant providing 1,820 sqm of additional floorspace Included in employment land schedule
Employment area (Retrospective)	The Midland Studio College, London Road, Hinckley	0.35	990	Change of use of redundant college to offices (B1). Application is retrospective and conversion has taken place. Thus, not future development land/property Excluded
Building Conversion	Magistrates Court, 24 - 28 Upper Bond Street Hinckley	0.21	836 per floor, 1,672 overall	Change of use from D1 Magistrates Court to Financial Services The proposal would provide 1,672 sqm of B1(a) office space, which will be for the exclusive use of the Hinckley and Rugby Building Society and not available to meet the needs of other occupiers. The floorspace is spread over two floors, equating to a site area of 0.21 ha

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				For these reasons, the area is excluded
Employment area	Old Sketchley Garage, Rugby Road, Burbage	0.20	830	Demolition of former DM Rock & Sons Garage and Johnsons Dry Cleaners and the redevelopment for mixed uses. Of the 1,766 sqm proposed, only 830 sqm is potentially proposed for B8 uses 0.20 ha reflects B-Class employment floorspace gained Below 0.25 ha threshold Excluded
Building Conversion	Drayton Grange Farm, Drayton Lane, Fenny Drayton	0.13	500	Change of use of part of a building of 500 sqm from agricultural use to a storage and distribution (B8) use 0.13 ha reflects B-Class employment floorspace gained Below 0.25 ha threshold Excluded
Building Conversion	Lea Grange Farm, 11 Twycross Lane, Orton On The Hill, Atherstone	0.10	405	Change of use of agricultural building to storage/distribution (Use Class B8) of 405 sqm. 0.10 ha reflects B-Class employment floorspace gained Below 0.25 ha threshold Excluded
Building Conversion/ Expansion	Unit 1, Harrowbrook Road, Hinckley	0.07	290	Erection of additional internal office space, a 290 sqm net gain 0.07 ha reflects B-Class employment floorspace gained Below 0.25 ha threshold Excluded
Building Conversion	1 Lutterworth Road, Burbage	0.04	155	Change of use to offices (Use Class B1(a)) of 114 sqm, amended in a further consent to 155 sqm 0.04 ha reflects B-Class employment floorspace gained Below 0.25 ha threshold Excluded
Building Conversion	1 Maynard House, 331 Station Road, Bagworth	0.04	145	Change of use of Units 1, 2 and 3 to retail (Use Class A1) and subdivision of Unit 1 to create Units 4 and 5 for storage/distribution (Use Class B8) The B-Class floorspace gain is 145 sqm 0.04 ha reflects B-Class employment floorspace gained Below 0.25 ha threshold Excluded
Employment area	6 Lakeside Court, Maple Drive, Hinckley	0.04	170	Extension of warehouse unit linking units 5&6 The B-Class floorspace gain is 170 sqm 0.04 ha reflects B-Class

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				employment floorspace gained Below 0.25 ha threshold Excluded
Employment area	JJ Churchill, Station Road, Market Bosworth	0.03	102	Extension to side of factory to provide a cooling plant The B-Class floorspace gain is 102 sqm 0.03 ha reflects B-Class employment floorspace gained Below 0.25 ha threshold Excluded
Employment area	Brookfield, Brookfield Road, Burbage	0.03	120	Erection of industrial unit for Storage (Class B8) The B-Class floorspace gain is 120 sqm 0.03 ha reflects B-Class employment floorspace gained Below 0.25 ha threshold Excluded
Building Conversion	Bijou Stables, Brascote Lane, Cadeby	0.02	94	Change of use of agricultural building to workshop of 94 sqm 0.02 ha reflects B-Class employment floorspace gained Below 0.25 ha threshold Excluded
Employment area	23 Newbold Road, Kirkby Mallory	0.10	225	Erection of warehouse building and formation of additional car parking area Below 0.25 ha threshold Excluded
Employment area	9 - 11 High Street, Earl Shilton	0.003	14	Proposed extension to provide meeting room to existing facilities at R.E.S.L. storage building and showroom The B-Class floorspace gain is 14 sqm 0.003 ha reflects B-Class employment floorspace gained Below 0.25 ha threshold Excluded
Building Conversion	Kirby Grange Farm, Taverner Drive, Ratby	-	-	The change of use of the existing storage unit on the area from use class B1 (a) offices and class B8 storage to class B2 for the servicing, MOT and repair of motor vehicles. This means there is no net loss or gain of employment land (property was in employment use and remains so) For this reason the area is excluded
Building Conversion	Kirby Grange Farm, Taverner Drive, Ratby	-	-	The change of use of the existing storage unit on the area from use class B1 (a) offices and class B8 storage to class B2 for the

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				servicing, MOT and repair of motor vehicles. This means there is no net loss or gain of employment land (property was in employment use and remains so) For this reason the area is excluded
Building Conversion	Unit 2 Logix Road Burbage	-	-	Part change of use from storage and distribution (B8) to offices (B1) This means there is no net loss or gain of employment land (property was in employment use and remains so) For this reason the area is excluded
Lawful Development Certificate	Beyond Storage, Henwood Farm, Merrylees Road, Thornton	-	-	Use of land for siting of storage containers for rental for domestic and commercial storage purposes. This use has been in place since 2005, thus not new development for the Borough For this reason, the area is excluded
Lawful Development Certificate	Wharf House, Wharf Lane, Sutton Cheney	-	-	Certificate of existing lawful development for the erection of a workshop and use of the workshop and yard for motor repairs and sales This use has been in place since 1988, thus not new development for the Borough For this reason, the area is excluded
Minerals Application	Forterra Building Product, Desford Brick Works, Heath Road, Bagworth	-	-	New brickworks facility as part of extended quarry workings Excluded as a minerals processing facility
Non B-Class Development/ Conversion	Bosworth Marina, Carlton Road, Market Bosworth	-	-	Change of use of first floor from cafe to offices, which are identified as being for A2 use in the application No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	B.T. Radio Station, Whitwick Road, Copt Oak, Markfield	-	-	Erection of portal framed building for rigging training (use class D1) No B-Class development/conversion proposed For this reason, the area is excluded
Non-B-Class Development/ Conversion	Land North East Of Triumph Motorcycles, Dodwells Road,	-	-	Erection of up to 850 dwellings, 500 sqm of retail units, a primary school, community facilities including sports pitches, parkland, children's play

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
	Hinckley			areas, allotments, sustainable urban drainage systems, a new access and associated infrastructure Major development but no B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	1A New Buildings. Hinckley	-	-	Subdivision of retail unit and part change of use from Class A1 to Class A3 No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Cold Comfort Farm, Rogues Lane, Hinckley	-	-	Change of use to a dog day care centre No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	32 - 34 Main Street, Ratby	-	-	Change of use from retail shop (use class A1) to cafe/sandwich bar (use class A3) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	16B Rugby Road, Hinckley	-	-	Change of use from A1 to A3 No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	H J Hall and Son, 57 Coventry Road, Hinckley	-	-	Erection of a retail foodstore (use class A1) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Land at Holliers Walk, Hinckley	-	-	Proposed food retail store (use class A1) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	69 Ashby Road, Hinckley	-	-	Change of use from dwelling to dental surgery No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Land Adjacent The Wharf, Fenn Lanes, Dadlington	-	-	Fish farm comprising the construction of fish breeding and stocking pools and the erection of an associated fish rearing and storage building No B-Class

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				development/conversion proposed, i.e. agricultural development For this reason, the area is excluded
Non B-Class Development/ Conversion	Fields Farm, Ambion Lane, Sutton Cheney	-	-	Change of use of woodland area to glamping area including associated huts, bell tents and associated kitchen/shower blocks, parking and access tracks No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Forest View Farm, Peckleton Lane, Desford	-	-	Change of use of land for the storage of 121 touring caravans, associated operational development No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	111 Wykin Road, Hinckley	-	-	Part change of use from retail (A1) to hot food takeaway (A5) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Dadlington House Farm, Shenton Lane, Dadlington	-	-	Change of use of existing farm building to three holiday lets No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	48 Druid Street, Hinckley	-	-	Part change of use from retail to cafe and music bar (mixed A3/A4 use) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	188 High Street, Earl Shilton	-	-	Change of use from hairdressers (Use Class A1) to a dog groomer (Sui Generis) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	3 Main Street, Market Bosworth	-	-	Change of use from retail and residential to bed & breakfast accommodation (Use Class C1) and change of use and extension of existing outbuilding for use as a holiday let accommodation No B-Class development/conversion proposed For this reason, the area is excluded

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				excluded
Non B-Class Development/ Conversion	The Bungalow, 73A Middlefield Lane, Hinckley	-	-	Change of use from residential bungalow to dementia day care business. No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	38 - 40 New Street, Earl Shilton	-	-	Change of use of retail unit to residential apartment No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	4 Edwards Centre, Regent Street, Hinckley	-	-	Change of use from A1 shop to nail and beauty salon (sui generis) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	16A Rugby Road, Hinckley	-	-	Change of use of shop unit 16A from Retail (A1) to Restaurant/Fast Food Kiosk (A3/A5) with new shop front for Unit 16A. No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	20 Clifton Way, Hinckley	-	-	Change of use of vacant retail unit (A1) to a place of worship and associated uses (D1) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Indian Fusion, 123 Main Street, Markfield	-	-	two storey building with restaurant (A3) on the ground floor to used in conjunction with existing restaurant and one flat on first floor (C3) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	3 Main Street, Market Bosworth	-	-	Change of use from residential to bed & breakfast accommodation (Use Class C1) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	5 Stockwell Head, Hinckley	-	-	Change of use from first floor storage room (associated with ground floor A1 unit) to Tattoo Studio (Sui Generis) No B-Class

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Red Lion, Atherstone Road, Pinwall, Atherstone	-	-	Change of use of public house to a single dwelling, demolition of the adjoining outbuildings and the erection of four new dwellings and garages No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Berryfield, 7 Main Road, Twycross Atherstone	-	-	Class Room Extensions B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Gopsall Hall Farm, Gopsall Estate, Twycross, Atherstone	-	-	Conversion of existing barn to form leisure facilities and siting of 16 touring caravan pitches and 6 glamping pitches in association with the existing camping and caravanning area No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	30 Forresters Road, Burbage	-	-	Change to use of detached garage from residential to a reflexology treatment room No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	King William 1, The Hollow, Earl Shilton	-	-	Conversion of public house to 11 apartments and associated first floor side and rear extension No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	45 Rugby Road, Hinckley	-	-	Single storey rear extension to Chiropody practice to provide three new treatment rooms and extended reception area with loft storage and staff room No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	1A King Street, Hinckley	-	-	Change for use from residential flat to beauty salon (sui generis) No B-Class development/conversion proposed For this reason, the area is

