

Employment Land and Premises Review

Final Report



Hinckley & Bosworth Borough Council

July 2013

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EXECUTIVE SUMMARY

Introduction

- i) This report assesses the supply, need and demand for employment land and premises (use class B) in Hinckley and Bosworth. It has been carried out for Hinckley and Bosworth Borough Council to provide robust evidence to underpin and inform its Local Plan for the period to 2026. This report comprehensively reviews and updates the Council's existing Employment Land and Premises Study which dates from May 2010. There are six main elements to this study:

A review of the scale and distribution of employment land and premises in Hinckley and Bosworth

A consideration of the economic impact of key policy decisions including the award of Enterprise Zone status to MIRA Technology Park and the requirement for office premises outlined in the Hinckley and Bosworth Core Strategy (2009)

A review of economic growth forecasts for Hinckley and Bosworth, over the period to 2026

An assessment of the Borough's economy that informs the amount, location and type of employment land and premises required to facilitate its growth and address any structural weaknesses (including identified declines in the agricultural economy)

Projection of employment land and premises requirements, by scale, sector and nature, to 2026.

Methodology

- ii) A number of research methods have been used – site visits, interviews with property market stakeholders and a survey of 300 businesses (of which 100 responded). This has been combined with extensive consultation with public sector agencies involved in the Borough (and in neighbouring local authority areas). Desktop analysis of existing strategies, reports and documents has also been used to inform the overall findings. The 24 Parish and Town Councils of Hinckley and Bosworth have also been contacted by post and email. The methodology follows ODPM guidance on the production of employment land reviews.

Findings

- iii) Hinckley and Bosworth is a relatively affluent, reasonably skilled area. It does however lose some of its higher skilled workers to neighbouring areas. Hinckley and Bosworth has a primarily local property market in both the industrial and office sectors. The industrial market is far larger than the office sector. Any inward investment tends to come from the logistics sector and there is evidence of reasonable demand for the next phase of Logix Park (Hinckley Commercial Park).
- iv) There is a shortage of employment land across Leicestershire and any viable development sites are generally being held by developers in anticipation of an improving market.
- v) Industrial need is for modern moderate/good quality units of up to 1,000 sqm. The current absence of such provision is seeing businesses looking to relocate outside the Borough, particularly to neighbouring areas in the West Midlands. There is a surplus of older industrial factory and mill space in the main towns.
- vi) The office market generally meets the needs of local service sector businesses and provides ancillary space for existing industrial firms. Most provision is in the form of small business centres, most of which are performing well at present. Demand is for 0-100 sqm leasehold suites.

Employment Land Supply

- vii) There is a headline total of 98.56 ha made up of 11 sites. However most is not readily available for development (although the 24 ha Nailstone Colliery may be available within three years). It is also unbalanced – 93 percent of the supply is represented by four sites in Hinckley, Desford, at Nailstone Colliery or MIRA.
- viii) The headline land supply picture is only part of the story. 15.79 ha is at risk of not actually coming forward, because of continuing protection for long term possible development by the landowner/leaseholder interests of Caterpillar/Neovia. 34.03 ha at the MIRA Enterprise Zone is also included but, in practice, this land will only be available to companies undertaking research and development activities associated with transport technology industry sectors. A summary of this is shown in Table ES1.
- ix) The worst case scenario is that there is only 48.74 ha (nine sites); however a more realistic assessment is that there is 82.77 ha comprising of ten sites.

Table ES1 – Hinckley and Bosworth Land Supply Summary

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

Source: BE Group 2013

- x) There is a further 11.4 ha of employment land in the pipeline contained within the Earl Shilton and Barwell SUEs, which is likely to come on stream from this year onwards. This would add to the realistic land supply of 82.77 ha, taking it up to 94.17 ha.

Recommendations

- xi) This report has had full regard to the requirements of the NPPF to encourage and deliver growth through the planning system. The key recommendations are:

The Borough has a land supply surplus of 26.36 ha when measured against long term land take-up. There is therefore there is no need for the Council to identify further land allocations in the emerging Sites Allocations DPD.

For the remaining 27 Category A classified 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.

From these 27, the Council should designate nine key employment sites and areas to be safeguarded for B Class Uses and other employment uses which achieve economic enhancement. These align to the NPPF description of „key employment sites“ and are:

- MIRA Technology Park Enterprise Zone, Higham on the Hill
- Hinckley Commercial Park (Logix Park), Burbage
- Sketchley Meadows Industrial Estate, Burbage
- Hinckley Fields Industrial Estate, Hinckley
- Harrowbrook Industrial Estate, Hinckley
- Triumph Motorcycles Sites, Hinckley
- Tungsten Park, Hinckley
- Caterpillar Site, Desford
- Desford Hall (former Glengate Hospital site), Desford.

Exceptionally, uses which have trade links with employment uses or are un-neighbourly in character may be permitted on Borough's the 33 Category B Employment Areas.

For Hinckley and Bosworth's 47 Category C Employment Areas, a more flexible approach could be taken to facilitate a broad range of economic development.

The Council should undertake a review of the Category C sites to determine which might come forward for regeneration

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 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 development of the A5 Corridor.

Review and monitor the employment land and premises position and undertake the study again in about three years, as 2026 is a long time in the future and much will happen before then.

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	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

1.0 INTRODUCTION

- 1.1 This report provides an employment land and premises review for the Borough of Hinckley and Bosworth (the Borough). It has been carried out on behalf of Hinckley and Bosworth Borough Council (the Council).
- 1.2 The Study has been commissioned to provide an overall assessment of the economic environment within Hinckley and Bosworth and to provide robust evidence to underpin and inform the Council's Local Plan. The Study will also analyse employment land and premises demand, supply and need to 2026.
- 1.3 BE Group, economic development and property consultants based in Warrington, has compiled this report. BE Group also carried out the Council's existing Employment Land and Premises Study which dates from May 2010. This report comprehensively reviews and updates that work. In particular, it takes account of recent planning policy changes such as the introduction of the National Planning Policy Framework (NPPF). The study also reviews the continued suitability of the Borough's existing Employment Areas; and takes account of the business needs of local micro and small businesses.
- 1.4 The Study comprises six main elements:
- A review of the scale and distribution of employment land and premises in Hinckley and Bosworth
 - A consideration of the economic impact of key policy decisions including the award of Enterprise Zone status to MIRA Technology Park and the requirement for office premises outlined in the Hinckley and Bosworth Core Strategy (2009)
 - A review of economic growth forecasts for Hinckley and Bosworth, over the period to 2026
 - An assessment of the Borough's economy that informs the amount, location and type of employment land and premises required to facilitate its growth and address any structural weaknesses (including identified declines in the agricultural economy)
 - Projection of employment land and premises requirements, by scale, sector and nature, to 2026
 - Recommendations on the future allocation of employment land and premises; the protection, delivery and appropriate future use of existing sites and any

employment land which could be considered for alternative (i.e. non-employment) forms of development. Recommendations will cover all parts of the Borough, including Key Rural Centres.

Background

- 1.5 This Employment Land and Premises Review will form part of the evidence base for policies and proposals in the Hinckley and Bosworth Local Plan. As part of the plan preparation process, the Council is required to review and assess the level and quality of its existing employment sites and premises to help ensure an adequate supply of appropriate sites has been identified over the plan period.
- 1.6 Land and premises need to reflect the changing requirements of businesses and local economies. The Study will therefore help assess the suitability of sites, indicating which sites might be best safeguarded for employment uses, any sites that appear no longer suitable for employment uses at least in their present form, and any need for new allocations. Planning policies are intended to intervene in the market to ensure amongst other things an appropriate balance between housing and employment uses in the Borough. And whilst the drive to deliver more housing is important, it should not be at the expense of losing important sites that could contribute to local economic development. However, as well as securing sustainable development for employment purposes, a realistic view is taken of the operation and vitality of the market.
- 1.7 The Study covers all industrial, warehousing and distribution uses, as well as offices. It does not refer to all uses that provide jobs, but to the above group of uses, which tend to share certain locational and physical characteristics. The Study is primarily concerned with those uses included within the planning Use Class B – B1 (business offices/light industrial), B2 (general industrial) and B8 (storage and distribution) and appropriate sui generis uses including recycling and the environmental industry. Recognising the rural nature of the Borough the study also has regard to the rural economy, and specifically opportunities for diversification of agricultural buildings into B Use Class accommodation.

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. A survey of 300 local businesses (online and by post, with follow-up telephone calls)

has been undertaken and the 24 Parish and Town Councils of Hinckley and Bosworth have also been contacted by post and email.

- 1.9 Consultations were undertaken with a number of the Borough's major private sector employers and key public sector agencies, including the Leicester and Leicestershire Enterprise Partnership and Leicestershire County Council. Desktop analysis of national, regional and local reports and strategies has also been undertaken.
- 1.10 The property market in the local authority areas adjacent to Hinckley and Bosworth was also reviewed. This has been undertaken through consultations with officers from the relevant Councils, combined with desktop analysis of the Employment Land Studies and Core Strategies 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.
- 1.11 Finally the land supply has been assessed against forecast data to understand future land need. This is then developed into a series of economic development recommendations that cover not just land, but also premises.
- 1.12 At Appendix 1 we have included a schedule of all consultees.

Study Area

- 1.13 Hinckley and Bosworth (population 105,078, as of the 2011 Census) is a largely rural area covering 105 square miles in the west of Leicestershire. North West Leicestershire lies to the north, Charnwood to the northeast, and Blaby and Leicester City to the east. North Warwickshire lies west and Nuneaton and Bedworth lies southeast. The main urban area is made up of the four settlements of Hinckley, Burbage, Barwell and Earl Shilton. Smaller settlements include Market Bosworth, Ratby, Groby, Desford and Markfield.
- 1.14 Historically the area has had a strong element of manufacturing, mainly family owned firms in hosiery and textiles. Coal mining, until the 1980s, was also a major economic contributor. Despite a dramatic decline in these industries, leaving behind an array of derelict buildings, the area still retains higher than average levels of manufacturing. As stated above most of the Borough is rural in nature, although today agricultural employment's share of total employment is only on a par with the UK average at around 1.3 percent.

- 1.15 The Core Strategy (2009) describes the Borough as having four overlapping areas with differing economic characteristics:

The urban area of Hinckley, Barwell, Earl Shilton and Burbage with traditional manufacturing industries along with modern industrial estates catering for a mix of manufacturing and distribution uses

The former coal mining area in the north which has suffered economic and environmental decline

The eastern part which has relatively limited employment but significant commuting into Leicester

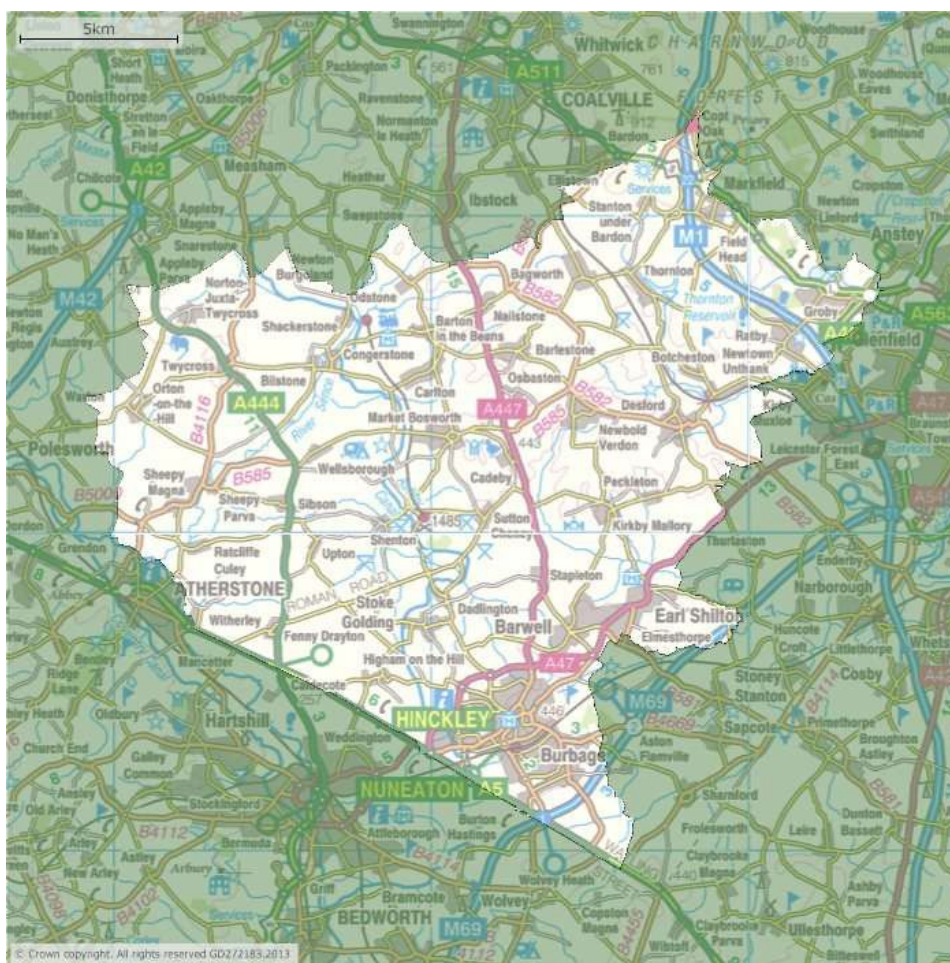
The rural area to the west, primarily reliant on an agricultural economy but with small areas of manufacturing in some settlements.

- 1.16 The town of Hinckley, the largest settlement in the study area, is 156 km northwest of London, 24 km west of Leicester, 47 km east of Birmingham and 56 km south of Nottingham. Access to the motorway network (M1 and M69) and rail services are excellent. Unfortunately this is not shared by all towns in the study area. Other key routes, which connect the Borough to neighbouring areas include the A5, A447, A551, A47 and the A444 leading to the M42 (see Figure 1).

Employment Land Review: Guidance Note (ODPM 2004)

- 1.17 The Employment Land Review: Guidance Note promotes a three-stage process, and provides the framework for this study. Although this document is now nine years old it has not been amended or superseded by more recent statements of policy and remains the only national guidance document for the production of Employment Land Studies. It has been recommended for retention (until superseded) in the 2012 Taylor Review of Planning practice guidance.
- 1.18 Stage One: take stock of the existing situation including an initial assessment of „fitness for purpose“ of existing allocated employment sites. The objective is to identify the best employment sites to be protected; identify employment sites to be released and prepare an effective brief for stages two and three of the review. 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.

Figure 1 – Hinckley and Bosworth



Source: ONS 2013

- 1.19 Stage Two: 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. The outcome of this stage is to provide broad quantitative employment land requirements across the principal market segments covering the Local Plan period and an analysis of the likely „gaps“ in supply that need to be filled.

- 1.20 Stage Three: entails a qualitative review of all significant sites (and premises) in the existing portfolio in order to confirm which of them are unsuitable for/unlikely to continue in employment use; to establish the extent of „gaps“ in the portfolio; and if necessary, identify additional sites to be allocated or safeguarded. The outcome will be the completion of the employment land review, to be taken forward in the Local Plan. The Hinckley and Bosworth Employment Land and Premises Review is prepared in compliance with this advice.

- 1.21 Table 1 shows how this report aligns with, and answers the requirements of the ODPM guidance. The link between the report and the ODPM steps is not always clear cut, with different sections overlapping, indeed certain steps overlap. It should be noted this report reflects adaptation (and improvement) of the ODPM guidance in order to address the requirements of the brief and the particular local circumstances of the Borough's property market.