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				excluded
Non B-Class Development/ Conversion	11 Coventry Road, Hinckley	-	-	Change of use from employment agency (A2) to fitness centre (D2) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Cottage Farm, Cottage Lane, Norton Juxta Twycross, Atherstone	-	-	Change of use and conversion of agricultural building to holiday let accommodation No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Flat 1, 34 Leicester Road, Groby	-	-	Change of use from residential (C3) to laser, skin and health clinic (Sui Generis) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Building D, Britannia Buildings, Coventry Road, Burbage	-	-	Change of Use from a D2 to a Creche/ Nursery (Sui Generis) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	154 Sapcote Road, Burbage	-	-	Change of use for the erection of boarding cattery No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	3 The Horsefair, Hinckley	-	-	Change of use from estate agents (use class A2) to training academy (use class D1) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	21 Regent Street, Hinckley	-	-	Change of use of ground floor from hot food takeaway (A5) to a taxi office (Sui Generis) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Rods and Reels, 67 - 69 Netherley Road, Hinckley	-	-	Change of use to Beauty Salon No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	61 Stockwell Head, Hinckley	-	-	Change of use to place of worship with associated rooms and offices and associated community uses

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				(Class D1) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	5 Chapel Street, Barwell	-	-	Change of use to massage and beauty parlour No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Visitors Centre, Burbage Common Road, Hinckley	-	-	Change of use from exhibition hall (D1) to a mixed use of exhibition hall and cafe (sui generis) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	291 Watling Street, Nuneaton	-	-	Change of use from C2 Residential Institution to C1 Hotel No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	115 High Street, Earl Shilton	-	-	Change of use of first floor to 3 no. apartments and ground floor to mixed retail and cafe No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	10 Priory Walk, Hinckley	-	-	Change of use of ground floor to a private tuition centre (use class D1) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	12 Keats Lane, Earl Shilton	-	-	Change of use of existing building to airsoft centre (D2 use class) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	4 Wheatsheaf Courtyard, Market Bosworth	-	-	Change of use of first floor to health and beauty salon No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Oak Farm Park, Heath Road, Bagworth Heath, Bagworth	-	-	Change of use of area to a special education needs school including replacement building and refurbishment and extensions to existing steel framed farm buildings to provide classrooms, teaching

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				workshops, associated offices No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	Manor Farm Cottage, Bosworth Road, Wellsborough	-	-	Change of use of stables to shop (Use Class Sui Generis) No B-Class development/conversion proposed For this reason, the area is excluded
Non B-Class Development/ Conversion	76 Coventry Road, Hinckley	-	-	Change of use from A1 Retail to C3 Flat Studio No B-Class development/conversion proposed For this reason, the area is excluded
Rebuild/Retention	Ratby Burroughs, South Burroughs Road, Ratby	-	-	Retention of land for paintballing, which has been in that use since 1991 Retention of existing facility, no new employment land created Excluded
Rebuild/Retention	Bradgate Landfill Area, Bradgate Hill, Groby	-	-	Retention of an existing electricity generating compound, plus some infrastructure developments Retention and upgrade of existing facility, no new employment land created Excluded
Retention	Ellistown Concrete Works, Whitehill Road, Ellistown	-	-	Extension of the period for the operation of an existing concrete works, which falls largely outside of the Brough. Also 1 additional concrete mixing plant to include mixing unit, storage silos, feed conveyor and loading hoppers Excluded
Retention	Basin Bridge Farm, Basin Bridge Lane, Stoke Golding	-	-	Extension of the period for the operation of an existing solar farm, which is already in existence Excluded
Retention	Hall Farm, Main Street, Newbold Verdon	-	-	Extension of the period for the operation of an existing solar farm, which is already in existence Excluded
Temporary Facilities	Neovia Logistics Services (UK) Ltd Peckleton Lane Desford (2017 and 2018 Consents)	-	-	Erection of two and four temporary aluminium A-frame storage structures Non-permanent developments For this reason, the area is excluded
Temporary Facilities	17 Merrylees Industrial Estate, Leese, Desford	-	-	Siting of four portable buildings as offices (B1) Non-permanent developments

Category	Address	Area Size, ha	Floorspace, Sqm	Comment
				For this reason, the area is excluded

Source: BE Group/H&BBC, 2019

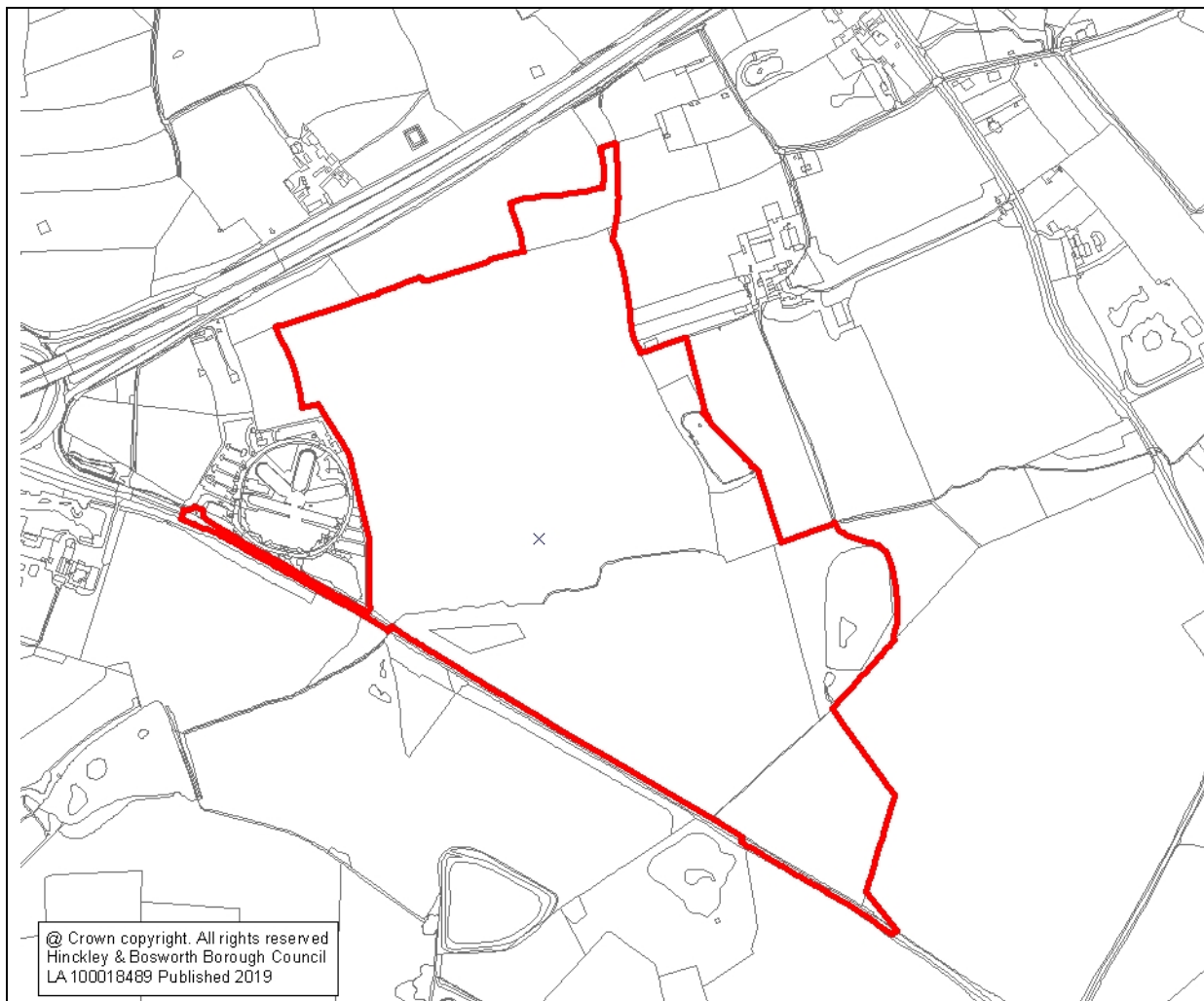
APPENDIX 4

EMPLOYMENT AREA PROFORMAS

Appendix 4 – Employment Area Proformas

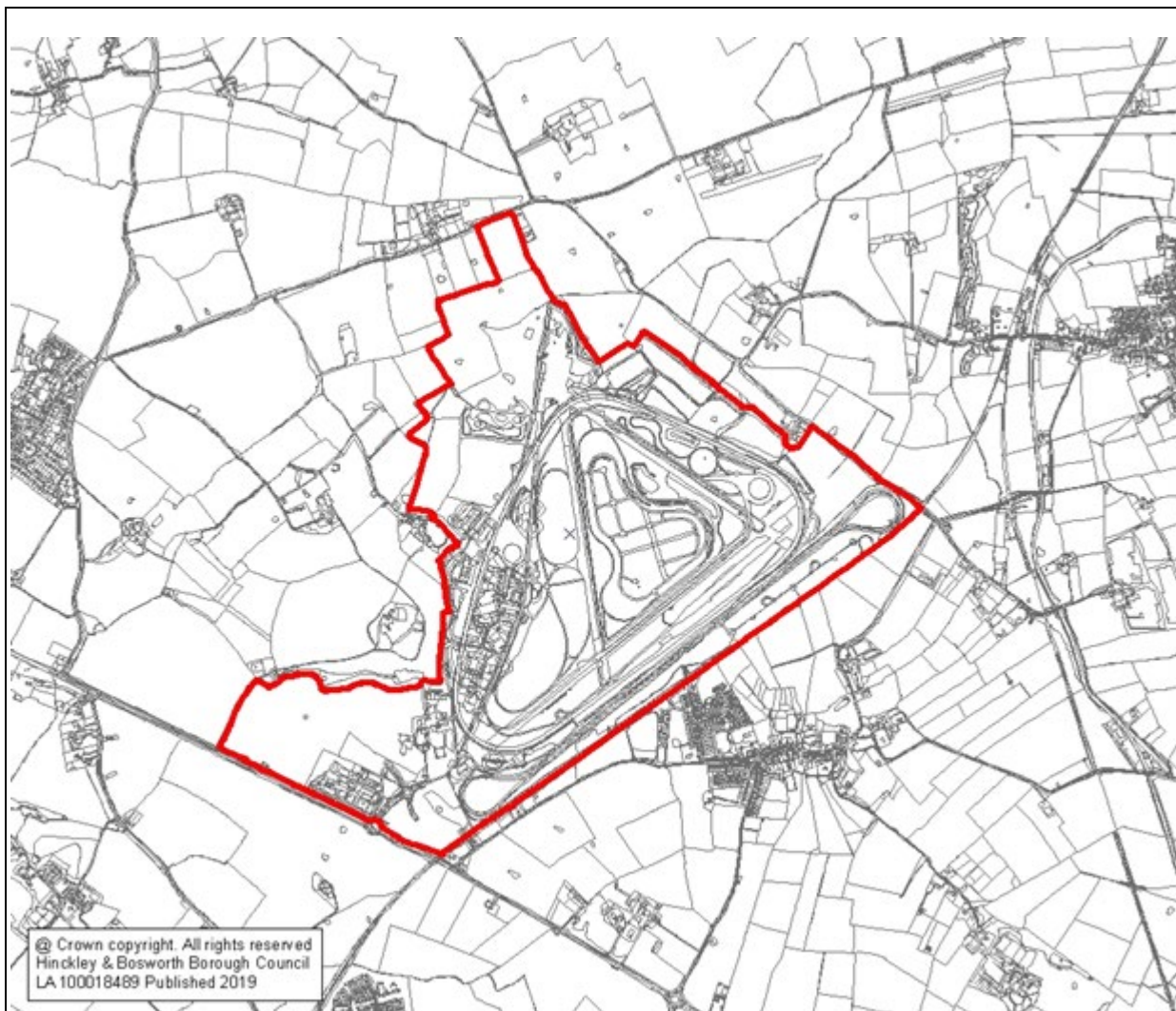
- A4.1 The employment land area proformas relate to undeveloped land (or a significant redevelopment opportunity) which are either allocated for employment purposes or has the benefit of (outline or full) planning permission for B1/B2/B8 use. It splits the supply into strategic options, i.e. the B2/B8 developments such as Hinckley Park, which will be marketed at the regional level, and the local areas. These proformas are linked to the analysis in Section 6.0 of the main Employment Land and Premises Review document.
- A4.2 The employment land area proformas are different to the Employment Site Assessments included at Appendix 7, in that the latter refers to existing development and buildings. However, it should be noted that an employment area can be included within an Employment Site, for example the MIRA employment area is included with the Employment Site 'MIRA, Watling Street, Higham on the Hill'.

Strategic Supply



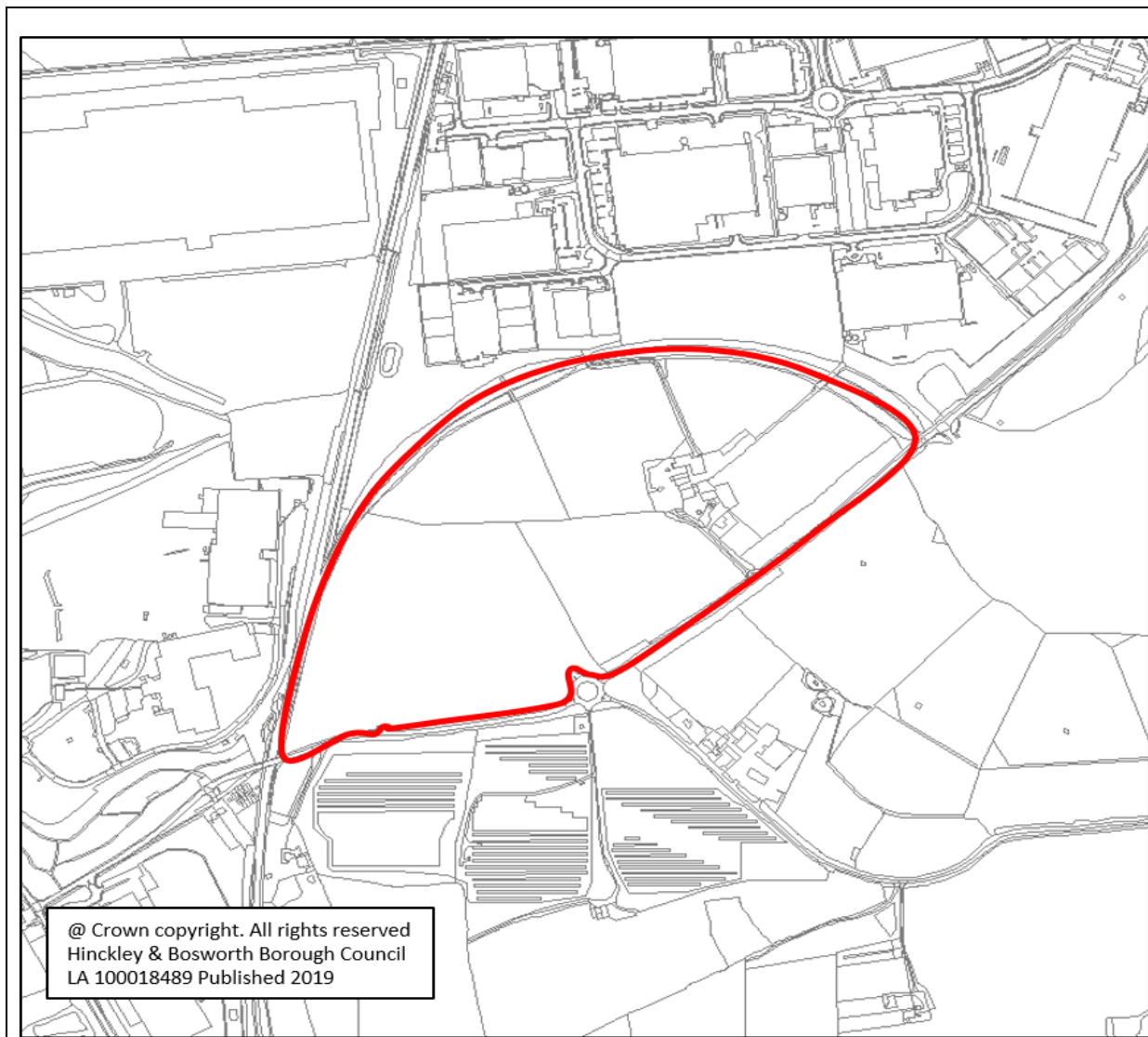
Name	Land East of Hinckley Island Hotel, Watling Street, Burbage (Hinckley Park)
Description	Greenfield agricultural land located off the A5, close to Junction 1 with the M69, south of an existing hotel. Land under development for a major B2/B8 scheme serving the wider region, but with an emphasis on providing small/mid-size units to meet local/sub-regional needs.
Size, ha	54.22 Gross 31.03 Net (of which some 7.3 ha is primarily local in nature)
Current use	Agricultural/development land
Market availability	Premises on the market with: <ul style="list-style-type: none"> • CBRE • Avison Young • Wells McFarlane DPD now secured as occupier for the 29,563 sqm unit in the south Other units on the market and seeing demand from a diverse group of local and regional/ national operators.
Planning status	Hybrid planning consent (App. No. 17/01043/HYB) comprising: <ul style="list-style-type: none"> • Full Application for a 29,563 sqm storage and distribution facility (Use Class B8), including ancillary offices, salt barn, tyre and vehicle storage unit, vehicle maintenance unit, canteen and security office, service yard with HGV parking, car parking, landscaping, and other associated development, a 49,470 sqm industrial/storage and distribution unit (Use Class B1c/B2/B8) including ancillary offices, service yard and HGV parking, car

	<p>parking, landscaping, and other associated development, creation of a new access from the A5, internal spine road and associated infrastructure including earthworks, a new substation and substation access from the A5, and temporary construction access from the A5</p> <ul style="list-style-type: none"> • Outline application with all matters reserved except for access, for up to 42,000 sqm of Use Class B1(c), B2 and B8 floorspace, including ancillary offices, service yards and HGV parking, car parking, landscaping, and other associated development.
Proposal	<p>121,033 sqm of consented space overall. Comprising:</p> <ul style="list-style-type: none"> • 29,563 sqm storage and distribution unit – Unit currently under development. DPD have already committed to the area and will be opening the largest automated parcel depot in Europe in 2020 • 49,470 sqm industrial/storage and distribution unit (Hinckley 532) – Unit is under development as a speculative scheme, due for completion in 2020 • 42,000 sqm of Use Class B1(c), B2 and B8 floorspace – Consented in outline, developer IM Properties have yet to decide whether the development shall be speculatively built or offered on a Design and Build basis. Development will be for smaller units of 465 – 1,860 sqm, in order to suit a range of occupier needs throughout Hinckley and Bosworth and in adjoining areas. Extending to 7.3 ha, this land can thus be considered to be local, or at least sub-regional supply, rather than being strategic in nature.
Constraints	<ul style="list-style-type: none"> • Area is located close to the Grade II Listed South Lodge Cottage to Burbage House, the Grade II Listed Former North Lodge to Burbage House and the Grade II Listed Milepost at NGR SP 4540 9052, which lie approximately 550 metres to the east • Soar Brook and some joining small areas of flood risk pass through the area • Some areas at risk of groundwater flooding.
Comments	<p>The strategic elements are actively being delivered. Delivery of the local/sub-regional premises will depend on whether the scheme is developed speculatively or as design and build options. If the latter occurs a longer timeframe for completion, up to decade or more, is likely.</p>
Planning Issues	In Countryside
Likely development potential	Industrial/warehouse (strategic and local)
Availability, years	0-5 Strategic 5-10 Local



Name	MIRA Ltd, Watling Street, Higham on the Hill
Description	Major science park, comprising a range of manufacturing and office/laboratory facilities, along with test track facilities, located north of the A5 at the boundary with North Warwickshire
Size, ha	34.03 (some 22.13 ha remains in 2019)
Current use	Mixed science park and manufacturing facilities, alongside an automotive test track
Market availability	Land and premises currently on the market with Horiba MIRA
Planning status	<p>It has outline planning permission (App No. 11/00360/OUT, plus various Discharge of Conditions Consents) for a business technology campus comprising a MIRA headquarters facility; 132,716 sqm of office, research and manufacturing facilities; a 4,500 sqm C1 hotel; 500 sqm of A1 retail; 1,000 sqm of A3 restaurants and cafes and 1,000 sqm of D2 indoor and outdoor leisure in the southern part of the estate which fronts the A5.</p> <p>In late 2018, MIRA also received consent for “<i>Construction of a Connected and Autonomous Vehicle (CAV) testing track, a control tower and storage building, ground works, landscaping and associated infrastructure</i>” (App No. 18/00425/FUL, plus various Discharge of Conditions Consents)</p> <p>15 consents for new buildings on the Site, which have been completed, plus two others which have commenced.</p>