Table 1 – Employment Land Reviews – Guidance Note

Stage 1 – Taking Stock of the Existing Situation	
Step 1 – Devise Brief	Prepared by Hinckley and Bosworth Borough Council
Step 2 – Collate Data on Land Stock and Revealed Demand	Land Stock covered in Section 6 Revealed Demand covered in Sections 4, 5, 6 and 8
Step 3 – Devise and Apply Site Appraisal Criteria	Site Appraisals covered in Section 6 and Appendix 6
Step 4 – Undertake Preliminary Site Appraisal	Site Appraisals covered in Section 6 and Appendix 7
Step 5 – Confirm Brief for Stages 2 & 3	Agreed in study progress meetings
Stage 2 – Creating a Picture of Future Requirements	
Step 6 – Understand Market Areas and Segments	Covered in Sections 3, 4, 5, 6, 8 and 10 Relationship with neighbouring areas covered in Section 7
Step 7 – Select and Apply Suitable Forecast Model/Demand Analysis	Covered in Section 10
Step 8 – Quantify Employment Land Supply	Covered in Section 6
Step 9 – Translate Employment Land Forecasts to Land Requirements	Covered in Sections 10, 11 and 12
Step 10 – Scenario Testing	Covered in Section 10, 11
Stage 3 – Identifying a New Portfolio of Sites	
Step 11 – Devise Qualitative Site Appraisal Criteria	Covered in Section 6
Step 12 - Confirm Existing Sites to be Retained or Released and Define Gaps in Portfolio	Covered in Sections 6, 11 and 12
Step 13 – Identify Additional Sites	Covered in Sections 11 and 12
Step 14 – Complete Employment Land Review	Covered in Sections 6, 10, 11 and 12

Source: BE Group 2013

- 1.22 In line with the guidance the study covers, very broadly, all the employment property market segments and types of sites outlined in it (see Table 2). To keep the report simple, the research combines most of these requirements into three broad areas:

employment land, office premises and industrial properties.

Table 2 – Main Employment Property Market Segments and Sites

Established or Potential Office Locations	Heavy/Specialist Industrial Sites
High Quality Business Parks	Incubator/SME Cluster Sites
Research and Technology/Science Parks	Specialised Freight Terminals
Warehouse/Distribution Parks	Sites for Specific Occupiers
General Industrial/Business Areas	Recycling/Environmental Industries Sites

Source: ODPM 2004

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. An understanding of the strategies and reports contained in this review is needed to show strategic alignment and a holistic approach to promote sustainable development. The consultants' recommendations follow the general principles set by them.

National

National Planning Policy Framework – Department for Communities and Local Government (2012)

- 2.2 As part of ongoing reforms of planning policy, the Department for Communities and Local Government has published the National Planning Policy Framework (NPPF). The NPPF sets out the Government's economic, environmental and social planning policies for England, articulating the Government's vision of sustainable development. It provides a framework for the production of local and neighbourhood plans, and has replaced all the previous Planning Policy Statements and Guidance Notes.
- 2.3 In terms of business and economic development, the NPPF argues that *"Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including poor environment or any lack of infrastructure, services or housing."* Local planning authorities should:
- "Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth*
- Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated requirements over the plan period*
- Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate requirements not anticipated in the plan and to allow a rapid response to changes in economic circumstances*
- Plan positively for the location, promotion and expansion of clusters or*

networks of knowledge driven, creative or high technology industries

Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement

Facilitate flexible working practices such as the integration of residential and commercial used within the same unit.”

- 2.4 Planning policies should also “*avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.*”
- 2.5 In addition to this, paragraph 51 indicates that local planning authorities “*should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.*”
- 2.6 In town centres, local planning authorities should “*allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, community services and residential development needed.*” Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. This applies to office development where an impact assessment should be required if the development is over a proportionate locally set threshold. The default stance is 2,500sqm if no locally set threshold is in place. However this sequential approach does not apply to small scale rural offices or other small scale rural development.
- 2.7 Planning policies should support sustainable economic growth in rural areas by taking a positive approach to new development, supporting “*the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings*” and promoting “*development and diversification of agricultural and other land-based rural businesses.*”

- 2.8 The NPPF re-introduces district-wide local plans, replacing the Local Development Framework system. The Local Plan should be a single strategic document, with supplementary planning documents only created if they can help to bring forward sustainable development at an accelerated rate.
- 2.9 It is proposed that Local Plans will address the spatial implications of economic, social and environmental change, setting out the opportunities for development and providing clear guidance on what will, or will not, be permitted and where. The Local Plan should outline the Local Planning Authority's strategic priorities. This should include strategic policies to deliver *“the homes and jobs needed in the area”* as well as *“the provision of retail, leisure and other commercial development”*.
- 2.10 Crucially, Local Plans should:
- “Plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework*
 - Be drawn up over an appropriate time scale, preferably a 15 year time horizon, take account of longer term requirements, and be kept up to date*
 - Be based on cooperation with neighbouring authorities, public, voluntary and private sector organisations*
 - Indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map*
 - Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate*
 - Identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation*
 - Identify land where development would be inappropriate, for instance because of its environmental or historic value; and*
 - Contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.”*
- 2.11 Local planning authorities need to prepare and maintain a robust evidence base to understand business need within their area. This can be achieved by working with neighbouring authorities, LEPs and the local business community. This evidence base should be used to assess:

“the needs for land or floorspace for economic development, including both the quantitative and qualitative need for all foreseeable types of economic activity over the plan period

existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs. Reviews of land available for economic development should be undertaken at the same time, or combined with Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land

the role and function of town centres and the relationship between them, including any trends in the performance of centres

the capacity of existing centres to accommodate new town centre development

locations of deprivation which may benefit from planned remedial action

the needs of the food production industry and any barriers to investment that planning can resolve.”

Regional Policy

East Midlands Integrated Regional Strategy (2005)

- 2.12 The Regional Plan (Regional Spatial Strategy (RSS)) was adopted in 2009 and the Regional Economic Strategy for the East Midlands 2006-2020 in 2006. Together these are the core planning and economic policy documents of the East Midlands region. These sit within the East Midlands Integrated Regional Strategy (IRS) which has the vision that: *“The East Midlands will be recognised as a region with a high quality of life and sustainable communities that thrives because of its vibrant economy, rich cultural and environmental diversity and the way it creatively addresses social inequalities, manages its resources and contributes to a safer, more inclusive society.”* This will be achieved through the integration of:

“A vibrant and competitive economy with increased productivity characterised by high quality employment learning and skills, enterprising individuals, innovative businesses and improvements in the physical infrastructure

Cohesive and diverse communities that empower and engage people, are safe and healthy, combat discrimination and disadvantage and provide hope and opportunities for all

A rich, diverse and attractive natural and built environment and cultural heritage

Sustainable patterns of development that make efficient use of land, resources and infrastructure, reduce the need to travel, incorporate sustainable design and construction, and enhance local distinctiveness.”

- 2.13 The IRS has five agreed priorities. Priority 4 is to *“Improve economic performance and competitiveness by:*

Encouraging enterprise and innovation

Improving the performance of existing businesses

Ensuring ongoing development of learning and skills

Ensuring the efficient use of the region’s infrastructure, including ICT

Creating high quality employment opportunities.”

- 2.14 However, following the 2010 General Election, the new Secretary of State for Communities and Local Government announced the commitment to rapidly abolish the RSS and Regional Economic Strategy process and return decision making powers to local councils. Legislation to abolish both types of strategy (and the regional bodies that produced them) received Royal Assent in late 2011. However the full abolition of either policy document is formally awaited pending legal challenges and environmental assessments. Their context is still relevant to consider for this study.

East Midlands Regional Plan – EMRA (2009)

- 2.15 The Regional Spatial Strategy (RSS) provides a broad development strategy for the East Midlands up to 2026. The main role of this document is to provide a strategy within which the land use planning documents and local transport plans of local authorities can be prepared. It is divided into four main sections: core strategy, spatial strategy, topic based priorities and sub-regional strategies. The following paragraphs identify the areas of the plan most directly relevant to Leicestershire (Hinckley & Bosworth) and its economy.
- 2.16 One of the eleven objectives set out in the core strategy is *“to improve economic prosperity, employment opportunities and regional competitiveness”*. The spatial strategy is divided into five sub-areas and Hinckley & Bosworth lies within the Three Cities sub-area.
- 2.17 The Three Cities sub-area comprises Derby HMA, Nottingham Core HMA, Leicester and Leicestershire HMA. These are three of England’s fifteen largest cities; they are

within 30 miles of each other and are home to just under half of the region's 4.3 million population.

- 2.18 Policy 3 sets out how development and economic activity should be distributed. It follows a hierarchy of appropriate development focusing on the five Principal Urban Areas, and then the three growth towns, followed by the Sub-Regional Centres, one of which is Hinckley (and which includes the close by settlements of Burbage, Barwell and Earl Shilton).
- 2.19 The development needs of other settlements and rural areas should also be provided for. New development in these areas should contribute to:
- Maintaining the distinctive character and vitality of rural communities
 - Shortening journeys and facilitating access to jobs and services
 - Strengthening rural enterprise and linkages between settlements and their hinterlands
 - Respecting the quality of tranquillity.
- 2.20 Policy 12 states that: *"...development in the Three Cities Sub-area... outside Derby, Leicester and Nottingham... should locate employment and housing within and adjoining settlements ... in scale with the size of those settlements; in locations that respect environmental constraints and where there are good transport linkages."*
- 2.21 Policy 13 sets out the amount of new dwellings that should be provided between 2006 and 2026. For Leicester and Leicestershire this is 80,400, of which 9,000 should be in Hinckley and Bosworth.
- 2.22 Policy 18 identifies the regional priorities for the economy and that, *"local authorities in all parts of the region should work together with EMDA [NB. EMDA ceased operation in March 2012] and other organisations with relevant responsibilities to encourage and foster the regional economy through implementing the Regional Economic Strategy. It will be especially important to raise skills levels, develop the service sector and high value manufacturing and create innovative businesses, so that the region is better placed to maintain economic competitiveness."*
- 2.23 Policy 19 suggests development plans and other public sector strategies/policies should promote the continued diversification and development of the rural economy. As long as this is consistent with sustainable development and environmentally

sound management of the countryside. Major new development in the open countryside should be avoided. Employment development including offices appropriate to the size of the town should be concentrated in market towns.

- 2.24 Policy 20 identifies the regional priorities for employment land and requires that *“local authorities, EMDA and sub-regional strategic partnerships should work together in housing market area groupings to inform the allocation of a range of sites at sustainable locations.”*
- 2.25 The supporting text to Policy 20 states that, *“local planning authorities should ensure that allocated sites for employment are consistent with priorities contained within the Regional Economic Strategy and are attractive to the market. A range of different sites should be provided, and consideration should be given to enhancing marketability by means such as the provision of essential infrastructure, remediation, or measures to enhance attractiveness. Local planning authorities will also need to consider whether currently allocated or safeguarded sites are likely to become surplus to future requirements.”*
- 2.26 Policy 22 suggests that in town centres such as Hinckley, retail, office, residential and leisure schemes should be developed based on need.
- 2.27 As part of the RSS there is a Three Cities Sub-regional Strategy (SRS), the purpose of which is *“to provide additional direction and guidance to Local Development Frameworks on issues that cross strategic planning boundaries and other sub-regional matters of importance in the Three Cities sub-area.”*
- 2.28 The Three Cities SRS sets out provision for new housing over the 2006-2026 period. For Hinckley and Bosworth this is 450 dwellings per year, located mainly at Hinckley, including at sustainable urban extensions. This totals 9,000 new homes between 2006 and 2026.
- 2.29 Policy Three Cities SRS 4 discusses employment land and describes the need to support development linked to the proposed new housing, particularly the sustainable urban extensions (highly relevant to Hinckley & Bosworth); city centres; deprived communities; high technology sectors, local employment opportunities to reduce out commuting, and East Midlands Airport.

- 2.30 Sub-regional centres such as Hinckley should “*serve a wide catchment, and their vitality and viability should be promoted.*”
- 2.31 It acknowledges that the sub-area “*has an excess of land for employment purposes*” but much of this is “*poor quality, poorly located and unattractive to the market.*”
- 2.32 However, following the 2010 General Election, the new Secretary of State for Communities and Local Government announced the commitment to rapidly abolish the RSS and Regional Economic Strategy process and return decision making powers to local councils. Legislation to abolish both types of strategy (and the regional bodies that produced them) received Royal Assent in late 2011. However the full abolition of either policy document is formally awaited pending legal challenges and (in the case of the RSS) production of Strategic Environmental Assessments which are now not expected to be completed until later in 2013. Their context is therefore still relevant to consider for this study.

A Flourishing Region: Regional Economic Strategy for the East Midlands 2006-2020 – EMDA (2006)

- 2.33 The fundamental purpose of East Midland Development Agency’s (EMDA) Regional Economic Strategy (RES) is to improve economic performance and enhance the region’s competitiveness. The RES provides the policy context for economic issues as they relate to development and regeneration.
- 2.34 The Strategy is focused on sustainable economic growth to create a “*flourishing region*”, which includes growing and innovative businesses, skilled people in good quality jobs, participating in healthy, inclusive communities and living in thriving and attractive places. The vision to create a flourishing region is supported by three structural themes:
- Raising productivity
 - Ensuring sustainability
 - Achieving equality.
- 2.35 These objectives will be achieved through ten strategic priorities (see Table 3).
- 2.36 With regards to land and development, the RES states that there will be a significant decline in the demand for industrial floorspace over the next 10 to 15 years. However, in the same period, there will be an increase in demand for offices.

Therefore, due to the higher density of employment in the service sector, less land will be required.

- 2.37 The RES identifies some issues for employment land in the region. Some sites are unattractive or non-viable, and the policy of de-allocating such sites should be continued. It states that there needs to be an appropriate supply and range of quality employment sites, and for a range of different types of uses. In addition to issues such as transport accessibility, environmental characteristics, and proximity to a skilled workforce, utilities and ICT connectivity are a key part of ensuring a quality supply of land. Table 4 shows the priority actions concerned with land and development in the RES.

Table 3 – RES Strategic Priorities

Strategic Priorities	Aim
Employment, learning and skills	To move more people into better jobs in growing businesses
Enterprise and business support	To become a region of highly productive, globally competitive businesses
Innovation	To develop a dynamic region founded upon innovative and knowledge focused businesses competing successfully in a global economy
Transport and logistics	To improve the quality of regional infrastructure to enable better connectivity in and outside the region
Energy and resources	To transform the use of resources and use and generate energy to ensure a sustainable economy, a high quality environment and lessen the impact on climate change
Environmental protection	To protect and enhance the region's environment through sustainable economic growth
Land and development	To ensure that the quality and supply of development land, and balance between competing land uses, contributes towards sustainable growth of the regional economy
Cohesive communities	To increase life chances for all, leading to stronger and more cohesive communities, a dynamic society and a stronger economy
Economic renewal	To ensure all people and communities have the opportunity to create new and sustainable economic futures
Economic inclusion	To help overcome the barriers, or market failures, that prevent people from participating fully in the regional and local economy

Source: EMDA 2006

2.38 Key sub-area strategic priorities are stated as being:

- Innovation
- Transport and logistics
- Land and development
- Enterprise and business support
- Employment, learning and skills.

Table 4 – RES Land and Development Priority Actions

Priority Actions	Details of Specific Priority Action
Ensure and safeguard an appropriate supply of quality employment land by providing supportive local and regional plans and policies, through:	Maintaining an up-to-date regional picture of employment land supply and quality issues by monitoring, and building on the results of local, sub-regional, and regional studies
	Bringing forward new sites, upgrading existing sites, and where necessary in order to further regeneration objectives, promoting the redevelopment of commercially unattractive sites for other economically beneficial uses
	Undertaking masterplanning exercises, and where appropriate use environmental impact assessments, to provide an holistic approach to the supply of employment land
	Preparing relocation strategies for businesses affected by redevelopment proposals
	Encouraging job creation through private sector development and the targeting of public sector resources for priority sites
Ensure appropriate levels of infrastructure including transport, utilities and ICT for employment-related schemes, through:	Assessing regional deficiencies and identifying needs for utility provision and ICT
	Assessing and planning for infrastructure needs on proposed sites for development, using development briefs and local planning decisions to ensure appropriate provision
	Ensuring proactive investment by the public sector where market failures exist
	Assess potential environmental impacts using environmental impact assessments and environmental capacity studies
Increase the re-use of previously developed land through an appropriate mix of actions including site remediation, reclamation and redevelopment, and ensure that effective use is made of the existing stock of buildings. Key actions include:	Rolling out the Brownfield Land Action Plan for the East Midlands
	Identifying appropriate previously used sites through Local Development Frameworks to bring forward economic investment consistent with the RES and RSS
	Ensuring that the legacy of severe problems of environmental degradation caused by coal mining continues to be addressed

Source: EMDA 2006

Sub Regional Policy

Leicester and Leicestershire Housing Market Area (HMA) Employment Land Study – Leicester and Leicestershire Enterprise Partnership (2008 Report and 2012 Final Report)

- 2.39 These studies (both the 2008 study and the 2012 updated and final report) consider joint employment land planning and delivery up to 2026 in the Leicester and Leicestershire HMA. They also look at employment land policies and allocations in the local authorities' core strategies, and recommend investment priorities and targets. They assess these against the context of three main drivers: market demand, sustainable development and climate change, and local distinctiveness.
- 2.40 The 2008 study reviews HMA-wide employment and property markets for the 1991 to 2007 period. The 2012 update does not include a review of the employment and property markets. Thus these reports do not account for the recent recession. Across the HMA, the study notes that industrial employment has fallen sharply from 2000 to 2007 onwards, an exacerbation of the trend since 1991. Conversely both office and warehousing have seen steady increases. Industrial employment in Hinckley and Bosworth peaked sharply in 1998 and then declined steeply; it has stabilised in recent years. Office employment has expanded modestly, and warehousing has shown a slight increase which may have reversed since 2003.
- 2.41 The property market analysis notes that office floorspace across the HMA grew by 171,000 sqm between 2000 and 2007. In the Districts with large stocks of offices, such as Blaby and North West Leicestershire, growth was fastest. Hinckley and Bosworth saw a more modest growth of 14,000 sqm, with most new space developed in the years 2000 to 2004. However, Hinckley and Bosworth's growth is double that of Leicester City, which only developed 7,000 sqm of new floorspace over the same period. This reflects the dominance of out-of-town business parks and the relative stagnation of the Leicester City Centre office market during this time.
- 2.42 Factory floorspace declined marginally (by 0.6 percent) across the HMA between 2000 and 2007, but Hinckley and Bosworth's net stock did increase by 95,000 sqm over this period. Warehousing floorspace increased by 1.05 million sqm over the same period. 71 percent of this was in Harborough and North West Leicestershire and only around 5 percent was in Hinckley and Bosworth. Hinckley and Bosworth actually lost 30,000 sqm of warehousing floorspace over the period 2000 to 2004.

- 2.43 Demand in Hinckley and Bosworth (measured through Invest Leicestershire Property Enquiries 2007-2008) is primarily for industrial premises. There was little demand for employment land, with only three land enquiries recorded over this period (compared to 16 in neighbouring Blaby).
- 2.44 Since the 2008 study, demand has increased across all of Leicester and Leicestershire for pre sold and pre let schemes. The latter need to be subject to long leases to occupiers with good covenants. Developers have brought forward office, light industrial and warehousing schemes on sites that were serviced and under development before 2008. In Hinckley and Bosworth, this includes Tungsten Park in Hinckley.
- 2.45 In addition, the MIRA Technology Park has been granted planning permission for 132,000 sqm of mostly research and development office based activities along with Enterprise Zone status. This space is not available to the open market as it is focussed on businesses engaged in research and development in the transport sector.
- 2.46 Following 2004 ODPM guidance the 2012 study uses employment forecasts prepared by consultants PACEC. It uses a six step process:
- Employment forecasts by use class
 - Conversion of forecast jobs to floorspace (for offices, industrial and warehousing uses)
 - Conversion of floorspace to industrial and warehousing land
 - Estimate floorspace and land required for renewal
 - Estimate floorspace and land required for development pipeline
 - Set out supply/demand balances for offices, industrial (comprising B1c/B2 and small B8) and finally strategic warehousing as a distinctive and substantial source of market demand.
- 2.47 The forecasting uses PACEC's own data. This includes a continuous data set of workplace jobs (employees plus the self-employed) by district, dating back to 1971. The data takes account of numerous changes in geographical boundaries, data collection methods, and industrial classifications over that period. The raw employment data is taken from datasets published by the Office for National Statistics:

- 1971-1991 – Census of Employment
- 1991-1998 – Annual Employment Survey
- 1998-2008 – Annual Business Inquiry
- 2008-2010 (latest) – Business Register and Employment Survey.

2.48 PACEC's forecasting methodology is based upon the following:

The historic relationship between annual growth in GDP and growth rates in individual industrial sectors, estimated using regression analysis (taking into account the possibility for a time lag between GDP growth and growth in particular industries)

Historic trends in the share of employment in each industry which is to be found in each district

Forecasts of GDP

Adjustments for local conditions.

2.49 The employment forecasts are shown in Table 5.

Table 5 – Leicester and Leicestershire HMA Employment Land Study Employment Forecasts 2010-2031

Area	Total Employment, '000s					Employment Change, '000s
	2010	2012	2021	2026	2031	2010-2031
Hinckley and Bosworth	43.1	41.9	42.2	43.1	44.3	1.2
Leicester and Leicestershire HMA	484.4	479.1	506.4	525.4	546.3	61.9

Source: Leicester and Leicestershire Enterprise Partnership 2012

2.50 Converting the job figures to a land and property rate, the gross demand forecast from Hinckley and Bosworth is estimated to be 11,800 sqm offices; 12.90 ha of industrial land; and 3.50 ha of warehousing land (for 2010-2031). Balancing this against the supply of land (i.e. that effectively available, see Table 6) there is a:

A shortage of 7,930 sqm office space

A surplus of 6.80 ha of industrial land

A surplus of 9.69 of strategic warehousing land.

2.51 As Table 6 shows, according to the Leicester & Leicestershire HMA Employment
H80(p)/Final Report/July 2013/ BE Group

Land Review (2012) there is a substantial supply of industrial and warehousing land. This includes the former Sketchley Works, where Goodman has placed a contract for the construction of an access road to bring forward the development of Logix 2, a mixed office, industrial and warehousing scheme on 16 ha. 11.9 ha is also proposed within the SUEs at Barwell (6.5 ha) and Earl Shilton (5.4 ha).

- 2.52 Additional schemes at MIRA (Higham on the Hill) and Caterpillar (Desford) are not available to the open market and are therefore excluded from the supply. 12.3 ha of employment land at Caterpillar, Peckleton Lane, Desford will be retained for the company's own use. Nailstone Colliery is also excluded from the supply as it is some distance from the motorway and poorly located for distribution occupiers.

Table 6 – Leicester & Leicestershire HMA Employment Land Study Supply Position 2012

Site	Offices/ Science Park (sqm)	General Land (ha)	Strategic Warehousing (ha)
Tier One Sites			
<i>Hinckley Town Centre</i>			
Bus Station, Lancaster Road (3.98 ha)	706		
Small schemes (0.72 ha): • Clarence Buildings, 3A Market Place • 1 Horsefair 62 Castle Street • Essentia House, 55 Upper Bond Street • Dennis House, 4 Hawley Road	1,306		
Jarvis Porter, Coventry Road	3,870*		0.70
<i>Elsewhere</i>			
Logix 2, Rugby Road, Burbage (16 ha)	1,858	5.50	10.00
Interlink Distribution Park, Stanton Under Bardon			2.49
Tungsten Park, Coventry Road, Hinckley		2.30	
Sub Total	3,870	7.80	13.19
Tier Two Sites			
Barwell SUE		6.50	
Earl Shilton SUE		5.40	
Sub Total		11.90	
Total	3,870	19.70	13.19

Source: Leicester and Leicestershire Enterprise Partnership 2012

*NB. This figure was an error in the original report – it should be zero.

- 2.53 Finally, the 2012 study made some relevant comments on Leicester and Leicestershire's property market, from the perspectives of both supply and demand.

Supply Side

2.54 Since the 2008 market crash, developers have:

Responded to demand for pre-let/sale design and build schemes

Built out these schemes on pre 2008 serviced sites

Retained fewer completed schemes within their investment portfolios

Abandoned speculative development due to the risks, but also because many developers feel they can react quickly to market demand by delivering fast track turnkey schemes

Developers have moved away from purchasing land outright, even sites with planning permission, in preference to option and draw down agreements

Recent development activity has been focused on bringing forward mixed use (housing and employment land) sites.

2.55 Post 2008, weak occupier demand has translated into falling rents, rising tenant incentives and shorter leases with more frequent break options. The capital market for funding/investments was also badly affected with yields increasing and a general shift towards quality covenants offering secure income on long leases which are in limited supply.

The Demand Side

2.56 Since the onset of recession, businesses have become more cautious about committing to new premises. Given the constraints on credit, demand for new build schemes is limited to:

„Covenant led“ purpose built „design and build“ developments for purchase or lease by businesses with strong balance sheets and records of profitable trading

Owner occupier led schemes where businesses acquire sites for their own development or develop on their existing sites.”

2.57 The main trends in the office market are:

Lower employment growth in the financial and business services sector

Reduced public sector demand and the consolidation of government departments into single larger buildings in regional centres such as Birmingham and Nottingham

Higher employment densities arising from trends in occupier requirements
(growth in flexible working and pressure to reduce energy consumption)

Low rates of development due to lack of bank finance, lower capital values and lower effective demand.

- 2.58 In the logistics and distribution sector, demand is being shaped by economies of scale, carbon credits and the growth in internet shopping. These drivers are combining together to create demand for super size, road and rail linked warehouses in the „Golden Triangle“ which includes Leicestershire’s M1 Corridor.

Local Policy

Hinckley and Bosworth Local Plan (2001)

- 2.59 The main objective of the Local Plan relevant to this study is, “*providing opportunities for investment in the Borough and promoting economic growth through sustainable development.*”

- 2.60 Chapter 3 specifically focuses on employment. The most relevant main policy objectives are:

To provide an adequate supply of land that is suitable for a range of employment purposes and capable of being developed

To facilitate growth in the economy without adversely affecting the environment or local communities

To ensure that major employment sites are in transport choice locations and to ensure a high standard of layout and design including measures to promote energy efficiency.

- 2.61 Sustainability is also a key objective that the planning and economic policy documents promote. The conflicting pressure of employment generation and housing provision are key issues in delivering sustainable communities in Hinckley & Bosworth and are therefore important considerations for this study.

- 2.62 All employment policies from the Local Plan were saved by the Secretary of State and will be replaced by relevant Development Plan Documents (DPDs) as they are adopted.

Hinckley and Bosworth Core Strategy (2009)

- 2.63 The Hinckley and Bosworth Core Strategy forms part of the new Local Plan for the Borough. It will be accompanied by the following DPDs:

Site Allocations and Development Management Policies
Hinckley Town Centre Area Action Plan (adopted 2011)
Earl Shilton and Barwell Area Action Plan.

- 2.64 The Core Strategy 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.
- 2.65 The Borough Council's vision is to keep and improve the positives of the area whilst embracing the good things that development can bring. It seeks to ensure that all communities will share in the good quality of life that is on offer.
- 2.66 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
 - Need for rural diversification.
- 2.67 To ensure the vision is achieved, the Core Strategy sets out 13 spatial objectives with associated policies. This is known as the Spatial Strategy and takes account of national, regional and local planning guidance.
- 2.68 Of the 13 spatial objectives, four are relevant to this study and are summarised below:
- Spatial Objective 1: Strong and Diverse Economy – providing sufficient, sustainably located, good quality land and premises and other support programmes to encourage growth in appropriate sectors
 - Spatial Objective 2: Regeneration of Urban Centres – delivering Hinckley as a thriving sub-regional town centre
 - Spatial Objective 3: Strong and Vibrant Rural Communities – ensuring access

to shops, education, leisure and employment opportunities

Spatial Objective 6: Infrastructure Provision – ensuring development contributes to the necessary infrastructure e.g. through developer contributions.

- 2.69 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

- 2.70 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

Require development to be of the highest environmental standards.

Policy 2: Development in Earl Shilton

- 2.71 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

- 2.72 To support the regeneration of Barwell the Council will:

Allocate land for a mixed-use SUE to the west of Barwell, to provide 2500 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.

- 2.73 Details of the urban extension settlements with infrastructure requirements, phasing and masterplan designs will be provided in the Area Action Plan which is currently being prepared. It is therefore not reviewed in this report. The Core Strategy suggests the employment land is used for industrial and warehousing uses, supporting local businesses, include start-up space and grow-on units, and should aim to be carbon-neutral.

Policy 4: Development in Burbage

- 2.74 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

- 2.75 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.

Policy 8: Key Rural Centres Relating to Leicester

- 2.76 In Desford, Groby, Ratby and Markfield, the Council will support additional employment provision to meet local need.

Policy 10: Key Rural Centres in the National Forest

- 2.77 To create a new sense of place and improve the provision of local services in Bagworth and Thornton the Council will support additional employment provision to meet local needs in line with Policy 7, including new small industrial work units (for small businesses, social enterprises and craft uses) in Bagworth.

Policy 11: Key Stand Alone Rural Centres

- 2.78 To support the local services and maintain rural population levels in Barlestone, Market Bosworth, Newbold Verdon and Stoke Golding the Council will:

Support additional employment provision to meet local needs in line with Policy 7

Investigate providing small, flexible industrial/business/start-up units in Stoke Golding to encourage self employment.

Policy 12: Rural Villages

- 2.79 To support the existing services in the villages of Higham-on-the-Hill, Stanton Under Barndon, Sheepy Magna, Nailstone, Twycross, Witherley and Congerstone the Council will:

Support development that complies with the Policy 17: Local Needs (see below)

Support development enabling home working and other small scale employment uses

Require new development to respect the character and appearance of conservation areas (where relevant).

Policy 13: Rural Hamlets

- 2.80 In the rural hamlets, the Council will:

Support development enabling home working and other small scale employment uses within settlement boundaries

Require new development to respect the character and appearance of Conservation Areas (where relevant).

Policy 17: Rural Needs

- 2.81 In key rural centres, rural villages and rural hamlets, small scale developments that meet a „local need“ for housing, employment or community facilities adjacent to the settlement boundary will be permitted provided that:

The „local need“ has been clearly identified in an up-to-date needs survey or

parish plan

The need cannot be met within the settlement boundary of the village

The development is of a scale and design which fully respects the character of the settlement and need identified.

Policy 24: Sustainable Design and Technology

- 2.82 The Council will require all office developments in Hinckley, Burbage, Barwell and Earl Shilton to meet a minimum BRE Environmental Assessment Method (BREEAM) (or equivalent) assessment rating of „very good“ (from 2016 they will need to meet an „excellent“ rating) unless it would make the development unviable.

Site Allocations and Generic Development Control Policies Development Plan Document, Consultation Draft Preferred Options Report – Hinckley and Bosworth Borough Council (2009)

- 2.83 This draft document will, when adopted in its final form, allocate land to deliver housing, employment and other major development needs, to meet the requirements set out in the Core Strategy. It also includes generic development control policies which will be used when determining planning applications. An updated version of this document will be made available for public consultation in autumn 2013.