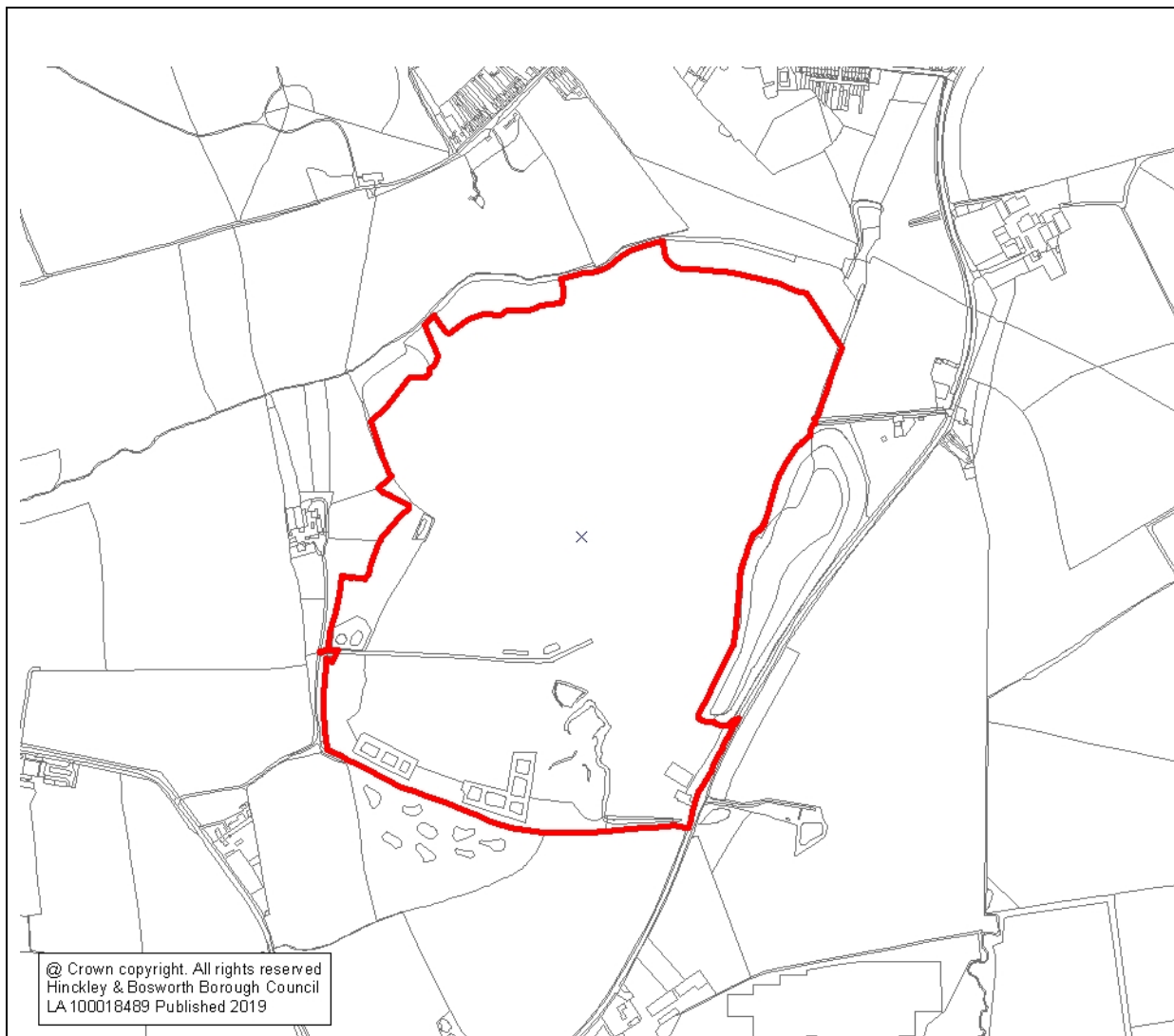
Proposal	<p>MIRA was awarded Enterprise Zone status in 2011. Occupancy within the Enterprise Zone will be limited to companies in a range of transport sectors including automotive, aerospace, rail and defence. MIRA now has 36 tenant companies.</p> <p>The original consent was for 132,716 sqm of B-Class premises on 34.03 ha of land. The Council indicate that 15,067 sqm, in 13 buildings has been developed since 2012, of which 12,386 sqm comprises B-Class development. Another 2,465 sqm has commenced, for the development of permanent B-Class buildings, 17,532 sqm in total. This has taken up approximately 4.50 ha at 3,900 sqm/hectare. Thus some 29.53 ha remains.</p> <p>Development is expected to continue at MIRA till approx. 2031.</p> <p>In the Southern Development Zone, land is under option on the other side of the A5 for larger factories/ manufacturing developments, to be completed over a 10-year period. This falls into North Warwickshire however.</p>
Constraints	<ul style="list-style-type: none"> • Gas Main crosses the area • Ponds and other areas of ecological value, on area • Horiba MIRA felt that access issues in, and around the area, have been addressed.
Comments	As above
Planning Issues	Site Allocations DPD 2016 Ref. (Policy DM19): HIG17
Likely development potential	Industrial/office/Research and development/Storage
Availability, years	10-15



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Name	Battleflat Lodge Farm, West Lane, Stanton Under Bardon (Mountpark Bardon II)
Description	Oval, flat greenfield cross boundary development area located south of Bardon employment area and Mountpark I. Area is bounded by railway line to the north and Victoria Road, agricultural land to the south. Area under preparation for large B2/B8 units.
Size, ha	29.39 (reduced to 20.89, excluding land in NW Leics. District)
Current use	Agricultural/development land
Market availability	Premises on the market with: <ul style="list-style-type: none"> • CBRE • DTRE The agents were not willing to disclose information about levels of demand being achieved at present.
Planning status	The area has consents for reserved matters (appearance, landscaping, layout and scale, App. Nos. 17/01186/REM and 18/00246/REM) of outline planning permission 15/01318/OUT for storage and distribution uses (Class B8), general industry (Class B2) and associated infrastructure including the formation of a new access (Cross boundary application with North West Leicestershire District Council).

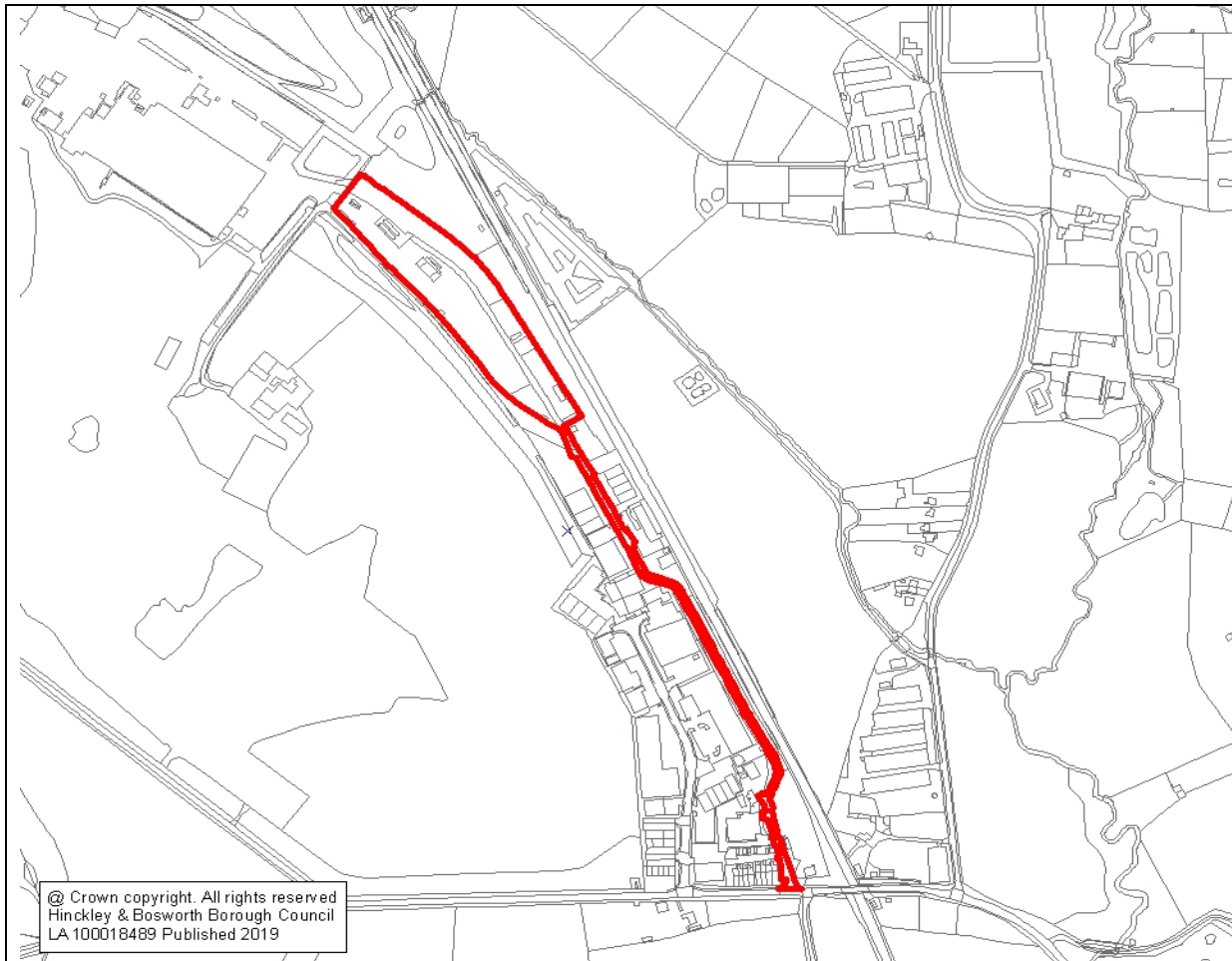
Proposal	<p>Proposal for 119,523 sqm of new build B2/B8 accommodation, comprising 2-3 units.</p> <p>Phase II will offer Design and Build opportunities based on the occupier's requirements, with developer Mountpark looking to bring in occupiers as soon as possible. The units being built must be a minimum of 18,580 sqm, and the area will not be made available to local occupiers for smaller units. Units to be provided on a leasehold basis.</p>
Constraints	<ul style="list-style-type: none"> • An existing public footpath runs through the area from south to north. • A belt of woodland situated to the north east boundary is protected by an existing Tree Preservation Order.
Comments	<p>Highways and access are currently under development. The scheme will be delivered as design and build options, but the strategic focus of the area and critical mass of existing B2/B8 uses in the area mean that a relatively rapid timetable for completion is still likely.</p>
Planning Issues	In Countryside
Likely development potential	Industrial/warehouse (strategic)
Availability, years	0-5