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

- 2.84 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. For the purposes of this report, this summary focus is on employment issues only.
- 2.85 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.
- 2.86 The vision for Hinckley is: *“Hinckley Town Centre will provide a welcoming image, promote design excellence, attracting new investment and creating a good quality environment where people will want to live, work, shop and visit. There will be a wide choice of housing, varying in price and tenure in new buildings as well as in converted hosiery factories and above shops. There will be business premises*

ranging from small workshops to office accommodation. People will find a selection of national retailers, local shops, pubs and restaurants catering for a range of user-groups. Hinckley will be a vibrant and safe place with overlooked public spaces. Pedestrians, cyclists and motorists will enjoy improved accessibility to the town centre with particular improvements to the bus and rail stations. New leisure and cultural facilities will be an integral part of the town centre centre, encouraging residents and visitors to spend time in the town centre during the day and night..”

2.87 The objectives outlined in the Area Action Plan and of relevance to this study are:

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.”*

2.88 A number of development site policies are outlined in the report detailing specific opportunities at various locations in the town centre. There are nine key regeneration sites and the policies give details of public transport services, road improvements, car parking and green infrastructure, all of which are important but not outlined in detail here.

2.89 Of the nine key regeneration sites, seven have potential for employment uses. Table 7 highlights the key aspirations for each project and the expected output in terms of office/commercial space.

2.90 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 7 – 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)	<p>Provision of a mixed use development (office and commercial floorspace and residential units to the east of Baptist Walk)</p> <p>Possible infill development between Baptist Walk and the Concordia Theatre</p> <p>Continued improvement to the Concordia Theatre</p> <p>Creation of a new landscaped public open space on the surface level car park north of Stockwell Head</p> <p>Provision of a 180 space c car park.</p>	2,000 - 2,500
Policy 3 – Atkins Factory Strategic Development Area (1.19)	<p>Retention and enhancement of the car park</p> <p>Retention and reuse of the Atkins Building for mixed uses (office space and a creative enterprise centre)</p> <p>Redevelopment of factory buildings for an educational facility, a community facility and/or office space.</p>	2,000
Policy 4 – Britannia Centre/Castle Street Strategic Development Area (1.38)	The provision of comparison retail floorspace	-
Policy 5 – Land north of Mount Road (4.36)	<p>Retention and enhancement of Argents Mead park and the Memorial Gardens</p> <p>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</p> <p>Provision of retail units and a civic facility to the north of the site</p> <p>Enhanced town centre parking.</p>	3,000 – 4,000
Policy 6 – Leisure Centre (1.31)	Provision of a landmark residential scheme.	-
Policy 7 – Rugby Road/ Hawley Road (2.13)	<p>Provision of a landmark building at the junction of Rugby Road and Hawley Road</p> <p>Provision of a mixed use development (residential, commercial and other employment uses).</p>	3,000 – 4,000
Policy 8 – Railway Station/ Southfield Road (1.78)	<p>Provision of an office led development to create a high quality employment zone for the town centre</p> <p>Creation of a transport interchange</p> <p>Provision of enhanced passenger facilities at the railway station</p> <p>Provision of small retail units.</p>	4,000 – 5,000
Policy 9 – Bus Station (3.81)	<p>Provision of an enhanced Bus Station and associated passenger facilities</p> <p>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.</p> <p>Provision of a cinema and other leisure uses</p> <p>Provision of an approximately 560 space car park.</p>	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)	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

Hinckley and Bosworth Economic Regeneration Strategy 2009-2014 (2009)

2.91 The aim of this strategy is to address and forecast economic challenges in the Borough and to complement existing economic development, regeneration and related strategies. The vision for the Economic Regeneration Strategy is “*to achieve a thriving economy for the Borough*” and this also comes through in the Community Plan (see below). It is hoped a number of outcomes will be achieved but those relevant to this study include:

Outcome 1: A prosperous thriving economy

Outcome 2: Quality and range of employment sites and premises are available

Outcome 3: More vibrant and viable town centres

Outcome 4: Priority neighbourhoods and rural areas achieve prosperity

Outcome 5: A highly skilled population in higher skilled jobs

Outcome 6: An improved image for business and tourism with a reputation for innovation and creativity.

2.92 A SWOT analysis identifies a number of strengths, weaknesses, opportunities and threats facing the economic development of the Borough. Those of relevance to this study are outlined in Table 8.

Table 8 – Strengths, Weaknesses, Opportunities and Threats Facing Future Economic Development

Strengths	Weaknesses
Low level of unemployment Strong manufacturing base Council owned industrial units High technology industrial park Good level of economic activity High entrepreneurial activity Rurally located knowledge-based industries Resilience to past economic restructuring Public sector engagement with businesses Grant funding success	Low skills level 4 and above Lack of office accommodation Pockets of deprivation High level of out commuting Disparate business support
Opportunities	Threats
Integration of planning and economic regeneration Masterplanning sites Hinckley Business Improvement District Integration of business support networks Rural enterprise/diversification Working from home A new college – catalyst for growth Funding to support economic development	Redundant buildings Agriculture comprises only one percent of employment but farmland comprises 79 percent of the landscape Downturn in the economy and economic certainty Unsustainable settlements Over-reliance on traditional manufacturing industries

Source: HBBC, 2009

Earl Shilton and Barwell Area Action Plan, Preferred Options – Hinckley and Bosworth Borough Council (2010)

- 2.93 The Council is in the process of completing an Area Action Plan for the two SUEs proposed for Barwell and Earl Shilton. The AAP will be used to guide the Council, developers and others investing in the future of Earl Shilton and Barwell in the period to 2026. The vision of the AAP is: *“The development of sustainable communities, with distinct identities and character, providing attractive and accessible living and working environments, with thriving urban centres, supported by infrastructure that encourages green living, and well connected to Hinckley and the surrounding countryside.”*
- 2.94 To ensure the vision is achieved, nine spatial objectives have been identified: Objective 4 is *“To retain and enhance employment opportunities in Earl Shilton and Barwell through protection of existing employment sources and through the provision*

of new and diverse opportunities in the development of the Sustainable Urban Extensions.”

Employment in the Earl Shilton SUE

- 2.95 Policy 13 (Employment in Earl Shilton Urban Extension) of the AAP states that: *“The development will provide a minimum of 4.5 ha of land for industrial and warehousing use within B2 and B8 use classes. The development should primarily support local employment opportunities, including starter and grow-on units, and should aim to achieve zero-carbon development. A buffer must be provided between the employment area and any surrounding land allocated for residential use to protect their amenity.”*
- 2.96 There will be minimal office development so that the Earl Shilton SUE will not compete with Hinckley Town Centre. The scale of employment land provision, reduced from 10 ha in the Core Strategy, reflects the findings of the 2010 Earl Shilton and Barwell Employment Land Assessment (discussed below). That Assessment argued that a smaller land allocation (4.5 ha) is more reflective of local demand in the Barwell/Earl Shilton area.
- 2.97 In the Earl Shilton SUE, employment uses will be located to the east of the urban extension area, next to the A47, and north of the existing watercourse. They would be accessed via a new junction close to Mill Lane.

Employment in the Barwell SUE

- 2.98 Policy 21 (Employment in Barwell Urban Extension) states that: *“The development will provide a minimum of 6.2 ha of land for industrial and warehousing use within B2 and B8 use classes. The development should primarily support local employment opportunities, including starter and grow-on units, and should aim to achieve zero-carbon development. A buffer must be provided between the employment area and any surrounding land allocated for residential use to protect their amenity. In any event a landscape buffer shall be maintained between the residential development on the north side of Hinckley Road and the allocated employment land in the southern part of the urban extension, as indicated on the Development Framework.”*
- 2.99 Again there will be little office provision in order to protect Hinckley Town Centre, and the scale of employment land provision, reduced from 15 ha in the Core Strategy, reflects the findings of the 2010 Earl Shilton and Barwell Employment Land Assessment. Employment uses are to be located in the southern part of the urban

extension area between the Ashby Road and the existing Moat Way industrial estate, close to the proposed access from the A447. In both SUEs it is expected that individual industrial/warehouse units of 100-1500 sqm will be delivered.

Existing Employment Areas in Barwell and Earl Shilton

2.100 Policy 30 (Existing Employment Areas) seeks to protect the following key Employment Areas which were categorised „A“ in the 2010 Employment Land and Premises Study :

Industrial Estate, Mill Street Industrial site, Barwell

Oaks Industrial Estate, Station Road, Earl Shilton

2.101 For eight further Employment Areas (categorised „B“ in the 2010 Employment Land and Premises Study) *“proposals for alternative employment, or other uses”* will be considered *“on their individual merits”*

Factories Dawson Lane, Barwell

Works South of Stapleton Lane, Barwell

Barwell Business Centre, Kingsfield Road, Barwell

Land fronting High Street to the rear of Mill Street Industrial Estate, Barwell

Works off Bank Terrace (south) , Barwell

Works West of Hill Street, Barwell

Factory Units Wood Street, Earl Shilton

Factory West of Hill Top, Earl Shilton.

2.102 For the remaining 15 Employment Areas of Barwell and Earl Shilton (categorised „C“ in the 2010 Employment Land and Premises Study) the Council will: *“actively consider proposals for appropriate alternative uses”*.

Earl Shilton and Barwell Employment Land Assessment – Prospect Leicestershire) (2010)

2.103 The aim of this study was to assess the level and type of employment land that can be developed within the Barwell and Earl Shilton SUEs. The Core Strategy allocates 25 ha to the SUEs (15 ha in Barwell, 10 ha in Earl Shilton – see above). This allocation is derived from the original Leicester and Leicestershire HMA Employment Land Study (2008 – discussed above), which was prepared in a different economic climate and takes a generic approach to the level of employment land necessary to serve the SUEs of Leicestershire. That study did not take specific account of the particular market drivers of Earl Shilton and Barwell, or the wider Borough of Hinckley

commissioned to address that gap in analysis.

- 2.104 At present Earl Shilton and Barwell do not have particularly strong property offers. In both towns the stock of industrial and warehouse premises is dated and there has been little recent development. There is no real market for office accommodation, nor are there obvious growth sectors or business clusters to build on.
- 2.105 Barwell and Earl Shilton are well related to Hinckley, the surrounding rural hinterland and Leicester to the east. However, access to the national motorway network is limited when compared to Hinckley, Burbage and Leicester. The new A47 bypass presence may generate some demand, particularly for the Earl Shilton SUE, but will not be sufficient to attract large footloose enquiries in the regional distribution market.
- 2.106 The Employment Land Assessment argues that the principal source of market interest will be latent demand from existing occupiers in Barwell, Earl Shilton and the surrounding hinterland. The new populations of the SUEs will increase the local pool of available labour. However, this factor will not, on its own, override strengths and weaknesses of either town.
- 2.107 This Employment Land Assessment was produced during a period of recession and the study highlights that the speculative development of employment premises is unlikely to occur until market conditions improve. A more long term threat is the existence of more strategically located employment land in Hinckley, Burbage and in adjoining districts (notably the Strategic Employment Site at New Lubbesthorpe, Blaby District).
- 2.108 The conclusion of the Assessment is that employment land in the SUEs will struggle to compete in the sub-regional/regional markets. Rather, it will serve and improve local needs. Demand will be for small and medium sized industrial and warehouse units of 100-1,500 sqm.
- 2.109 Annual development rates for industrial and warehouse premises are expected to be between 1,000 sqm/year and 2,000 sqm/year. Assuming a 13 year lifespan for each SUE, the amount of employment premises delivered will range from:
- Low - 13,000 sqm (1,000 sqm/year)
 - Medium - 19,500 sqm (1,500 sqm/year)
 - High - 26,000 sqm (2,000 sqm/year).
- 2.110 Of the two towns Barwell is slightly better located and has the stronger existing offer,

with little vacant or derelict industrial/warehousing property. On this basis, it could achieve the higher rate of development shown above. At a 40 percent development plot ratio, this will deliver 6.5 ha of additional employment land. Earl Shilton contains a much smaller core of industrial and warehouse property, with lower occupancy rates. Allowing for the impact of the new A47 bypass, Earl Shilton may attract the medium rate of development shown above. This would provide 4.9 ha of additional employment land.

2.111 Neither town has much scope for offices. If an improving market is assumed then there may be demand for small units of between 100 sqm to 300 sqm in a single phase courtyard scheme of 2,000 sqm. This will require 0.5 ha of land and would be best be suited in the Earl Shilton SUE close to the new A47 bypass.

2.112 The 2010 Experian Study (Sustainable Urban Extensions – Housing and Employment Land Study) seeks to identify the extra employment land need generated from the new housing in the SUEs. In Barwell and Earl Shilton, based on projected housing levels, the land need will be 5 ha and 3 ha of industrial and warehouse land respectively. Making a further allowance for the displacement of existing industrial occupiers creates an additional need of 2.1 ha for Barwell and 1.1 ha for Earl Shilton. The total need is therefore 7.1 ha in Barwell and 4.1 ha in Earl Shilton. A further 1.2 ha is needed, across the two towns for the extra office requirements generated.

2.113 However, the Employment Land Assessment discounts this additional need, instead insisting that its own market based land need assessment (highlighted in Paragraphs 2.111-2.113 above) should represent the maximum land requirement for each SUE. This need is considered far more reflective of the local, rather than the strategic market that corresponds to Barwell and Earl Shilton.

2.114 In terms of the location, type and size of any accommodation within the SUEs, the Assessment makes the following recommendations:

For Barwell, an employment site adjacent to Carousel Park is not considered to be particularly attractive. Land at the southern end of the SUE would be better related to the A47 and existing employment areas in Hinckley and Barwell (i.e. Mill Street Industrial Estate)

If sufficient market confidence has returned by 2013 (the predicted start of the SUEs), then development would be in speculatively built phases of up to

2,000 sqm/year for each SUE. Industrial/warehouse development would be in terraces, easily divisible to accommodate smaller enquiries

If the speculative market has not returned, then delivery of phases of development will require pre-lets or pre-sales of at least 50 percent of the floorspace of each

The prospects for deliverability will be greatly enhanced if development land is serviced (with access and full services provided to the land from the main estate road)

Designated employment areas should not include other uses (particularly housing) which may limit the type and scale of employment activities which could be undertaken.

2.115 Finally, based on previous rental levels, the Assessment argues that (when normal market conditions return) the following rental levels, sales values and yields could be achieved in the Barwell and Earl Shilton SUEs, for industrial and warehouse property:

£56.50/sqm for units less than 1,000 sqm

£51.00/sqm for units greater than 1,000 sqm

£807/sqm for freehold sales

Yields of 7.5 percent on the basis of a 15 year FRI lease.

2.116 For offices, it is very difficult to predict likely rents, freehold sales and yields given that no present office market exists in Barwell and Earl Shilton. Land prices are estimated at around £500,000/ha for employment uses.

Town/Parish Plans

2.117 11 plans have been reviewed for the following areas:

Bagworth and Thornton Parish

Barlestone Village

Burbage Parish

Carlton Parish

Groby (and Field Head) Parish

Newbold Verdon Parish

Ratby Parish

Stoke Golding Village

Twycross Parish

Villages of Sheepy

Witherley Parish.

2.118 As Table 9 shows, there is little focus on B1/B2/B8 uses; most look for increased employment opportunities from a combination of retail, tourism and farming uses. Only Bagworth and Thornton and Burbage Parishes expressed an interest in the creation of more local B1 premises, comprising small business/craft units aimed at local entrepreneurs. In Sheepy Parish by comparison, a survey of local residents indicated opposition to further employment development.

Table 9 – Parish Plan Employment Issues

Parish Plan	Employment Comment - Yes / No	Comment
Bagworth and Thornton (2008)	Y	Surveys of 616 local adults, children and businesses, undertaken in 2007, indicated some demand for small business/craft units aimed at local entrepreneurs. The survey also identified a need for more business in the area so that more local people could be employed in Bagworth and Thornton rather than travelling outside the area. A Business Directory (paper and online) and Business Forum are also required.
Barlestone (2006)	Y	Due to a decline in traditional industries (resulting in the closure of local pits, bus depot and two textile factories) employment is limited to the repair garage, Newbold Road, school, community centre, retail outlets (two shops) and a number of small family businesses (service sector) Questionnaire survey revealed a low level of unemployment (two percent)
Burbage (2004)	Y	There is one remaining large scale employer – Johnson's Apparelmaster There are a number of small-medium sized business (light engineering; construction; garages; warehousing; windows; builders merchants) – mainly on the edge of the village and hence employees come from outside the area Job creation remains a priority Skills shortages have been reported by local employers Large-scale businesses are unlikely to be attracted to the area but there is opportunity for incubation units Aiming to achieve: support for existing business; encouragement of new business; the creation of a local labour market
Carlton (2011)	Y	A short term goal of the plan is to <i>"Support local businesses"</i>
Groby (and Field Head, 2005)	N	N/A

Parish Plan	Employment Comment - Yes / No	Comment
Newbold Verdon (2010)	N	N/A
Ratby (2004)	N	Village Design Statement (2011) makes reference to any industrial development blending in with its surroundings and to be in keeping with the existing premises where possible
Sheepy (2011)	Y	A survey of local residents indicated general opposition to the development of any Industrial estates, light industrial units or small workshops in the Parish. If any such development goes ahead it should be on brownfield land (previously used for agricultural buildings or light industry) only.
Stoke Golding (2007)	Y	Aim is to improve opportunities to entice new businesses and provide employment In order of preference, locals want: <ol style="list-style-type: none"> 1. More pubs 2. Bed and breakfast provision 3. Quality restaurant facility 4. Small business units
Twycross (2004)	Y	70 percent agree action is needed to create/preserve jobs though two thirds are opposed to industrial development 50 percent are supportive of cottage industries or light industry (employing no more than five people) Very little support for larger businesses Better support for new office space Skill training is required esp. in IT/computer training and craft skills
Witherley (2011)	N	N/A

Source: BE Group 2013

Summary

2.119 It is a responsibility of local government to support and encourage economic growth. This includes the provision, initially through planning policy, of sufficient employment land and premises. This must be of the right scale, type, location, be readily available for development and be well related to the strategic or local highway network according to the nature of the site and the function of the settlement. One of the most important issues to consider is that the land must be allocated in sustainable locations and be readily capable of development. The employment land portfolio needs to be balanced and to adequately cater to all sectors of the economy, i.e. small and large businesses, offices and industrial, high and low quality operations.

- 2.120 The Leicester and Leicestershire HMA Employment Land Study forecasts that Hinckley and Bosworth will need 11,800 sqm offices, 12.90 ha of industrial and 3.50 ha of warehousing land to 2031. Measured against supply, a further 7,930 sqm office space is required, while the Borough has a 6.80 ha oversupply of industrial land and a 9.69 ha oversupply of warehousing land. The need for offices will be primarily met within Hinckley Town Centre while a significant elements of the industrial/warehouse need will be met at the Barwell and Earl Shilton SUEs.
- 2.121 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 of:
- Market Bosworth
 - Desford
 - Groby
 - Ratby
 - Markfield
 - Bagworth and Thornton
 - Barlestone
 - Newbold Verdon
 - Stoke Golding.
- 2.122 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.
- 2.123 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.
- 2.124 There is little focus on B1/B2/B8 uses in the town and parish plans. Instead the focus is on building up the local retail, tourism and farming offer. Only Bagworth and Thornton and Burbage Parishes expressed an interest in the creation of more local B1 premises, comprising small business/craft units aimed at local entrepreneurs.

3.0 SOCIO-ECONOMIC PROFILE

Introduction

- 3.1 It is important to understand the nature of the economy in Hinckley and Bosworth in order to provide suitable employment opportunities to facilitate sustainable growth. For example there is a need to try and provide employment land close to existing concentrations of businesses, in regeneration areas or in areas where companies want to locate.
- 3.2 This section, therefore, considers the size of the economy, where the businesses are, and what type of businesses they are. By appreciating these aspects it is easier to facilitate economic development by allocating land and premises in the correct locations and of the right type. The profile is a result of secondary research, drawing together a number of existing data sources. It also uses demographic data to build the picture, given that there are no readily available answers to some of the key questions included within this section.
- 3.3 Within this section, Hinckley and Bosworth is compared to the six other local authority areas of Leicestershire. Where relevant, comparisons are also made to nearby Leicester City.

Demographic Assessment

- 3.4 The population of the Borough as of the 2011 Census was 105,078 residents, which was 16.2 percent of the Leicestershire total. As Table 10 shows, Hinckley and Bosworth is the second most populous local authority area in Leicestershire after Leicester City and Charnwood.
- 3.5 As of mid-year 2012 (ONS Annual Population Survey – July 2011 to June 2012), 74.3 percent of Hinckley and Bosworth's working age population was in employment (49,800 residents). This was higher than the East Midlands total (71.1 percent) and only slightly below the Leicestershire average (75.0 percent).
- 3.6 As Table 11 shows, as of mid-year 2012, unemployment in the Borough was higher than in many of the neighbouring local authority areas of Leicester and Leicestershire, notably Harborough, Melton and Blaby. At 6.8 percent, it was equal to rates in Charnwood and Oadby and Wigston.

Table 10 – Leicestershire and Leicester Population

Area	Population	Proportion, percent
Blaby	93,915	14.4
Charnwood	166,100	25.5
Harborough	85,382	13.1
Hinckley and Bosworth	105,078	16.2
Melton	50,375	7.7
North West Leicestershire	93,469	14.4
Oadby and Wigston	56,170	8.7
<i>Leicestershire</i>	<i>650,489</i>	<i>100.0</i>
Leicester City	329,839	N/A

Source: 2011 Census

Table 11 – Unemployment Rates *

Area	Unemployment Rate (percent)
Blaby	5.6
Charnwood	6.8
Harborough	4.1
Hinckley and Bosworth	6.8
Leicester City	12.7
Melton	5.3
North West Leicestershire	6.6
Oadby and Wigston	6.8
Leicestershire	6.3
East Midlands	8.1
Great Britain	8.1

Source: ONS Annual Population Survey, 2012

*Percentage of economically active population.

- 3.7 However, as of mid-2012, unemployment in Hinckley and Bosworth was almost half that of Leicester City. It was also low when compared to regional and national averages.
- 3.8 Unemployment in Hinckley and Bosworth has increased over the recessionary periods of 2008 to 2012. In mid-2008 (pre-recession), the Borough had an unemployment rate of 5.1 percent (the figure used in the 2010 Employment Land and Premises Study). As Table 12 shows, Hinckley and Bosworth has seen a slightly

greater relative increase in unemployment than the county, region or nation over the last four years.

Table 12 – Unemployment Change 2008-2012, Percent*

Area	Mid 2008 Unemployment Rate	Mid 2012 Unemployment Rate	Percentage change 2008-2012
Hinckley and Bosworth	5.1	6.8	+1.7
Leicestershire	5.2	6.3	+1.1
East Midlands	6.8	8.1	+1.3
Great Britain	6.9	8.1	+1.2

Source: ONS Annual Population Survey, 2008 and 2012

*Percentage of economically active population.

- 3.9 Deprivation is not a significant issue in Hinckley and Bosworth. The Borough is ranked as the 252nd most deprived local authority area in England (out of 326 local authority areas) in the national Index of Multiple Deprivation (IMD, 2010).
- 3.10 As Table 13 shows, Hinckley and Bosworth has an average deprivation ranking in Leicester and Leicestershire. It has a higher rate of deprivation than Oadby and Wigston, Blaby and, most notably, Harborough. However, it compares well to the other local authority areas of the county. It is also important to note the high rate of deprivation in Leicester City (the 25th most deprived local authority area in England) when compared to the surrounding areas of Leicestershire.

Table 13 – IMD 2010, Leicester and Leicestershire Local Authority Average Ranking*

Area	Ranking
Blaby	297
Charnwood	231
Harborough	319
Hinckley and Bosworth	252
Leicester City	25
Melton	251
North West Leicestershire	200
Oadby and Wigston	265

Source: IMD, 2012

* Ranked out of 326, with 1 being the most deprived authority in England (Liverpool) and 326 the least deprived (Hart District).

- 3.11 In 2010, only three of the Borough's 66 Lower Super Output Areas (LSOAs) were in the top 30 percent most deprived in England. None were ranked in the top 10 percent. These areas of modest deprivation include parts of Hinckley (Hollycroft) and Earl Shilton. 21 percent of Hinckley and Bosworth's LSOAs were in the 10 percent least deprived in England. These are spread across the rural areas of the Borough.
- 3.12 Table 14 shows that the National Vocational Qualification (NVQ) level attained by the working age population of Hinckley and Bosworth is generally below wider averages. The Borough has the second lowest proportion of working age residents qualified to NVQ Level 4 and above (equivalent to degree level), in Leicester and Leicestershire, after Blaby. This percentage is also below regional and national averages. The proportion of residents with no qualifications (13.2 percent) is also high when compared to most neighboring local authority areas, apart from Blaby and Leicester City. The proportion of unqualified residents is also higher than that of the East Midlands and Great Britain.

Table 14 – Qualifications (2011), Percent

Level	NVQ4 and above	NVQ3 and above	NVQ2 and above	NVQ1 and above	Other qualifications	No qualifications
Blaby	23.7	49.7	70.2	79.1	Not known*	16.5
Charnwood	33.0	57.9	72.5	86.8	4.2	9.0
Harborough	38.3	64.7	75.4	84.8	Not known*	12.4
Hinckley and Bosworth	23.8	48.3	67.5	80.4	6.4	13.2
Leicester City	27.4	45.3	60.7	74.3	9.2	16.4
Melton	32.6	54.3	73.8	83.8	Not known*	12.8
North West Leicestershire	28.5	50.7	72.3	86.5	Not known*	8.1
Oadby and Wigston	28.9	46.9	68.0	83.0	Not known*	12.8
Leicestershire	29.8	53.8	71.4	83.8	4.5	11.7
East Midlands	28.4	50.1	68.2	82.1	6.4	11.7
Great Britain	32.9	52.7	69.7	82.7	6.7	10.6

Source: ONS Annual Population Survey 2011

*Sample size too small for a reliable estimate.

Employment by Occupation

- 3.13 Table 15 illustrates the breakdown of employment by main occupation group. Hinckley and Bosworth has significantly lower proportions of people employed as managers and senior officials, in professional and in associate professional/technical occupations than is the case elsewhere.

Table 15 – Employment by Main Occupation Group

Socio-Economic Class	Hinckley and Bosworth, percent	Leicestershire, percent	East Midlands, percent	Great Britain, percent
Managers and senior officials	7.2	10.2	9.9	10.1
Professional occupations	13.1	17.0	16.2	19.1
Associate professional and technical occupations	12.0	15.4	12.8	14.0
Administrative and secretarial occupations	13.7	12.4	10.8	11.0
Skilled trades occupations	15.2	13.6	12.2	10.8
Personal service occupations	Not known*	5.7	9.1	9.1
Sales and customer service occupations	11.9	7.4	7.9	8.1
Process plant and machine operatives	Not known*	6.3	8.4	6.4
Elementary occupations	15.1	11.3	12.4	10.9

Source: Annual Population Survey July 2011 to June 2012

*Sample size too small for a reliable estimate.

- 3.14 Conversely, Hinckley and Bosworth has a higher proportion of people employed in mid level occupations such as skilled trades and in lower level sales/customer service and elementary occupations. Recent changes in how this Annual Population Survey data is collected mean that the proportions shown in Table 15 cannot be compared with the 2008-2009 employment data included in the 2010 Employment Land and Premises Study.
- 3.15 In the 2010 study, economic activity was measured using Annual Business Inquiry (ABI) data. ABI has now been replaced by the Business Register and Employment

Survey (BRES) (see Table 16). BRES provides details of the number of jobs within differing industry sectors within a local authority area. As data for ABI and BRES is collected using different survey methods, it is not possible to compare the present breakdown of economic activity with the position in the 2010 Employment Land and Premises Study.

Table 16 – Economic Activity

	Employment Structure, proportion of jobs, percent			
	Hinckley and Bosworth	Leicestershire	East Midlands	Great Britain
Agriculture and Fishing*	0.1	0.2	0.9	0.8
Mining, Quarrying and Utilities	2.7	2.0	1.4	1.3
Manufacturing	19.9	14.7	13.0	8.7
Construction	5.2	5.2	4.9	4.6
Motor Trade, Wholesale and Retail	16.3	18.3	17.4	16.0
Transport and Storage	4.5	8.5	5.0	4.6
Information and Communication	2.4	2.1	2.4	3.9
Finance and Insurance, Property, Professional and Business Administration	20.3	17.7	17.1	20.9
Public Administration, Education and Health	17.1	20.8	27.8	27.9
Other Services	11.5	10.5	10.1	11.3

Source: Business Register and Employment Survey 2011

*Excludes farm based agriculture.

- 3.16 Table 16 illustrates the strength of office based sectors such as finance and insurance, property, professional and business administration in Hinckley and Bosworth. These sectors account for 20.3 percent of local jobs, above the Leicestershire and East Midlands averages, and comparable to the national average.
- 3.17 The manufacturing sector also employs a high proportion of local people in Hinckley and Bosworth. It accounts for 19.9 percent of jobs, greater than the Leicestershire and East Midlands averages, and more than double the national average. This illustrates the strength of manufacturing employment in the Borough's 107 identified Employment Areas.
- 3.18 Within the general manufacturing sector, some key local sub-sectors include:

The manufacture of machinery for mining, quarrying and construction, which employed 1,766 in 2011. Most of these jobs will be at the Caterpillar facility in Desford

The manufacture of instruments and appliances for measuring, testing and navigation – 698 employed

The manufacture of gas and the manufacture of other furniture both employed more than 500 people each.

- 3.19 The public sector has only a modest role in Hinckley and Bosworth. 17.1 percent of the Borough's workforce is employed in public administration, education and health. This compares to wider averages of 21-28 percent. Transport and Storage also has a limited presence in Hinckley and Bosworth when compared to the rest of Leicestershire, but is similar to regional and national averages.
- 3.20 Agriculture, forestry and fishing employ only 0.1 percent of the Borough's population. However, farm based agricultural employment is excluded from BRES. As an alternative measure, the Department of Environment, Food and Rural Affairs June 2010 Survey of Agriculture and Horticulture (latest available data at the local authority level) indicates that in that year there were 313 agricultural holdings in Hinckley and Bosworth, farming 21,653 ha of land (73 percent of the total land of the Borough). 41 percent of this land was used as grassland to support livestock, around a third for the growing of cereals and the remaining quarter was used for other arable crops, fruit and vegetables. Together these farms employed 758 people, which is made up of 513 full and part-time farmers, 181 full and part-time workers, 17 salaried managers and 47 casual workers.

Numbers and Sizes of Businesses

- 3.21 ONS data identifies that there were 4,320 VAT registered businesses operating in the Borough (see Table 17) in 2011. This compares to 3,865 in 2007, the figure used in the 2010 Employment Land and Premises Study. Between 1994 and 2011 (the period for which detailed statistics are readily available) the number of businesses in Hinckley and Bosworth increased by 29.2 percent. This growth rate was higher than wider averages and significantly higher than the regional and national rates.

Table 17 – Total Number of VAT Registered Businesses

Area	1994	2007	2011	1994-2011 Percentage Change
Hinckley and Bosworth	3,060	3,865	4,320	29.2
Leicestershire*	18,860	23,550	26,095	27.7
East Midlands	111,360	139,145	140,970	21.0
Great Britain	1,560,700	1,964,915	2,012,910	22.5

Source: ONS Vat Registrations/Deregistration, 1994, 2007 and 2011

*Within this dataset, Leicester City is included as part of the County of Leicestershire.