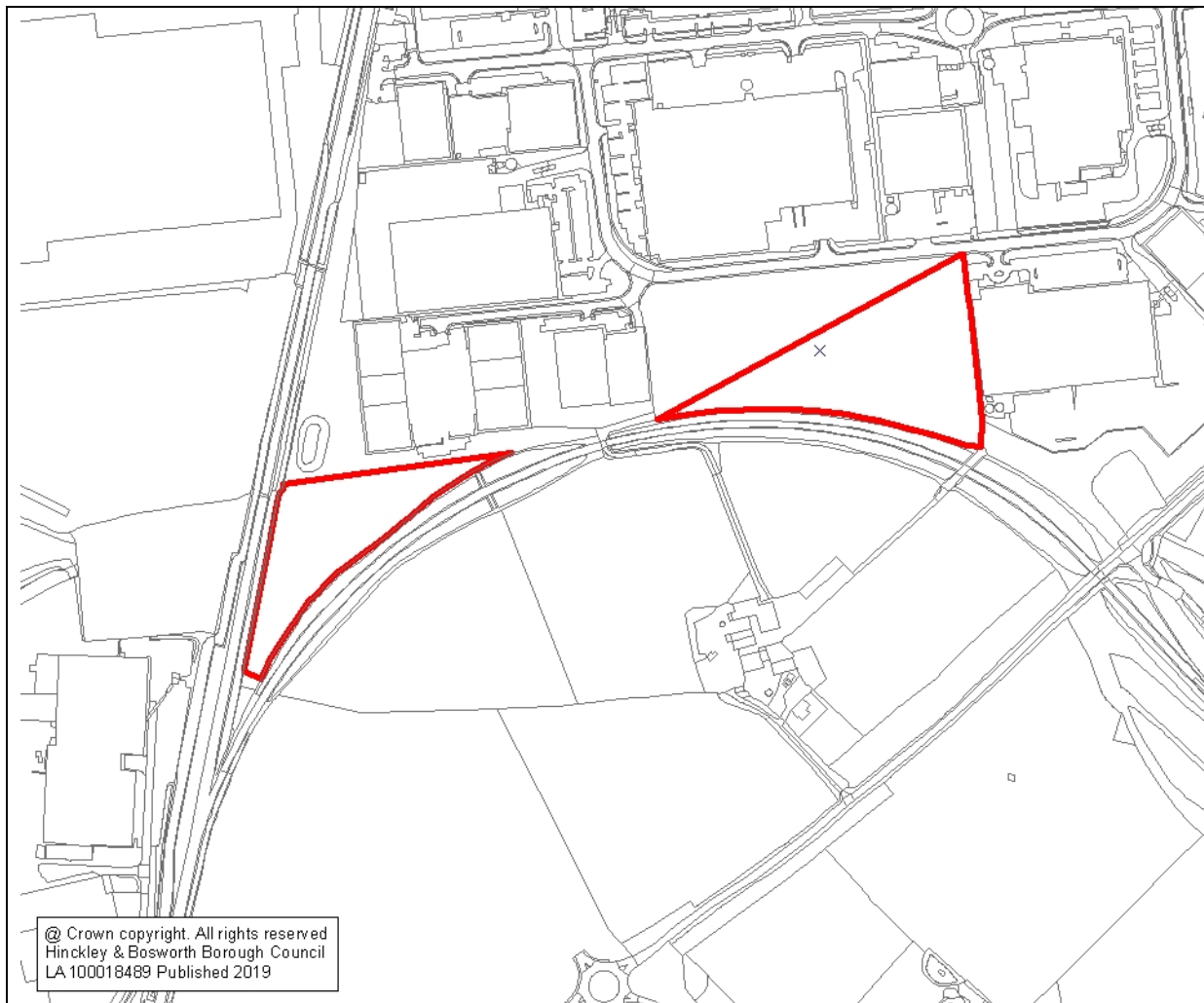
Name	Former Nailstone Colliery, Nailstone (Interlink South)
Description	Vacant former quarry area, screened by trees, in a rural location between Nailstone and Battram villages, some 2 miles south west of the wider Bardon employment area.
Size, ha	23.90
Current use	Vacant (former quarry)
Market availability	Premises on the market with: <ul style="list-style-type: none"> • Cushman and Wakefield • JLL The agents were not willing to disclose information about levels of demand being achieved at present.
Planning status	The area has consent for reserved matters (appearance, landscaping, layout and scale, App. No. 14/00951/REM) of outline planning permissions 10/00851/EXT and 06/00980/OUT for the redevelopment of the former colliery area to include storage and distribution uses (Class B8), small business units (Class B1(c), B2 and B8), a country park, landscaping open space and the formation of a new access.
Proposal	Current marketed plans would see the area developed for 1-

	<p>3 large B2/B8 units of 18,600-116,000 sqm, delivered as design and build options by a development team led by Curtishall. Options are available both leasehold and freehold.</p> <p>Initial area entrance works are due to commence in 2019, and will be combined with other offsite investment on routes towards the M1, to be completed by Leicestershire County Council.</p> <p>It is intended these will open up the area for more rapid development.</p>
Constraints	<ul style="list-style-type: none"> • Land contamination issues • Ecological issues to be mitigated by large country park facilities which will surround the employment area.
Comments	<p>The scheme is dependent on infrastructure investment to open it up. Greater distance from M1 may mean the Design and Build uses here take longer to take up than in schemes closer to Bardon, such as Mountpark.</p>
Planning Issues	<p>Site Allocations DPD 2016 Ref. Mixed:</p> <ul style="list-style-type: none"> • Employment (Policy DM19) NAI13PP • Open Space (Policy DM8) NAI13PP.
Likely development potential	Industrial/warehouse (strategic)
Availability, years	5-10

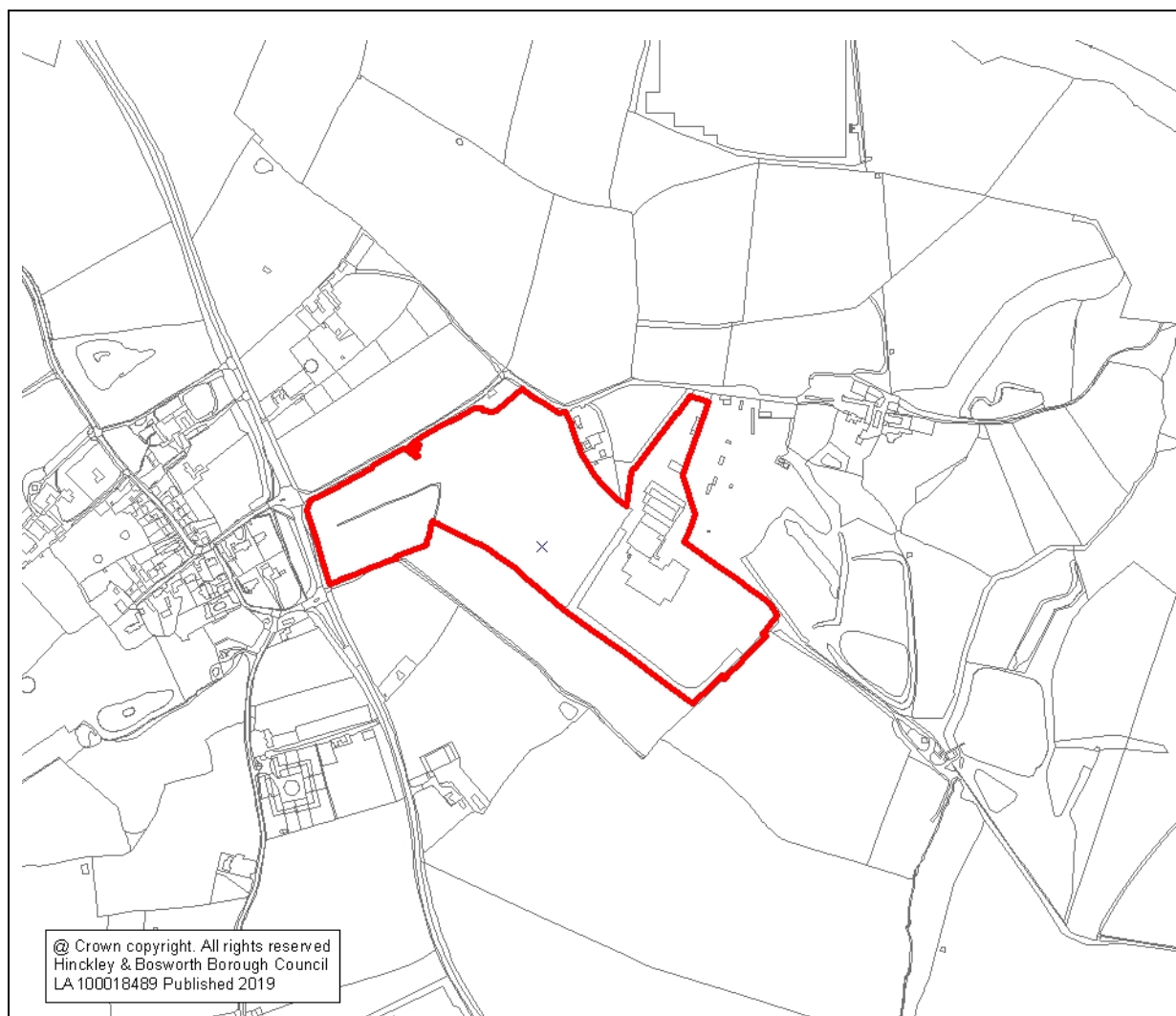
Local Supply



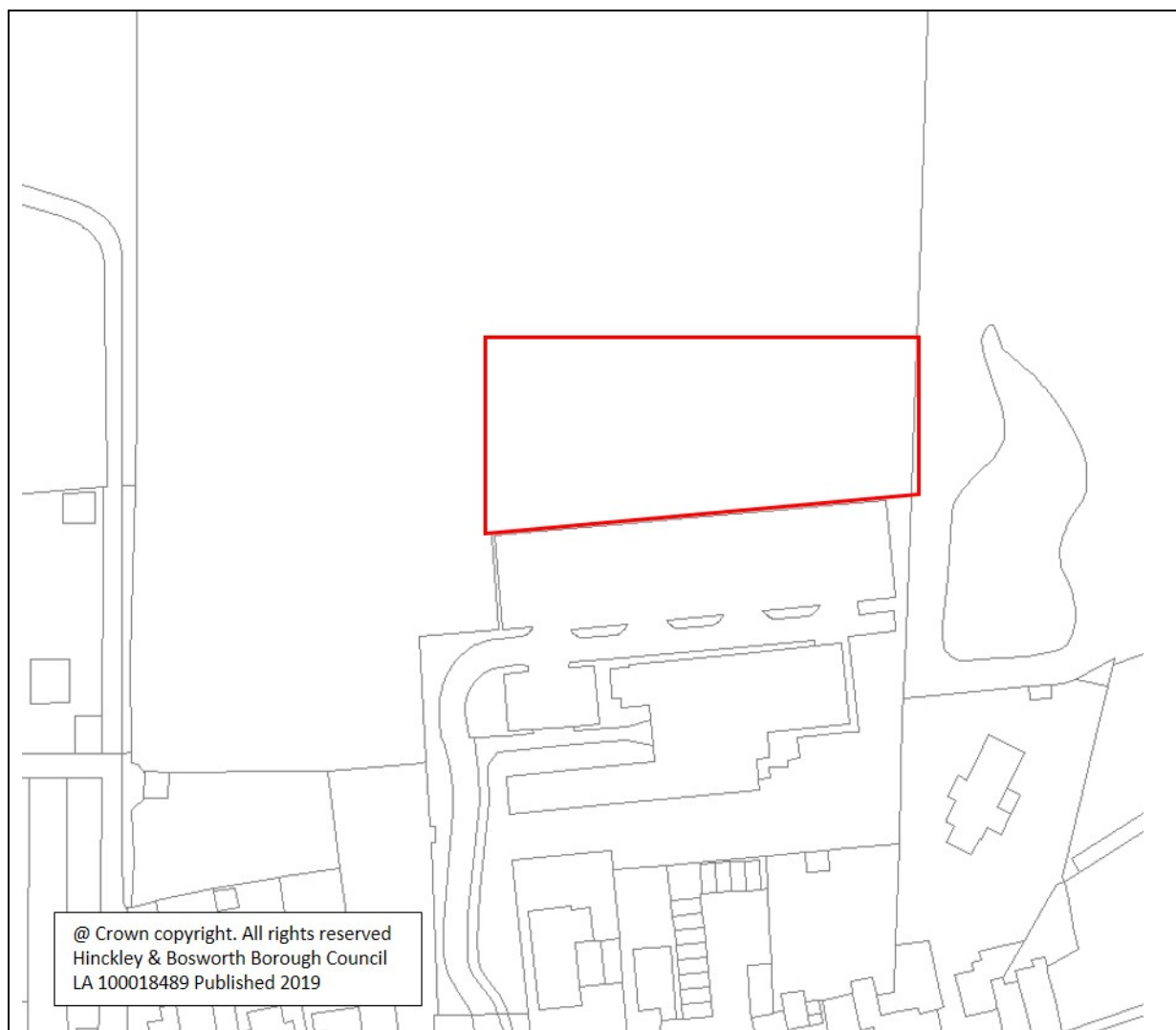
Name	Merrylees Industrial Estate, Leeseide, Desford
Description	Large, linear area of mostly hard standing, plus some small storage sheds and remains of buildings at the northern end of Merrylees Industrial Estate and south of Forterra.
Size, ha	2.57
Current use	Vacant hardstanding, some open storage
Market availability	Not available
Planning status	The area has full consent (App. No. 18/00564/FUL) for delivery, storage and filling operations of up to 1,400 tonnes of liquefied petroleum gas (LPG) and additional storage (in road tankers) of up to 120 tonnes of liquefied natural gas (LNG), demolition of existing filling building and offices and erection of a new cylinder filling building and office and staff facilities building.
Proposal	New gas storage/distribution facility for Flogas
Constraints	<ul style="list-style-type: none"> • Historic hazardous uses, contamination
Comments	The proposed development would be for infrastructure but if the Flogas facility was not delivered the land would remain available for other B-Class uses in an established rural employment area.
Planning Issues	<ul style="list-style-type: none"> • In established Employment Area • Site Allocations DPD 2016 Ref. (Policy DM19) CAD07.
Likely development potential	Industrial/storage
Availability, years	0-5