- 3.22 82.8 percent of businesses in Great Britain employ less than ten people (micro businesses), and overall 96.5 percent of all businesses are classified as small (up to 49 employees). Business sizes in Hinckley and Bosworth generally follow county, regional and to a lesser extent, national averages. As Table 18 shows, 97.6 percent of businesses in the Borough employ less than 50 employees, while the proportion employing less than ten is 88.3 percent. This is largely unchanged from the position in the 2010 Employment Land and Premises Study, when (based on 2007 figures) 97.3 percent of the Borough's businesses were small and 86.9 percent micro.

Table 18 – Business Sizes

Area	Number of Employees						
	1-4	5-9	10-19	20-49	50-99	100-249	250+
Hinckley and Bosworth	75.2	13.1	6.4	2.9	1.3	0.6	0.5
Leicestershire*	74.4	13.3	6.4	3.4	1.1	0.6	0.5
East Midlands	74.9	13.3	6.2	3.5	1.1	0.6	0.4
Great Britain	68.0	14.8	8.2	5.5	2.0	1.0	0.5

Source: ONS 2011

*Within this dataset, Leicester City is included as part of the County of Leicestershire.

- 3.23 The total number of VAT registered businesses can be broken down further by industry sector. It should be noted that recent changes in the sector categorisation of VAT registered businesses mean that the below data cannot be compared to the 2007 ONS Vat Registrations/Deregistration statistics included in the 2010 Employment Land and Premises Study. Table 19 shows that 11.3 percent of Hinckley and Bosworth's active businesses are in the production sector, well above the wider averages, which range from 6.3 to 9.7 percent.

3.24 The second largest business sector is construction, which accounts for 10.8 percent of VAT registered businesses. The retail and professional, scientific and technical sectors are also strong, although the proportions of these in Hinckley and Bosworth are below (most) wider averages.

Table 19 – VAT Registered Businesses by Sector, percent

Sector	Hinckley and Bosworth	Leicestershire*	East Midlands	Great Britain
Agriculture, Forestry and Fishing	4.1	4.6	6.2	6.0
Production	11.3	9.7	7.8	6.3
Construction	10.8	9.6	11.2	12.5
Motor Trades	4.2	3.5	3.8	3.2
Wholesale	6.8	6.4	5.5	5.0
Retail	10.6	12.3	11.2	9.0
Transport and Storage	4.8	3.6	4.0	3.2
Accommodation and Food Services	5.7	5.9	6.0	6.1
Information and Communication	4.2	4.2	4.3	7.3
Finance and Insurance	2.0	3.6	2.6	2.1
Property	3.4	3.4	3.2	3.6
Professional, Scientific and Technical	10.2	11.4	11.4	16.2
Business Administration and Support Services	6.7	6.3	6.4	6.9
Public Administration, Defence, Education and Health	8.5	9.2	10.1	5.7
Arts, Entertainment, Recreation and Other Services	6.7	6.3	6.3	6.9

Source: ONS 2011

*Within this dataset, Leicester City is included as part of the County of Leicestershire.

3.25 In comparison, the proportions of agriculture, forestry and fishing; accommodation and food services; finance and insurance and public administration, defence,

education and health businesses in the Borough are generally lower than elsewhere (although not significantly so).

Geographic Location

3.26 Table 20 shows the distribution of office and industrial premises (hereditaments identified by the Valuation Office for the purposes of business rates collection). The spatial distribution can be analysed by Middle Super Output Areas (MSOAs). Hinckley and Bosworth comprises 14 such MSOAs. The most recent Valuation Office data available at the MSOA level is only for 2008, which pre-dates the recession. A breakdown of the data by MSOA is included at Appendix 2.

3.27

Table 22 – Distribution of Premises and Homeworking

Area	Middle SOAs	Number of Units		Number of People Homeworking
		Factories/Warehouses	Offices	
Hinckley	009-012	458	183	1,156
Burbage	013-014	138	30	711
Earl Shilton	006	82	27	371
Barwell	007	185	22	344
Markfield Includes Stanton-Under-Bardon, Bagworth and Thornton	001	115	9	431
Groby and Ratby	002-003	6	20	485
Rural Includes key rural centres, rural villages and rural hamlets	004-005, 008	187	86	1,481
Total		1,171	377	4,979

Source: ONS Commercial and Industrial Floorspace 2008

ONS Census 2001

3.28 Table 20 shows that the number of industrial units is more than triple the number of offices. The greatest concentration of premises is in Hinckley. MSOA 010, which includes Hinckley Town Centre, on its own has 158 industrial and 127 office premises. MSOA 011, which includes most of the major industrial estates located off the A5 and A47 (north of Sketchley Brook), contains another 204 industrial and 9 office premises.

3.29 The second largest supply is spread across the rural areas of Hinckley and Bosworth. MSOA 004, which extends across the north and west of the Borough

(from Sheepy Magna in the west to Nailstone/Barlestone in the east, and including Market Bosworth), contains 56 industrial units and 44 offices.

- 3.30 Amongst the other settlements of the Borough, Barwell and Burbage have the largest supplies with 207 and 168 properties respectively. There is relatively little commercial space in Groby and Ratby.

Homeworking

- 3.31 In Hinckley and Bosworth, homeworking accounted for 9.4 percent of the working age population in employment in 2001. This is comparable to homeworking levels across Leicestershire (10.1 percent) and East Midlands (9.4 percent). These figures are obtained from the 2001 Census and more up to date data will not be available until the detailed results of the 2011 Census are published later in 2013.
- 3.32 High proportions of people work from home in the rural MSOAs of the Borough. However, homeworking rates were also high in MSOA 014 which includes much of Burbage.

Commuting Patterns

- 3.33 Table 21 and Figure 2 analyse 2001 Census data on commuting. This data was obtained via the Leicester and Leicestershire HMA Employment Land Study (2008 and 2012). As with homeworking, more up to date commuting data will not be available until the results of the 2011 Census are published.
- 3.34 Table 21 shows that Hinckley and Bosworth is a net exporter of workers to other parts of the county and beyond. In 2001, 23,900 workers commuted out of the Borough to work while only 15,400 commuted in. This makes Hinckley and Bosworth the second largest exporter of labour in Leicester and Leicestershire, after Charnwood. Leicester City was the primary destination for those commuting out from Hinckley and Bosworth.
- 3.35 Across the county only Leicester City (the destination of much of the commuting within the county) and, to a much smaller degree, North West Leicestershire, import more workers than they export.
- 3.36 In 2001, 53 percent of Hinckley and Bosworth's economically active residential workforce of 51,700 were employed within the Borough (27,400 workers). This level

of workforce retention compares well to most of the other districts of Leicester and Leicestershire, but is still well below the proportions retained in Leicester City (which retains three quarters of its workforce) and Melton (which retains 62 percent).

Table 21– Leicestershire Commuting Flows, 2001

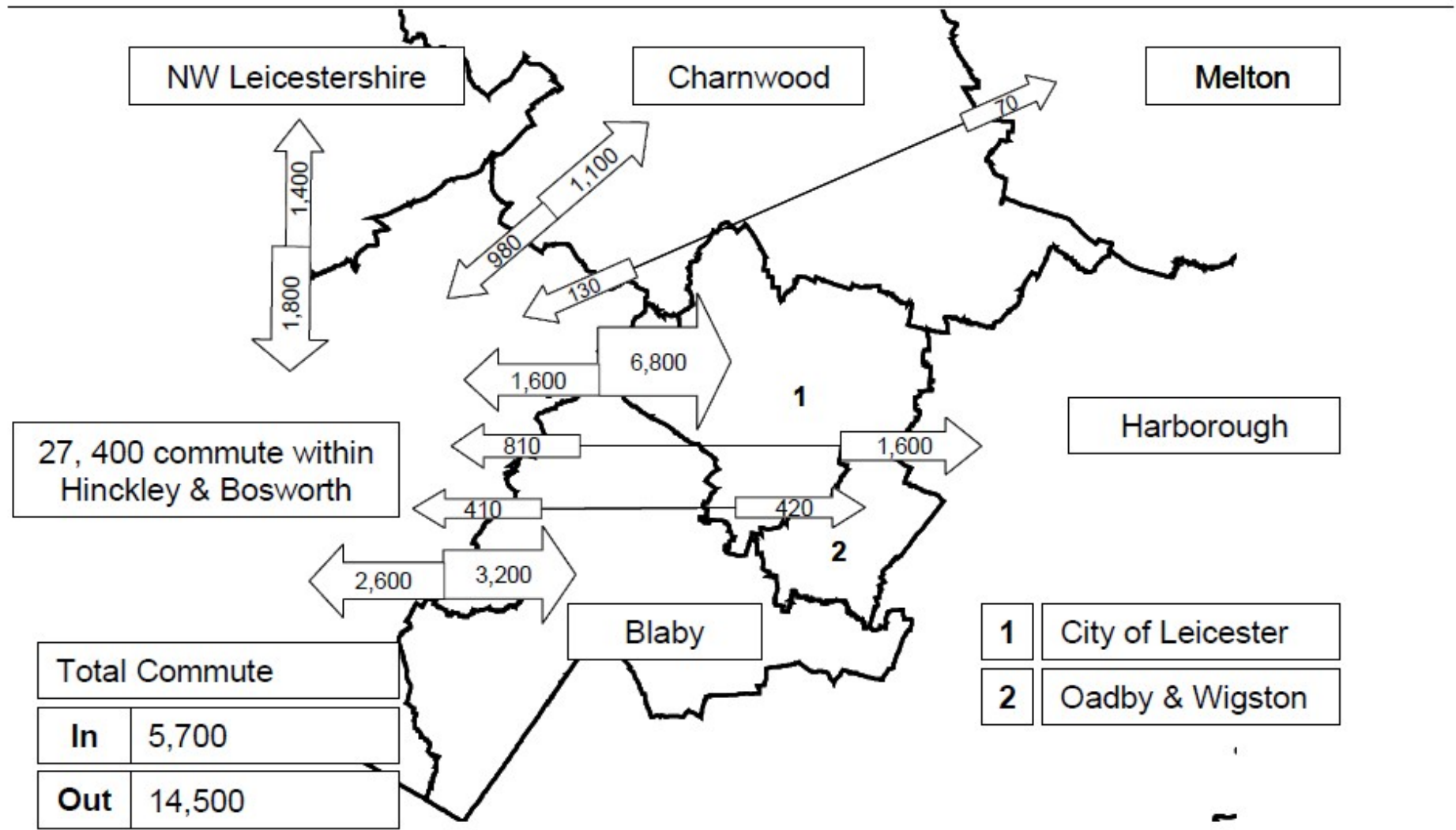
	Out-Commuters (numbers)	In-Commuters (numbers)	Net Balance (numbers)	Live and Work in District (numbers)	Percentage who Live and Work in District as a Percentage of the Total Employed, percent
Leicester City	27,600	70,800	43,200	83,900	75
North West Leicestershire	17,500	20,600	3,000	24,400	58
Melton	9,100	4,300	-4,300	15,000	62
Blaby	29,100	23,000	-6,100	18,000	38
Harborough	20,300	13,100	-7,200	18,500	48
Oadby and Wigston	17,500	9,900	-7,600	9,100	34
<i>Hinckley and Bosworth</i>	<i>23,900</i>	<i>15,400</i>	<i>-8,600</i>	<i>27,400</i>	<i>53</i>
Charnwood	31,700	20,200	-11,500	41,700	57

Source: Leicester and Leicestershire Local Enterprise Partnership 2008 and 2012

3.37 Figure 2 shows the 2001 commuting flows for Hinckley and Bosworth, to and from the rest of Leicester and Leicestershire. Of the Hinckley and Bosworth residents who left the Borough to work, 28.5 percent commuted into Leicester. 6,800 working residents, around 13 percent of Hinckley and Bosworth's 2001 workforce were employed in the city. A further 3,200 (13.4 percent) travelled east to Blaby, while 1,400 (5.8 percent) and 1,100 (4.6 percent) commuted to North West Leicestershire and Charnwood respectively.

3.38 9,400 people (39.3 percent) were employed outside of Leicestershire (not shown in Figure 2). Data on where these in-commuters came from is not available in the Leicester and Leicestershire HMA Employment Land Study. However, research undertaken by Leicestershire County Council in 2006, using 2001 Census Data, indicates that around 2,000 people (8.4 percent) commuted from Hinckley and Bosworth to adjacent Nuneaton and Bedworth. A further 1,898 people (7.9 percent) went to Coventry. Modest numbers of out-commuters also went to Rugby (3.7 percent), North Warwickshire (3.3 percent), Birmingham (2.4 percent), Warwick and Solihull (1.2 percent each).

Figure 2 – Hinckley and Bosworth Commuter Flows, 2001



Source: Leicester and Leicestershire Enterprise Partnership 2008 and 2012

- 3.39 Of the 15,400 who commuted in to Hinckley and Bosworth to work, 2,600 (16.9 percent) came from Blaby, while 1,800 (11.7 percent) and 1,600 (10.4 percent) came from North West Leicestershire and Leicester City respectively.
- 3.40 However, 63 percent (9,700) of those who travelled in to the Borough to work came from outside of Leicestershire (not shown in Figure 2). The County Council research shows that around 2,900 people (18.8 percent) commuted into Hinckley and Bosworth from adjacent Nuneaton and Bedworth. A further 762 people (4.9 percent) came from North Warwickshire. Modest numbers of in-commuters were also attracted from Coventry (3.1 percent), Tamworth (1.9 percent), Rugby (1.8 percent), Birmingham (1.1 percent) and a number of settlements in Derbyshire and Nottinghamshire.

Earnings

- 3.41 Table 22 shows that the earnings of people living and working in Hinckley and Bosworth are close to the Leicestershire average. It is also above regional levels (and national levels when measured by place of residence). However, average weekly pay is generally lower in Hinckley and Bosworth than in most other districts in the county, apart from Melton, Oadby and Wigston, Leicester City (place of residence only) and Harborough (place of work only).

Table 22 – Average Weekly Earnings

Area	Gross Median Weekly Pay, £ (Analysis by place of work)	Gross Median Weekly Pay, £ (Analysis by place of residence)
Blaby	406.5	430.2
Charnwood	379.8	407.3
Harborough	358.1	419.9
<i>Hinckley and Bosworth</i>	375.5	404.1
Leicester City	385.1	327.6
Melton	295.0	335.7
North West Leicestershire	417.7	402.8
Oadby and Wigston	335.0	394.1
Leicestershire	380.1	405.0
East Midlands	373.7	380.9
Great Britain	401.6	402.5

Source: Annual Survey of Hours and Earnings 2011

3.42 Earnings have improved since the 2008 Annual Survey of Hours and Earnings (the figures used in the 2010 Employment Land and Premises Study). Then average weekly earnings in Hinckley and Bosworth were £363.6 by place of work and £370.6 by place of residence. At the time, average earnings in the Borough were below county, regional and national averages.

Summary

3.43 Hinckley and Bosworth has a population of 105,078, comprising an economically active and skilled workforce. Deprivation is low, only three of the Borough's 66 LSOAs are in the top thirty percent most deprived in England. However, skill levels are slightly below wider averages and the Hinckley and Bosworth has a comparatively high proportion of people with no qualifications.

3.44 The finance and insurance, property, professional and business administration sectors employ the highest proportion of people. Manufacturing is also a key local sector. In percentage terms, considerably more people are employed in manufacturing industries (notably the manufacturing of mining/construction machinery) than in the wider county, region and nation, which reflects a number of key employers in the Borough. A smaller proportion of people are employed as managers and senior officials than elsewhere, while more are employed in mid level occupations (e.g. skill trades) or lower level occupations (e.g. sales and customer service occupations).

3.45 Unemployment is relatively high in the context of Leicestershire, although it remains below regional and national averages. During the recessionary periods of 2008 to 2012, unemployment increased from 5.1 percent to 6.8 percent, a slightly higher increase than elsewhere.

3.46 Most of the Borough's businesses employ ten or less employees (88.3 percent). Around three quarters of local businesses are industrial. The greatest concentration of premises, including almost half the supply of offices, is in Hinckley. However, a reasonable supply of business premises (18 percent of the total) can also be found in the rural Employment Areas of Hinckley and Bosworth.

- 3.47 In 2001 homeworking in Hinckley and Bosworth accounted for 9.4 percent of the working age population, comparable to the Leicestershire (10.1 percent) and East Midlands (9.4 percent) figures.
- 3.48 Commuting patterns indicate that the Borough is a net exporter of workers. In 2001, it was losing 23,900 people, 47 percent of its residents in employment, to surrounding urban settlements in Leicestershire and the West Midlands. However, Hinckley and Bosworth is also attracting significant numbers of workers, particularly from Blaby and Nuneaton and Bedworth.
- 3.49 The average earnings of people living and working in the Borough are close to the Leicestershire average, and higher than elsewhere in East Midlands. However, earnings in Hinckley and Bosworth are lower than in many of the surrounding districts.

4.0 PROPERTY MARKET – GENERAL

Introduction

- 4.1 Prior to analysing the study area's property market by the individual components of sites, industrial and offices – commentary is provided about the study area as a whole. This comprises a review of the supply of premises along with information on general national property and business trends. It is important to understand the supply and demand for property, as this is the key driver affecting the market for employment land.

Public Sector Property Enquiry Analysis

- 4.2 Since the previous report was produced in 2010 the sub-regional public sector agency architecture has undergone change. Leicestershire and Leicester Enterprise Partnership (LLEP) is now the organisation with prime responsibility for sites and premises marketing and/or enquiry handling in Leicestershire.
- 4.3 Whilst enquiries data has been provided by LLEP from 2005 onwards, there are caveats to any analysis. Firstly 2006 onwards saw a very significant increase in enquiry numbers which cannot simply be a product of growth in demand. Rather, it is understood to be the consequence of the system of how enquiries are logged – for example an enquiry that states a requirement for up to 929 sqm of offices will then be logged against each size band up to the 929 sqm figure.
- 4.4 Secondly the enquiries are derived from a mix of sources including the LLEP website (so this may involve multiple searches by the same organisation), enquiries to the former East Midlands Development Agency (EMDA) and overseas inward investment interest via UK consulates – so data may not be uniformly recorded.
- 4.5 Thirdly for many of the enquiries they will be recorded as having an opportunity for each, or a number of, the county's local authority areas unless there is an expressed interest for a specific location.
- 4.6 Finally the data on enquiries by company geographic origin includes EMDA sourced ones – and these cannot be analysed in terms of where they originate. Also this data includes enquiries for leisure/hotel/retail/property investment opportunities.

4.7 Table 23 sets out year by year analysis of the sector type of property enquiries for Hinckley and Bosworth between 1st January 2005 and 31st December 2012. Over this period almost 2,200 enquiries were received for the Borough, with industrial premises accounting for over 60 percent. There were very few land requirements. The figures reveal that following a peak in 2006, the recession impacted during 2009 with a level of enquiries running at only 14 percent of the figure two years previous. This generic picture also applies to the analysis of differing property sectors.

Table 23 – LLEP Enquiries 2005-2012 Type – Hinckley and Bosworth

Sector	2005	2006	2007	2008	2009	2010	2011	2012	Total	Percent
Office	29	133	118	73	26	35	35	53	502	22.8
Serviced Offices	14	76	71	34	7	21	23	27	273	12.4
Industrial/Warehouse	81	417	268	186	54	61	95	199	1,361	62.0
Land	0	11	18	10	0	9	6	7	61	2.8
Total	124	637	475	303	87	126	159	286	2,197	100.0

Source: LLEP (formerly Prospect Leicestershire) 2013

4.8 As Table 24 shows, most enquiries are for properties at the smaller end of the size spectrum, i.e. below 464 sqm. However the industrial/warehousing sector, not unsurprisingly, exhibits a greater percentage of enquiries for larger floorplates – particularly in the 465-929 sqm and 2,324+ sqm size bands. 46 percent of the enquiries for land relate to sites of less than 2.2 ha.

4.9 Reflecting its city role Leicester represents the largest share of enquiries recorded by LLEP (see Table 25). By comparison, the number of enquiries recorded for Hinckley and Bosworth is modest, behind every other Leicestershire local authority area apart from Melton and Harborough. The Borough's share of the county's enquiries (11.8 percent) is comparable to that of North West Leicestershire and Oadby and Wigston. That share has remained relatively consistent (at 10.8 -12.0 percent) over the 2005-2012 period. And as Appendix 3 indicates, this pattern is a characteristic of every property sector.

Table 24 – LLEP Enquiries 2005-2012 Sizes – Hinckley and Bosworth

Type	Size Band, sqm							Total
	0-93	94-232	234-464	465-929	930-1,394	1,395-2,323	2,324+	
Office	210	93	104	36	5	26	28	502
Serviced Offices	99	62	50	28	3	13	18	273
Industrial/ Warehouse	291	316	291	198	60	73	132	1,361
Land Size Band, ha	0-2.20	2.21-4.40	4.41+	Total				
Number	28	13	20	61				

Source: LLEP (formerly Prospect Leicestershire) 2013

Table 25 – LLEP Enquiries 2005-2012 Locations Desired

Location	2005	2006	2007	2008	2009	2010	2011	2012	Total	Percent
Leicester City	281	1082	703	389	138	242	300	394	3,529	19.0
Blaby	142	694	520	346	96	146	176	332	2,452	13.2
Charnwood	165	703	524	358	121	160	215	338	2,584	13.9
Harborough	75	522	387	253	66	104	131	236	1,774	9.6
<i>Hinckley and Bosworth</i>	124	637	475	303	87	126	159	286	2,197	11.8
Melton	77	451	317	220	52	87	108	189	1,501	8.1
North West Leicestershire	163	553	488	252	101	152	250	331	2,290	12.3
Oadby and Wigston	124	662	453	270	86	154	189	310	2,248	12.1
Total	1,151	5,304	3,867	2,391	747	1,171	1,528	2,416	18,575	100.0

Source: LLEP (formerly Prospect Leicestershire) 2013

4.10 In terms of the source of the business enquiry (i.e. location of the organisation making that enquiry). LLEP indicate that around 60 percent of those who enquired were already based in the county. In terms of enquiries from outside the county, only around 6 percent came from elsewhere in the East Midlands, while most of the remainder come from the rest of the UK. The number of international enquiries has always been small (around 1 percent) and has declined further since the onset of the recessionary period in 2008.

Inward Investment

4.11 One of the LLEP's main remits is the promotion of Hinckley and Bosworth, the rest of

the County and the City of Leicester, sourcing inward investment enquiries from around the UK and internationally. However inward investment has changed from the 1980s scenario. No longer is it about major multinationals investing millions in major manufacturing plants, e.g. Toyota. The situation has moved onto acquisitions and joint ventures, and smaller, service sector investments, e.g. regional sales offices, consultancy practices.

- 4.12 Table 26 summarises the number of inward investments attracted to the LLEP area for the 1997 to 2012 period. These are defined as companies locating in a local authority area as a result of relocation, expansion or first time operations. As Table 26 shows, Hinckley and Bosworth has been only modestly successful in attracting its share of inward investment. Unsurprisingly, the number of companies investing in the Borough is far less than in Leicester City and Charnwood (the latter is a focus for R&D and high tech investment in the county, at Loughborough Science Park). However, Hinckley and Bosworth has also seen less recent inward investment successes than either Blaby or North West Leicestershire.

Table 26 – Distribution of LLEP Successes, 1997-2012

Area	Number of Successes
Leicester City	55
Charnwood	20
North West Leicestershire	11
Blaby	11
<i>Hinckley & Bosworth</i>	9
Harborough	7
Melton	2
Oadby and Wigston	0
Not Known	2

Source: LLEP (formerly Prospect Leicestershire) 2013

- 4.13 According to the LLEP, large companies which have recently invested in the Borough include (in 2008/09) Nuneaton-based Towequipe and (in 2011) Ashby-based MVF International Ninavaco. LLEP data indicates that, only five new jobs were generated by these investments.
- 4.14 It is worth noting that the 117 successes, recorded for the whole county, over 15 years is actually quite a small component of the property market as a whole, when you consider how many investments occur annually by local businesses.

Property Supply

- 4.15 A schedule of the vacant floorspace being marketed in the study area (as at January 2013) 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 and workshops) and offices have been included in Appendix 4.

Industrial

- 4.16 Table 27 shows that there is 25,639 sqm of marketed industrial floorspace, made up of 50 properties, in the study area. This is almost half the amount of floorspace that was available in 2010 (46,377 sqm, made up of 84 properties), a significant reduction in the scale and number of available premises. However, it should also be noted that the vacant premises schedule of the 2010 Employment Land and Premises Study included two (now occupied) large distribution warehouses at Logix Park which, by themselves, totalled almost 15,000 sqm (over 30 percent of the total floorspace then available). At present there is only one large (5,000 sqm plus) unit on the market - 169 Newton Road, Harrowbrook Industrial Estate, Hinckley (7,138 sqm).
- 4.17 As was the case in 2010, there is a reasonable range through each of the size bands up to 1000 sqm. However, by far greatest availability is in the 201-500 sqm category.
- 4.18 For ease of analysis the Borough is broken down into five sub-areas. These are Hinckley and Burbage; Barwell; Earl Shilton; Rural North East; and Rural North West. The two rural areas are basically the countryside to the north of the Borough's urban area. The dividing line between east and west is defined by the path of the A447. Thus Rural North East includes settlements such as Groby, Ratby, Kirkby Mallory, Bagworth; Rural North West contains Stoke Golding, Market Bosworth and Twycross. Considering the areas individually:
- Hinckley and Burbage has the most properties – two thirds of the total; and over three quarters of the floorspace (similar to the position in 2010)
 - Rural North West has no available premises (as was the case in 2010)
 - Barwell and Earl Shilton have four and three available properties respectively, compared to seven and ten in 2010

The Rural North East has nine available units (compared to 13 in 2010), mostly at Markfield and Merrylees Industrial Estates

All sub-areas, except Hinckley and Burbage lack any premises larger than 2,000 sqm, and there are no units of 1,001-2,000 sqm on the market

There is also a lack of available 101-200 sqm units in all sub-areas apart from Hinckley and Burbage.

Table 27 – Amount of Marketed Industrial Property

Area		Size Band, sqm							Total
		0-100	101-200	201-500	501-1000	1001-2000	2001-5000	5001+	
Barwell	Floorspace, sqm	59	-	581	650	-	-	-	1,290
	Number of Properties	1	-	2	1	-	-	-	4
Earl Shilton	Floorspace, sqm	-	-	649	898	-	-	-	1,547
	Number of Properties	-	-	2	1	-	-	-	3
Hinckley and Burbage	Floorspace, sqm	295	1,374	2,834	2,854	5,128	-	7,138	19,623
	Number of Properties	6	8	10	6	3	-	1	34
Rural North East	Floorspace, sqm	270	-	1,484	-	1,425	-	-	3,179
	Number of Properties	4	-	4	-	1	-	-	9
Rural North West	Floorspace, sqm	-	-	-	-	-	-	-	-
	Number of Properties	-	-	-	-	-	-	-	-
Total	Floorspace, sqm	624	1,374	5,548	4,402	6,553	-	7,138	25,639
	Number of Properties	11	8	18	8	4	-	1	50

Source: BE Group 2013

4.19 Table 28 shows that the majority of marketed industrial space in Hinckley and Bosworth is of moderate quality. (The quality appraisal comes from an external inspection only and considers building condition, style, specification, servicing areas, eaves height and rental level). Good quality premises are available in Hinckley (primarily at Tungsten Park), the Rural North East (Wrask Farm, Newbold Verdon)

along with a single high quality property in Barwell. There are a small number of budget options in Earl Shilton and Hinckley/Burbage. Generally, there are more good quality properties available, and fewer budget units on the market, than was the case in 2010.

- 4.20 The majority of premises (70.0 percent) are available leasehold (Table 29). There are five individual units (primarily at Tungsten Park) for sale in Hinckley. However, there are properties available to let or for sale in all the sub-regions (apart from Rural North West). This is a significant difference from 2010 when such options were only available in Hinckley/Burbage and the Rural North East.

Table 28– Quality of Marketed Industrial Property

Area	Quality		
	Good/New	Moderate	Budget
Barwell	1	3	-
Earl Shilton	-	1	2
Hinckley and Burbage	8	23	3
Rural North East	2	7	-
Rural North West	-	-	-
Total	11	34	5

Source: BE Group 2013

Table 29 – Tenure of Marketed Industrial Property

Area	Tenure		
	Leasehold	Freehold	Either
Barwell	2	-	2
Earl Shilton	2	-	1
Hinckley and Burbage	24	5	5
Rural North East	7	-	2
Rural North West	-	-	-
Total	35	5	10

Source: BE Group 2013

Offices

- 4.21 Table 30 shows that there are 7,918 sqm of marketed offices (61 premises) in Hinckley and Bosworth. This is a modest reduction on 2010 when 85 premises (totalling 8,096 sqm) were on the market and reflects take up since that time and the

absence of any new product being brought to the market. 65.6 percent of the premises are of 100 sqm or less. There is nothing available larger than 910 sqm.

4.22 Considering the areas individually:

The Rural North East has the greatest floorspace availability with 45.0 percent of the total supply. This is due to Bradgate House, Groby (which was on the market in 2010). This converted stately home provides 2,283 sqm of office space, comprising all the 501-1000 sqm suites presently available in Hinckley and Bosworth

3,164 sqm of office floorspace is available in Hinckley and Burbage (40.0 percent of the total)

As was the case in 2010, Hinckley and Burbage dominates the supply of premises – 47.5 percent of the total

Elsewhere supply more limited, particularly in Barwell which only has two available units

Most of the available premises in the Rural North West is in one building (Swan House, The Park, Market Bosworth)

Only Hinckley and Burbage and the Rural North East offer premises of more than 200 sqm.

4.23 Around a quarter of the office space is good quality (see Table 31) – this is focused in the Hinckley and Burbage (Hinckley Fields Industrial Estate) and Rural North West (Swan House) sub-areas. The majority (69 percent) is moderate quality. This is because of the relatively large number of converted serviced office schemes available, again mainly in Hinckley and Burbage. Budget space is only available in Hinckley and Burbage (mostly in Hinckley Town Centre) and the Rural North East (Peckleton Lane Business Park). This is very similar to the position in 2010.

Table 30 – Amount of Marketed Office Property

Area		Size Band, sqm						Total	
		0-50	51-100	101-200	201-500	501-1000	1001-2000		2001+
Barwell	Floorspace, sqm	50	-	109	-	-	-	-	159
	Number of Properties	1	-	1	-	-	-	-	2
Earl Shilton	Floorspace, sqm	84	283	170	-	-	-	-	537
	Number of Properties	2	4	1	-	-	-	-	7
Hinckley and Burbage	Floorspace, sqm	304	376	559	1,925	-	-	-	3,164
	Number of Properties	13	6	4	6	-	-	-	29
Rural North East	Floorspace, sqm	-	392	601	289	2,283	-	-	3,565
	Number of Properties	-	5	4	1	3	-	-	13
Rural North West	Floorspace, sqm	145	233	125	-	-	-	-	503
	Number of Properties	6	3	1	-	-	-	-	10
Total	Floorspace, sqm	583	1,274	1,564	2,214	2,283	-	-	7,918
	Number of Properties	22	18	11	7	3	-	-	61

Source: BE Group 2013

Table 31 – Quality of Marketed Office Property

Area	Quality		
	Good/New	Moderate	Budget
Barwell	-	2	-
Earl Shilton	-	7	-
Hinckley and Burbage	3	21	5
Rural North East	3	5	5
Rural North West	9	1	-
Total	15	36	10

Source: BE Group 2013

- 4.24 As Table 32 shows, there is only one freehold office property available throughout the whole of the Borough – Unit 3, Canton House, Wheatfield Way, Hinckley Fields Industrial Estate, Hinckley.