Name	Beveridge Lane, Interlink Distribution Park, Stanton under Bardon
Description	Flat, grassed infill development area in the south of the established Bardon Employment area, crossing local authority boundaries and north of the Mountpark Bardon II development area.
Size, ha	1.22 (area in Hinckley and Bosworth)
Current use	None
Market availability	Available
Planning status	Previous planning consents here now lapsed
Proposal	It is understood the land has recently been sold by Leicestershire County Council to an undisclosed private owner. That company is in confidential negotiations with a private business to occupy the area.
Constraints	-
Comments	The area adjoins other land in North West Leicestershire. No change in the status of the area has been noted since the 2013 Employment Land and Premises Study.
Planning Issues	<ul style="list-style-type: none"> • In established Employment Area • Site Allocations DPD 2016 Ref. (Policy DM19) STA20.
Likely development potential	Industrial
Availability, years	5-10



Name	FP McCann, Brascote Lane, Cadeby
Description	Flat, brownfield land, off the A447 Ashby Road, fronting an existing concrete batching plant
Size, ha	0.47
Current use	Mostly open storage, sand and gravel or unused
Market availability	Not available
Planning status	The area has full consent (App. No. 16/01092/FUL) for factory extensions and a new concrete mixing plant providing 1,820 sqm of additional floorspace
Proposal	Extensions to an existing rural concrete plant, plus various environmental mitigation measures.
Constraints	-
Comments	The development appears complete/largely complete, at least in terms of new floorspace. The completed floorspace is for the exclusive use of FP McCann. It is not available to other businesses. Thus, this area is not considered part of Hinckley and Bosworth's realistic supply
Planning Issues	<ul style="list-style-type: none"> • In established Employment Area • Site Allocations DPD 2016 Ref. (Policy DM19) CAD07.
Likely development potential	Industrial/warehouse
Availability, years	-



Name	Westfield Farm, Keats Lane, Earl Shilton
Description	Greenfield plot, to rear of existing housing and health clinic
Size, ha	0.60
Current use	None
Market availability	Not available
Planning status	The wider Westfield Farm site of 15.86 ha has outline planning permission (App. No. 14/01279/OUT) for 350 new homes, 0.6 ha of employment starter units, expansion to existing community facilities and open space. Various discharge of condition consents since then. Housing element now has Reserved Matters Consent (App. No. 18/00225/REM).
Proposal	Proposed for 2,043 sqm of B1(c) light industrial units. Housing now being progressed by Avant Homes (full site owner).
Constraints	<ul style="list-style-type: none"> Local Wildlife Site to the east
Comments	At the time of writing, there was no agreed 'way forward' for development of the employment element.
Planning Issues	-
Likely development potential	Industrial
Availability, years	10-15

APPENDIX 5

AREA SCORING SYSTEM

Appendix 5 – Hinckley and Bosworth Area Scoring System

Area Location and Access	Proximity to strategic highway network	<ul style="list-style-type: none"> • Area adjacent to primary route – M69, M1 or A5 – score 10 • Area 0.5 km from primary route – score 9 • Area 1.0 km from primary route – score 8 • For each further half km distance from junction, reduce score by one point, i.e. any area 5.0 km or further from primary route scores zero.
	Proximity to routes within the local network	<p>Proximity to key local highways route (A444, A50, A47, A447, A511):</p> <ul style="list-style-type: none"> • Area within 1.0 km from key local highways route junction – score 10 • Area within 5.0 km from key local highways route junction – score 6 • Area within 10.0 km from key local highways route junction – score 3 • Area more than 10.0 km from key local highways route junction – score 0.
	Prominence	<ul style="list-style-type: none"> • Area adjacent to, and visible from M69, M1 or A5 – score 10/9 • Area adjacent to, and visible from key routes within the local network (A444, A50, A47, A447, A511 – score 8/7 • Area adjacent to, and visible from other A road – score 6/5 • Area has local prominence, e.g. within its industrial location – score 4/3 • Area located in 'backlands' – score 2/1/0
	Public Transport	<ul style="list-style-type: none"> • Area close to bus route (within 0.5 km) and near to rail station (within 2 km) – score 10 • Area within 0.5 km of a bus route – score 5 • Limited public transport – score 0
Planning Status		<ul style="list-style-type: none"> • If area has detailed/full planning status – score 10 • If area has outline planning status – score 8 • If area allocated in the development plan – score 4 • If area is available, subject to planning – score 1
Area Conditions	Services Availability	<ul style="list-style-type: none"> • If all services are provided and in place – score 10 • If priority services are available with no abnormal costs – score 7 • If all priority services are available, but with abnormal costs – score 3 • Some services are unavailable – score 0
	Constraints	<p>May be physical (including access), planning, or legal</p> <p>Reduce score by 2 for each constraint</p> <p>If there are none – score 10</p>

	Environmental Setting	Subjective, score 0 to 10, examples: <ul style="list-style-type: none"> • Good quality business park/greenfield location – score 10 • Moderate quality industrial estate – score 5 • Poor quality industrial estate/in-fill location – score 2
	Flexibility	Subjective, score 0 to 10: Score area in terms of area shape and ability to sub-divide to suit smaller occupiers Consider the area within its context/category. Score 10 if it is flexible, 0 if it is inflexible.
Area Availability		<ul style="list-style-type: none"> • Area available to develop within 0-5 years – score 10 • Area available to develop within 5-10 years – score 6 • Area available to develop 10-15 years – score 3 • Area available to develop 15+ years – score 0

Source: BE Group, 2019

APPENDIX 6

EMPLOYMENT AREA SCORING RESULTS

Appendix 6 - Hinckley and Bosworth Areas Scoring Assessment

Site Name	Realistic Site Size, ha	Site Location and Access				Planning Status	Site Conditions				Site Availability	Total	Market-led Sub-Total
		Strategic Highway Proximity	Key Local Route Proximity	Prominence	Public Transport		Services Availability	Constraints	Environmental Setting	Flexibility			
MIRA Ltd, Watling Street, Higham on the Hill	22.13	10	10	10	5	10	10	6	10	8	3	82	48
Land East of Hinckley Island Hotel, Watling Street, Burbage (Hinckley Park)	31.03	10	6	10	0	10	7	4	9	10	10	76	45
Battleflat Lodge Farm, West Lane, Stanton Under Bardon (Mountpark Bardon II)	20.89	3	6	4	5	10	7	6	8	8	10	67	29
Former Nailstone Colliery, Nailstone (Interlink South)	23.90	0	6	4	0	10	7	8	8	9	6	58	27
Beveridge Lane, Interlink Distribution Park, Stanton under Bardon	1.22	3	6	3	0	1	7	10	7	8	6	51	27
Merrylees Industrial Estate, Leaside, Desford	2.57	0	3	2	5	10	7	8	2	4	10	51	11
Westfield Farm, Keats Lane, Earl Shilton	0.60	0	6	2	5	8	7	8	7	4	3	50	18

APPENDIX 7a

EMPLOYMENT SITE PROFORMAS

SEPARATE DOCUMENT

APPENDIX 7b

EMPLOYMENT SITE PROFORMA GUIDELINES

Appendix 7b– A-C Employment Site Proformas

A7.1 This Appendix provides an appraisal of the 114 existing Employment Sites in the Borough.

A7.2 Reflecting the 2010 and 2013 Employment Land and Premises Studies, each site is given a Grade A, B or C as outlined in Table A7b.1. This provides the Council with guidance on which sites to retain in whole or part, and which are no longer considered to be fit-for-purpose or required for economic development/regeneration reasons.

Table A7b.1 – Employment Site Grading

Recommendation	Policy
A	Key/flagship Employment Sites Those employment sites that are of importance to the economy of the Borough, and whose operation presents no significant environmental problems. The Borough Council will actively seek to ensure the retention of employment uses on these sites.
B	Fit-for-purpose Employment Sites Those employment locations where existing industrial uses are acceptable and where applications for other industrial uses or alternative uses will be considered on their merits
C	Lower quality Employment Sites – part/whole redevelopment appropriate Those employment sites where environmental problems are being or have been experienced. Alternative uses, more compatible with the locality will be encouraged on these sites although regeneration policy may require all/part of site to be retained for employment uses

Source: BE Group, 2019

A7.3 The site boundaries used in the proformas were provided by Hinckley and Bosworth Borough Council. Some of the boundaries have been amended from the 2013 Employment Land and Premises Study, as a result of recent development. Where this has occurred, it is identified in the proformas.

A7.4 Any further boundary amendments which are required are also identified in the proformas, as are any Employment Sites which have been lost, in their entirety, to other uses. The latter no longer form part of Hinckley and Bosworth's supply of employment land and premises and should be excluded from future land/property supply schedules. A list of Employment Sites which were included in the 2013 Employment Land and Premises Study, but which have since been redeveloped for other uses, is provided in Appendix 7c.

A7.5 Each site has been appraised and assessed through a combination of site visits on 29th-30th May 2019, local intelligence, consultations with some owners and the views of those involved in the local property market. Proformas have been completed for each site and are accompanied by site plans. These are included at Appendix 7a.

A7.6 Some key points to note about the proformas are:

- The 'Address' contains the local authority's designated title for the site, including the main street and town
- Local Plan and Site Allocations DPD references are provided, where relevant
- A brief 'Description' is provided in the form of the BE Group's comment on the site
- In a multi-occupier scheme, 'Occupier(s)' lists the major occupiers only
- The 'Percent Occupied' of the scheme is estimated from known vacancies and a visual inspection of the property
- 'Prominence' assesses the visibility of each site from adjacent main roads. Sites can have high, moderate or low prominence
- 'Current Use (Use Classes)' identifies whether buildings in the site are in office/light industrial (B1); general industrial (B2) and/or warehouse (B8) uses
- Site sizes are calculated from GIS and web tools
- An indication is provided of the age of properties in 'Buildings Age'
- 'Buildings Quality' is broken down into three category assessments. 'Low' represents low quality design, externals, and condition. 'Good' equates to modern design, building condition, parking and external site provision. The remaining category is 'Moderate', covering properties that do not fit the other two headings
- The distance from the site to the strategic road network (motorways and A roads), the nearest rail station and nearest bus route is measured using web tools
- The quality of car parking within the site is measured. To get a 'good' rating each individual property must have its own off-street parking. Servicing in the site is also assessed
- 'Constraints' can be physical, environmental or planning based and will lower the quality of the site and/or limit existing or proposed business operation

- ‘Critical Mass’ indicates whether the site has sufficient supply of existing premises, and occupiers, to encourage further businesses to locate within the site and (potentially) encourage further expansion
- ‘Limited other Employment Space in Settlement’ identifies if the employment premises offered in each Employment Site is unique within its settlement.

A7.7 The template for the employment sites’ proforma is included at Table A7b.2

Table A7b.2 – Employment Site Proforma Template

Map	
Address	
Original Local Plan 2001 Category	
Site Allocations DPD 2016 Ref. (Policy DM19)	
Description	
Occupier(s)	
Percent Occupied	
Prominence	
Current Use	
Size, ha	
Building Age	
Building Quality	
Access Constraints	
Distance to Motorway, km	
Distance to A-road, km	
Distance to Rail Station, km	
Distance to Bus Stop, km	
Car Parking	
Servicing	
Constraints	
Critical Mass	
Limited other Employment Space in Settlement	
Other Information	
Recommendation	

Source: BE Group 2019

APPENDIX 7c

EMPLOYMENT SITES SUMMARY SCHEDULE

Appendix 7c – Employment Sites Summary Schedule

Address	Site, hectares	Land to be Protected, percent	Recommendation	See Appendix 7a, Page Number
Elms Business Park, Atherstone Road, Appleby Magna	2.00	100	B	1
Dunlop Ltd, East of Station Road, Bagworth	0.81	100	B	3
Workshop Units, Station Terrace, Bagworth	0.13	100	B	5
Markfield Plastics Ltd, 256 Station Road, Bagworth	0.06	100	B	7
Mill Street Industrial Estate, Barwell	7.46	100	A	9
Factories, Dawsons Lane, Barwell	1.63	100	B	11
Workshop Units, Arthur Street, Barwell	0.80	0	C	13
Factory, off Friswell Lane, Barwell	1.09	0	C	15
Konfidence Works, Arthur Street, Barwell	0.69	100	C	17
Barton Building, King Street, Barwell	0.13	0	C	19
Works, South of Stapleton Lane, Barwell	1.00	100	B	21
Barwell Business Centre, Kingsfield Road, Barwell	0.72	100	B	23
Land fronting on to the High Street at the rear of Mill Street Industrial Estate, Barwell	0.61	0	C	25
Works off Bank Terrace, Barwell (North)	0.32	0	C	27
Works off Bank Terrace, Barwell (South)	0.39	100	B	29
Works, West of Hill Street, Barwell	0.20	100	B	31
Factory, Arthur Street, Barwell	0.17	0	C	33
Factory off The Barracks, Barwell	0.19	0	C	35
Workshop Units, George Street, Barwell	0.21	0	C	37
Industrial Units, West of Rugby Road, Burbage	13.22	8 – 1.1 ha	C	39
Sketchleys Meadows Industrial Estate, Burbage	13.07	100	A	41
Sapcote Road Industrial Estate, Burbage	1.24	100	B	42
Hinckley Business Centre, London/Burbage Road, Burbage	1.12	100	B	44
Works, South of Coventry Road	0.54	0	C	46
Works, North of Windsor Street, Burbage	0.13	100	B	48
Williams Recycling Centre, Red Lion Farm/Watling St, Burbage	1.00	100	B	50
Theobalds Rural Industry and FP McCann, Cadeby	17.66	100	B	52
Saunders of Stapleton (near Greenacres), Ashby Road, Cadeby	0.40	100	B	54
PDC Digital, Common Farm, Carlton	0.70	100	B	56
Caterpillar, Desford	99.67	100	A	58
Former Glengate Hospital Site, Leicester Lane,	5.16	100	A	60

Address	Site, hectares	Land to be Protected, percent	Recommendation	See Appendix 7a, Page Number
Desford				
Ratby Engineering, Peckleton Common Employment Area, Desford	3.29	100	A	62
Highfields Seeds, Peckleton Lane, Desford	0.40	100	B	64
Catley Engineering, New Farm, Desford Lane, Peckleton	0.60	100	B	66
Extra Room Self Storage, Drayton Lane, Fenny Drayton	0.30	100	B	68
Oaks Industrial Estate, Earl Shilton	0.89	100	A	70
Telephone Exchange, Rossendale Road, Earl Shilton	0.07	100	B	72
Gamma Hose, New Street, Earl Shilton	0.05	100	B	74
Workshop Units, High Street, Earl Shilton	0.51	0	C	75
Factory Units, Wood Street, Earl Shilton	0.51	100	B	77
Factory, West of Hill Top, Earl Shilton	0.23	100	B	79
Works, South of West Street, Earl Shilton	0.05	0	C	81
Churchill Works, Highfield Street, Earl Shilton	0.22	0	C	83
Factory, West Street, Earl Shilton	0.06	0	C	85
AXIOM Retail Interiors, Leicester Road, Earl Shilton (South of Peckleton)	0.30	100	B	87
Groby Trading Estate, Fir Tree Lane, Groby	3.40	100	A	89
Scania Depot, Markfield Road, Groby	1.27	100	B	91
Walker-Smiths Haulage Site, Rookery Lane, Groby	0.11	0	C	93
Workshops, The Rookery, Groby	0.02	0	C	95
MIRA, Watling Street, Higham on the Hill	307.20	96 - 295 ha	A	97
Industrial Estate, West of Station Road, Higham on the Hill	0.52	100	A	99
Harrowbrook Industrial Estate, Hinckley	37.16	100	A	100
Logix Distribution Park (Hinckley Commercial Park), Hinckley	34.45	100	A	102
Dodwells Bridge Industrial Estate, Jacknell Road, Hinckley	15.41	100	A	104
Triumph Motorcycles, Dodwells Road, Hinckley	16.70	100	A	105
Hinckley Fields Industrial Estate, Hinckley	12.03	100	A	106
Transco HQ/Jarvis Porter, Coventry Road, Hinckley	12.18	93–11.27 ha	B	108
Nutts Lane Industrial Estate/EME Site, Hinckley	8.47	100	A	110
Tescos Distribution Depot, Dodwells Road, Hinckley	8.30	100	A	112
Bond Street Glass and Adjacent Units, Hinckley	0.23	0	C	113

Address	Site, hectares	Land to be Protected, percent	Recommendation	See Appendix 7a, Page Number
Units on Druid Street, Hinckley	0.34	80 – 0.27 ha	B	115
Land North of Well Lane, Hinckley	0.37	0	C	117
Garage on Druid Street, Hinckley	0.04	0	C	119
Area of Mixed Uses, South of Upper Bond Street, Hinckley	1.63	0	C	121
Hawley Road Industrial Estate, Hinckley	1.57	100	B	123
Industrial Unit, Willowbank Road, Hinckley	0.36	100	B	125
Paynes Garage, South of Coventry Road, Hinckley	2.81	100	A	127
Former Atkins Factory, Lower Bond Street, Hinckley	0.86	75 – 0.65 ha	A	129
Area of Mixed Uses, North of Upper Bond Street, Hinckley	1.00	75 – 0.75 ha	C	131
Knitwear Factory, Holliers Walk, Hinckley	1.24	25 – 0.31 ha	C	133
Trinity Motors, North of Coventry Road, Hinckley	1.24	100	B	135
Nutts Lane Industrial Estate, Hinckley	1.05	100	A	136
Clover Park Industrial Estate, Hinckley	0.81	100	A	137
Hosiery Factory/Builders Yard, South of John Street, Hinckley	0.98	100	B	138
Sparkenhoe Business Centre, Southfield Road, Hinckley	0.68	100	B	140
Factory, South of Mill Hill Road, Hinckley	0.22	0	C	142
Timber Yard, South of Westfield Road, Hinckley	0.39	0	C	144
Factory/Works, South of Wood Street, Hinckley	0.26	0	C	146
Factory, East of Parsons Lane, Hinckley	0.23	0	C	148
Factory, East of Teign Bank Road, Hinckley	0.22	0	C	150
Factory, North of Wood Street, Hinckley	0.07	0	C	152
E Taylor Metal Recycling Area, Leicester Road, Hinckley	0.80	100	B	154
All Signs and Graphics Area (Hinckley Rugby Club), Leicester Road, Hinckley	0.02	0	C	156
The Lawns Business Centre, The Lawns, Hinckley	0.03	100	B	158
Mallory Park, Church Road, Kirkby Mallory	1.0	100	B	160
Industrial Estate, South of Station Road, Market Bosworth	3.07	100	A	162
Industrial Estate, South of Ashby Road, Markfield	2.53	100	A	164
Aggregate Industries, Markfield	0.30	100	B	166
Elliots Lane, Horsepool Grange, Markfield	1.40	100	B	168
CJ Upton, 21 Shaw Lane, Markfield	0.80	100	B	170
Nailstone Highways Depot, Nailstone	0.86	100	B	172

Address	Site, hectares	Land to be Protected, percent	Recommendation	See Appendix 7a, Page Number
Verdon Sawmills, Newbold Heath	1.07	100	B	174
CPL Ltd, Church View, off Dragon Lane, Newbold Verdon	0.20	100	B	176
Newtown Grange Farm Business Park, Newtown Unthank	0.60	100	A	178
Timken, Desford Lane, Newtown Unthank	14.63	100	B	180
Henton's Engineering, South of Wood Lane, Norton Juxta Twycross	1.01	100	B	182
Alexandra Stoneworks, Desford Lane, Ratby	5.09	100	B	184
Pear Tree Business Park, Desford Lane, Ratby	0.30	100	A	186
Bennetts/Cardinal Broach Works, Park Road, Ratby	1.86	100	B	188
Olive Catering, Office 1, Barn Farm, Sibson Road, Ratcliffe Culey	0.06	100	B	190
Govnors Bridge Motorcycles, Unit B1, Barn Farm, Sibson Road, Ratcliffe, Culey	0.02	100	B	192
Caton Recycling, Glebe Farm, Sibson	0.80	100	B	194
Distribution Units, Interlink Way South, Stanton Under Bardon	13.95	100	A	196
Cliffe Hill Quarry, Stanton Under Bardon	58.00	0	C	198
Eurospark, Ashby Road, Stapleton	0.06	0	C	200
Willow Park Industrial Estate, Station Road, Stoke Golding	1.57	100	A	202
Merrylees Industrial Estate, Thornton	9.37	100	A	204
Forterra (Extension to Merrylees)	5.00	100	B	206
Beyond Storage, Thornton	1.31	100	B	208
Rare, Manor Park, Twycross	9.66	100	A	210
Startin's Tractor Sales, West of Main Street, Twycross	0.85	100	B	212
Fenn Lanes (Tudor Barns), Fenn Lanes, Upton	2.00	100	B	214
Ivy House Farm (North), Tinsel Lane, Wellsborough	0.07	100	B	216
Retro Power Limited Oaklands Farm, Higham Lane, Wykin Village	0.60	100	B	218

Source: BE Group/Hinckley and Bosworth BC, 2019

Sites Lost to Alternative Uses (Non B-Class) Since the 2013 Employment Land and Premises Review

Address	Area, hectares
Warwick Building, Rossendale Road, Earl Shilton	0.07
Warehouse, Couth of Coventry Road, Burbage	0.20
Factory/Works, Rossendale Road, Earl Shilton	0.42
Factory, Church Street, Earl Shilton	0.31
Factory, Keats Lane, Earl Shilton	0.11
Richard Roberts Factory, Southfield Road, Hinckley	1.24
Factory/ Printing Works West of Station Road, Hinckley	0.55
Factory, Brunel Road, Hinckley	0.36
Highfield Works, John Street, Hinckley	0.29
Brunel House, Brunel Road, Hinckley	0.22
Hosiery Factory, West of Queens Road, Hinckley	0.19
Brunel Works, Brunel Road, Hinckley	0.10
The Hinckley Times, Brunel Road, Hinckley	0.07
Workshops, Trinity Vicarage Road, Hinckley	0.14
Land north of Atkins Building, Hinckley	0.32
Hosiery Factory, Barton Road, Barlestone	0.20
Bakery, South of Station Road, Ratby	0.62
Textile Factory, South of Whittington Drive, Ratby	0.08

Source: BE Group/Hinckley and Bosworth BC, 2019

APPENDIX 8a

POTENTIAL NEW EMPLOYMENT SITE, AREA PROFORMAS

SEPARATE DOCUMENT

APPENDIX 8b

POTENTIAL NEW EMPLOYMENT SITE, AREA GUIDELINES

SEPARATE DOCUMENT

APPENDIX 8c

POTENTIAL NEW EMPLOYMENT SITE, AREAS SUMMARY SCHEDULE

Appendix 8c – Potential New Employment Sites, Areas Summary Schedule

Ref.	Name	Site, hectares	Availability, years	Recommendation	See Appendix 8a, Page Number
AS1007	Crown Farm, Bagworth Road, Nailstone	32.00	15+	Consider in the Local Plan– Low Priority (Strategic)	2
AS1008	Land South of Sacheverell Way, Groby (West of A46 and North of M1)	38.20	5-10	Consider in the Local Plan – High Priority	4
AS1023	Land corner of Peckleton Lane and Peckleton Common (near Caterpillar), Peckleton, Desford	2.10	0-5	Consider in the Local Plan – High Priority	6
AS126	White House Farm, Workhouse Lane, Burbage	1.21	-	Not Recommended for Allocation	8
AS200	Forest View Farm, Land opposite Caterpillar/Neovia, Desford	72.0	15+	Consider in the Local Plan – Low Priority	10
AS206	The Old Sewage Works, Lindridge Lane, Desford	1.46	-	Site constrained – Barriers to deliverability, likely unsuitable as allocation	12
AS403	Charnwood Poultry Farm, Thornton Lane, Markfield	2.40	5-10	Consider in the Local Plan – High Priority	14
AS405	Upper Grange Farm, Ratby Lane, Markfield	6.10	-	Site constrained – Barriers to deliverability, likely unsuitable as allocation	16
AS435	Land off Bagworth Road, Newbold Verdon	0.57	-	Not Recommended for Allocation	18
AS462	Land at Peckleton Road, Kirkby Mallory	2.50	-	Not Recommended for Allocation	20
AS475	Land off Park Road, Ratby	2.00	-	Site constrained – Barriers to deliverability, likely unsuitable as allocation	22
AS540	Land at Hinckley Road, Stoke Golding	2.80	-	Not Recommended for Allocation	24
AS579	Land opposite Redgate Public House, Rear of Countrywide, Burton Road, Fenny Drayton	5.00	5-10	Consider in the Local Plan– Low Priority	26
AS612	Barrossa Hinckley Road, Land	1.83	-	Not Recommended	28

Ref.	Name	Site, hectares	Availability, years	Recommendation	See Appendix 8a, Page Number
	adjacent to Barwell House, Barwell			for Allocation	
AS672	Poplar Cottage, Markfield	4.50	-	Not Recommended for Allocation	30
LPR117	Land at Wood Farm, Bardon, Stanton Under Bardon	32.00	-	Site constrained – Barriers to deliverability, likely unsuitable as allocation	32
LPR90	Land at Wood Lane, Higham on the Hill	1.61	-	Not Recommended for Allocation	34
LPR16	Land South of the M69, Burbage (Soar Brook Village)	240 (gross)	15+	Consider in the Local Plan– High Priority (but only if the employment element can be separated from the wider scheme)	36
LPR19	Land South of CJ Upton & Sons (Upton Steel), 21 Little Shaw Lane, Markfield	1.10	-	Not Recommended for Allocation	39
LPR22	Land at Wapping and Harrow Farm, Watling Street (A5)	65.90	10-15	Consider in the Local Plan – High Priority	41
LPR24	West of Neovia Logistics/Caterpillar off Peckleton Lane, Desford	84.00	-	Not Recommended for Allocation	43
LPR26	Land off Sketchley Lane, Sketchley, Burbage	15.20	5-10	Consider in the Local Plan– High Priority	45
LPR31	Land West of Hinckley West	13.90	5-10	Consider in the Local Plan– High Priority	47
LPR32	Cliffe Slade Farm, Little Shaw Lane, Markfield	21.98	10-15	Consider in the Local Plan– High Priority (Local/Strategic)	49
LPR42	Land at Cliffe Lane, Markfield	46.80	5-10	Consider in the Local Plan – Low Priority	51
LPR44	Hinckley Sewage Treatment Works, Burbage	26.60	15+	Consider in the Local Plan – High Priority	53
LPR67	Stables, East Side, Bagworth Road, Newbold Verdon	4.00 (approx.)	-	Not Recommended for Allocation	55
LPR88	Drayton Grange Farm, Fenny Drayton	133.00	-	Not Recommended for Allocation	57
LPR95	Cliffe Hill Farm, Markfield	10.60	15+	Consider in the Local Plan – Low Priority	59

Ref.	Name	Site, hectares	Availability, years	Recommendation	See Appendix 8a, Page Number
LPR97	Land East of Wood Road, Nailstone	2.20	-	Not Recommended for Allocation	61

Source: BE Group/Hinckley and Bosworth BC, 2020

APPENDIX 9

DEVELOPER MARKETING STANDARDS

Appendix 9 – Developer Marketing Standards

A9.1 Where a sites' or premises' owner is applying to a Local Authority for change of use from employment to an alternative use, they have to prove there is a lack of demand for that site or premises.

A9.2 This table itemises the various marketing tools that should typically be used to market the interest.

A9.3 Should these tools fail to identify potential purchasers or occupiers then it may be considered that there is a lack of employment demand for the site or premises in question.

Table A9.1 – Developer Marketing Standards

Marketing Tool	Premises	Site, 0-2 ha	Site, 2+ ha
On-site Marketing Board in prominent position	✓	✓	✓
Local Property Agent	✓	✓	✓
Regional Property Agent (joint or sole)	✓		✓
Liaise with Hinckley and Bosworth Borough Council/LLEP	✓	✓	✓
Produce Marketing Particulars (in hard copy/PDF)	✓	✓	✓
Targeted mailing to Local/County/Regional Property Agents (Internet)	✓	✓	✓
Targeted mailing to Local/County/Regional Property Developers/Investors (Internet)	✓	✓	✓

Marketing Tool	Premises	Site, 0-2 ha	Site, 2+ ha
Targeted mailing to UK Property Agents/Developer/Investors (Internet/postal)			✓
Targeted mailing to selected potential occupiers (large local companies) (Postal)	✓	✓	✓
Advertise in Local/County/Regional Business Press		✓	✓
Advertise in UK Property Press			✓
Website	✓	✓	✓
Internet Mailing to Targeted Business Sectors (e-shot type mailing)	✓	✓	✓
Marketing Period, months	6-12	6-12	9-18

Source: BE Group, 2019

Note: Energy Performance Certificates

'The Energy Efficiency (Private Rented Sector) (England and Wales) Regulations 2015' make it unlawful from April 2018 to let residential or commercial properties with an Energy Performance Certificate (EPC) rating of 'F' or 'G' (i.e. the lowest two grades of energy efficiency).

In discussions the Council asked a question regarding this rule for EPCs. Specifically, they highlight an owner who claims it would be unviable to improve their building to a point where it would secure an EPC of 'E' or higher. Without the necessary improvements it cannot be marketed. For this reason, the owner is indicating that they cannot complete the 6-12 months of market testing, recommended above, to determine if there is still demand for the property in its current form or if it is surplus and a change of use is appropriate.

In response, BE Group notes:

- It is the responsibility of the landlord to maintain its building to an appropriate standard

- Under the 2015 Regulations, where the EPC rating is 'F' or 'G' (or is at risk of becoming so) an "Energy Efficiency Plan" should be put in place to improve the energy efficiency of the property. This should include assessing the costs and benefits of improving energy efficiency and weighing these against other impacting factors within the business plan for the property
- Practically, it is noted that even comparatively modest investments, such as improvements to the lighting category, can improve EPC ratings significantly. Thus, unless the property is in a near derelict state, the costs of meeting minimum EPC requirements are unlikely to be extensive
- The only relevant exemption to the 2015 Regulations would be if a suitably qualified expert provides written advice that the improvements would result in a devaluation of the property by 5 percent or more, or that the works would damage the property. Alternatively, if Consent to undertake works is refused by a third party, such as a Local Authority or an incumbent tenant.

Enforcement action could not be taken on this matter unless the landlord attempts to market the property, in defiance of the 2015 regulations. However, assuming the above exemptions don't apply, the landlord is failing in his basic duties to the building and thus there remains a case for the Council to insist that basic investments be undertaken, and marketing completed, before any change of use/redevelopment options will be considered.

. However, in terms of marketing it should also be noted that:

- A property with a failing EPC can still be sold freehold
- Even if the building is no longer viable for letting, the site can still be marketed as a redevelopment opportunity, to determine if the land is no longer in demand for B-Class uses.

Thus, even if the issue of the EPC rating on the current property cannot be amicably addressed, a limited marketing campaign to test the viability of the land use remains possible and could be requested, by the Council.