Table 32 – Tenure of Marketed Office Property

Area	Tenure		
	Leasehold	Freehold	Either
Barwell	2	-	-
Earl Shilton	7	-	-
Hinckley and Burbage	28	1	-
Rural North East	13	-	-
Rural North West	10	-	-
Total	60	1	-

Source: BE Group 2013

Valuation Office Data

Industrial

- 4.25 According to the latest Valuation Office (VO) statistics (2008, the data also used in the 2010 study) there are 1,196 industrial hereditaments in the study area, totalling 1,266,000 sqm. Out of all this space there are 50 marketed premises totalling 25,639 sqm (see Table 29 above). This suggests an overall „occupancy rate“ for Hinckley and Bosworth of 98.0 percent by floorspace. By premises numbers, the „occupancy rate“ is 95.8 percent. This compares to occupancy rates of 96.3 percent by floorspace and 93.0 percent by premises numbers in 2010.

Offices

- 4.26 There are 377 office hereditaments in the study area, totalling 78,000 sqm. Out of all this space there are 61 marketed premises totalling 7,918 sqm (see Table 30 above). This suggests an overall „occupancy rate“ for the study area of 89.8 percent by floorspace. By premises numbers the overall „occupancy rate“ is 83.8 percent. This compares to occupancy rates of 89.6 percent by floorspace and 77.5 percent by premises numbers in 2010.
- 4.27 However, these figures will be skewed unfavourably by serviced office schemes in the study area which are probably rated as single hereditaments.

Modern Occupier Needs

- 4.28 In this sub-section the report outlines what modern businesses are looking for in terms of their property, as well as those developers providing space for them. These are general comments and apply across the UK, as well as in the study area.
- 4.29 There are two key property sub-markets to consider in understanding the demand for premises. The first is the demand from companies looking for sites for their own occupation; the second, which is necessarily derived from the first, comes from specialist property developers who will provide solutions for these companies.
- 4.30 Many end-user companies, especially small ones, looking for accommodation prefer occupying an existing building to either organising the construction of one for themselves or entering into a design and build agreement with a developer. This is due to the management time involved; while it may also be difficult to rationalise and visualise such an important acquisition off-plan.
- 4.31 Having premises built for owner occupation requires a long lead-time to cover the planning, negotiation and construction time involved. Furthermore not every company wants a brand new building, partly because they are generally more expensive than second-hand ones.
- 4.32 However the recent combination of low interest rates and the depressed stock market has led to an unusually large number of companies looking to own their premises (although current market conditions have softened this due to the lack of available finance). One route to achieving this is by developing their own site, especially if they cannot find a suitable freehold property. Nationally most requests for such small sites to enable self-build are of less than 0.4 ha in size.
- 4.33 Although design and build options can be convenient, they are quite expensive because the controlling developer makes its profit not only on the land sale, but also on managing the building process. Consequently if the company is able, some prefer to buy land direct and organise building contractors themselves. This is especially the case with lower value added industries where high quality buildings are of secondary importance. However without strong planning control this scenario can lead to business areas of lower aesthetic value and layout.

- 4.34 Developers acquiring sites consider the nature of the market, as outlined above, as well as the potential for speculative development, i.e. riskier, supply-led, rather than demand-driven construction. They also prefer to acquire prominent, (easy to develop) greenfield sites close to arterial roads or motorways because irrespective of sustainable transport policies, private transport still predominates. They naturally want land that is attractive to end-users. Furthermore property development is intensely entrepreneurial and extremely price sensitive. So although land may be available on the open market, if it is at too high a price, then the developer will not acquire it.

Emerging Property Trends

Industrial

- 4.35 Occupiers are generally looking for smaller premises as average company size continues to decrease. In line with rising aspirations and a concentration on higher value added activities, companies are looking for higher quality accommodation. In rural areas company sizes are generally already small; and the desire for high quality is less of a priority due to affordability issues. Successful industrial businesses typically require dedicated, self-contained, secure yard areas, and for units over 2,000 sqm the trend seems to be at least one dock level loading bay and a 40 metre turning circle to allow heavy goods vehicles access into and out of the unit. Eaves heights are also continuing to rise from an average of six metres to more towards ten metres to allow storage racking and more efficient use of space. For B8 high bay warehousing eaves heights can now be 15 metres to accommodate automatic racking systems.
- 4.36 Large requirements, above 10,000 sqm, are comparatively rare, and where they do exist are generally for distribution warehousing. Most of these are contract-led with a flurry of activity as a number of specialist distribution companies look for units, before one of them secures the contract on offer. However these companies generally cannot wait for a bespoke warehouse to be built for them and so, due to the rarity of such large, available buildings their search areas are increasingly wide.
- 4.37 Freehold demand is relatively strong as a result of low interest rates, poor stock market pension performances and increased private sector interest in property investment. However the lack of available finance is constraining this sub-market currently. This previously resulted in an overheated investment market, rising values,

lowering yields and led to property developers being more willing to offer speculative, freehold buildings. However, as a consequence of the recent prolonged recession speculative development has stopped dead across much of the country. It may resume once the effects of the recession recede, but in more rural areas speculative development will never be commonplace.

- 4.38 Outsourcing of many aspects of the production and distribution process has led to a declining need for traditional, large scale, all-encompassing manufacturing facilities. This is gradually being replaced by smaller, sub-assembly light manufacturing space. Shorter leases (five years) and break clauses (three years) are now becoming much more common.

Offices

- 4.39 For offices the trend is for smaller suites as average business sizes fall. There are two strands to this. Micro-businesses (those with less than ten employees) want serviced offices or similar types of easy-in, easy-out schemes that lower their risk of exposure. Small businesses (with 10-49 employees) are looking for offices in the region of 150-300 sqm. Often they are satellite facilities for larger companies.
- 4.40 Improving technology means specifications are changing, for example wireless networks may soon make raised floors superfluous and make the conversion of Victorian and other similar buildings easier.
- 4.41 In line with rising aspirations and a concentration on higher value added activities, successful companies are looking for higher quality accommodation. For example air conditioning is becoming almost a standard requirement in new schemes, which pushes up rentals by £5-10/sqm on average. Furthermore some occupiers (looking for more than 200 sqm) increasingly want self-contained premises, i.e. their own front door, toilets, reception, utilities, etc. There is increasing demand for relatively short leases (one to three years), which helps account for the increasing popularity of serviced offices.
- 4.42 Prior to the credit crunch, freehold demand was strong as a result of low interest rates, poor stock market pension performances and increased private sector interest in property investment. However, as with the industrial market, the recession and lack of available finance is constraining this sub-market and has largely eradicated speculative development, outside of major city centres.

- 4.43 Occupiers requiring higher skills, especially those linked to key growth sectors will be concerned about access to an appropriate pool of skilled labour, which will drive demand towards city centres, research facilities and higher education institutes.
- 4.44 Property will need to be increasingly flexible to accommodate research-based manufacturing space as more complex processes develop, but still within an office environment.
- 4.45 Clustering around like-minded companies will also drive demand to key business park locations, with good availability of „white collar“, knowledge-based, skilled staff. Other businesses will require central urban locations such as the professions and creative industries, where face-to-face contact is important or where public transport is important to attract staff.

Summary

- 4.46 LLEP receives more enquiries for industrial space than for offices; and fewest for sites. Most industrial enquiries are for units up to 464 sqm; and for sites up to 2 ha. A majority of the enquiries are for Leicester, while Hinckley and Bosworth receives an average number of enquiries, less than many of its neighbours.
- 4.47 Despite the presence of Logix Park and MIRA, Hinckley and Bosworth receives only a modest amount of inward investment when compared to many neighbouring local authority areas. Recent investment appears to have been of a small scale, generating few new jobs. However inward investment is actually quite a small part of the property market as a whole.
- 4.48 There is almost three times as much industrial floorspace available as there is office. It is concentrated in Hinckley. There are few units above 1000 sqm. Supply is very limited in Barwell/Earl Shilton and there is no available space in the Rural North West. Good quality units are focused in Hinckley, primarily at Tungsten Park. Most of the larger settlements have some units which are available for sale or to let.
- 4.49 The Borough's office supply is mostly small (0-100 sqm) and focused in serviced schemes in Hinckley. There is very limited availability in Barwell and the Rural North West. Suites of more than 500 sqm are only available at Bradgate House, Groby. Most space is of moderate quality, and there is only one freehold unit on the market.

- 4.50 The overall occupancy rates of Hinckley and Bosworth are higher in 2013, than was the case in 2010. In terms of vacant industrial floorspace this can be partially explained by the fact that Logix Park is now fully let. In 2010, almost 15,000 sqm, in two large distribution units, was available. However, even allowing for this there is less property on the market today than was recorded in the 2010 Employment Land and Premises Study. This is evidenced by the number of managed property schemes which are presently fully let (see Section 5.0).
- 4.51 Modern businesses and developers want easily developable, accessible and usually prominent sites for their premises. A healthy property market should provide a mix of options including speculative developments; design and build schemes, and freehold plots for owner occupiers to self-build. However, property development is entrepreneurial and not all companies that are looking for space can realistically be satisfied all the time. The property market, by nature, is inherently imperfect. Companies will, however, generally seek to move from existing property to provide themselves with better, more efficient, cost effective accommodation of an approximate size.
- 4.52 Modern trends are expected to lead to a greater number of businesses that are smaller in size, which are more dynamic and technology driven and which will come and go more fluidly.

5.0 PROPERTY MARKET – ANALYSIS

Introduction

- 5.1 This section considers the more detailed issues related to supply and demand within the Borough as a prelude to assessing the future need for land.
- 5.2 The section presents the comments of private sector stakeholders on Hinckley and Bosworth’s industrial and office property markets. The industrial market refers to accommodation for manufacturing, storage, distribution and warehousing purposes including smaller workshop premises.
- 5.3 Private sector stakeholders made a range of comments regarding the local market. Their views have been summarised in a series of tables. Table 33 provides a breakdown of the general comments received with regard to conditions within the Borough as a whole.

Table 33 – Property Market Comments – General

Contact	Comment
Regional Agent	Demand is generally poor across all sectors. What requirements there are, are for leasehold rather than freehold accommodation. Companies remain unable to access the finance necessary to purchase properties.
Local Agent	There is regional demand for sites in the A5/M69 corridor and local demand for moderate quality accommodation in more suburban/rural locations. Despite their proximity to the strategic road network, Barwell and Earl Shilton have primarily local markets. Sceptical about the ability of the SUE employment sites to attract regional or national businesses. Barwell has a poor reputation in terms of crime and security.
Local Agent	Manages the Council’s portfolio of industrial and office accommodation. The Borough Council has a portfolio of 60-300 sqm properties and almost all Council owned schemes are full.

Source: BE Group, 2013

- 5.4 Table 34 provides a summary of the comments received from stakeholders with regards to the local industrial property market.

Table 34 – Property Market Comments – Industrial

Contact	Comment
National Agent	<p>Marketing units at Logix Park (now referred to as Hinckley Commercial Park). The first phase let within 18 months. Within Phase II (currently under construction as part of Sketchley Brook), 3.2 ha is under offer to a (confidential) national occupier, to develop for B2 general industrial uses. There is interest in the remaining land from B8 occupiers.</p> <p>Despite strong competition from Nuneaton, Coventry and Loughborough, there is demand for additional distribution units along the A5 (close to the M69/M6). The landowner (Goodman) would wish to expand Hinckley Commercial Park further, if the opportunity arose.</p> <p>However, development of the MIRA Enterprise Zone is unlikely to generate further demand for warehousing/logistics accommodation. Companies attracted to MIRA (and their associated supply chains) will be specialist motor industry firms looking for research and development, laboratory and associated office/industrial properties.</p>
Regional Agent	<p>Market properties at Harrowbrook Industrial Estate, which has a high vacancy rate and an oversupply of older (30 years or more) and outdated industrial units. Demand is generally weak.</p> <p>Also market units at Sketchley Meadows where there is demand for units of 500-1,000 sqm.</p> <p>Markets units in Bagworth. Here, they have received strong local demand for available premises, particularly from the agricultural sector. However, the isolated nature of the settlement means that it does not attract occupiers from further afield.</p> <p>Across the Borough demand is for good quality industrial units (similar to those recently completed at Tungsten Park) from local firms. There is also demand for start-up units of up to 500 sqm.</p> <p>Employment land is in short supply across Leicestershire and most viable sites are already tied to developers. If new sites could be made available, in good locations, they would be taken up quickly.</p>
Regional Agent	<p>Demand is for smaller warehouse units. However, the quality of existing stock in Hinckley and Bosworth is generally poor. There is a shortage of modern, single storey units and companies are having to look outside of the Borough to find appropriate accommodation (e.g. to Rugby). Demand for the older industrial/factory space of Hinckley and Bosworth is limited.</p> <p>In the longer term there may be demand for additional industrial/warehouse accommodation, made available at rents of around £60/sqm or sale prices of £1,000/sqm. However, in the short/medium term demand is constrained by the wider financial climate and the inability of companies to access finance and bring forward expansion programmes.</p> <p>Despite their proximity to the strategic road network, Barwell and Earl Shilton have primarily local markets. The agent is sceptical about the ability of the SUE employment sites to attract regional or national businesses.</p>
Regional Agent	<p>Traditional industries (i.e. the hosiery sector) have declined in Hinckley and Bosworth, to be replaced by the service and logistics sector. A core of manufacturing businesses also remain.</p> <p>Across Leicestershire, the industrial market is still recovering from the recession. Demand is for units of 500-1,000 sqm, with more limited demand for larger units of up to 5,000 sqm. Any larger requirements will only come from the logistics sector, which is looking at Logix Park</p>

Contact	Comment
	along with other distribution schemes in the Midlands.
Local Agent	<p>Strong local demand for units of 200-500 sqm.</p> <p>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. The high demand, relative to supply, is reflected in the success of schemes such as Tungsten Park (where the developer is now seeking planning permission for another phase of units). In new build schemes it is now possible to achieve pre-sales (i.e. sell units before they are built), but not pre-lets.</p> <p>There is also a shortage of 0.4-0.8 ha development plots, suitable for purchase by companies looking to develop their own premises. Logix Park Phase II only provides land to meet the needs of major regional/national companies, cannot cater for local firms. The gradual release of smaller plots at Hinckley Fields Industrial Estate is seen as a good model to follow in the future.</p>
Local Agent	<p>Manages the Council's portfolio of industrial and office accommodation.</p> <p>High demand for smaller industrial units of 100-150 sqm. There is a waiting list to occupy space in the Council's workshop schemes and a general shortage of workshop property across the Borough..</p> <p>The level of enquiries is the highest it has been since the onset of the recession.</p>

Source: BE Group, 2013

- 5.5 To understand agent and developer comments in more detail, the performance of multi-let industrial schemes in Hinckley and Bosworth are compared. Details are shown in Table 35. The multi-let schemes shown are not a totally comprehensive list; it is a selected sample as it is not always possible to identify all existing schemes. Nor is it possible to get the required information on all schemes, e.g. some landowners will not co-operate. However this remains a good sample of the schemes out there.
- 5.6 As can be seen, industrial schemes in Hinckley and Bosworth appear to be performing well, despite the persistence of recessionary conditions. High occupancy rates occur not just in the main economic centre of Hinckley and the A5 Corridor, but across the Borough. Occupancy rates in rural schemes are as high as those in Hinckley. Any scheme with an occupancy rate of 90 percent can be assumed to be effectively at full occupancy given the expected turnover of tenants associated with smaller space provision.
- 5.7 The high occupancy rates of key schemes helps explain why there is comparatively little floorspace on the market, when compared to the position in 2010 (discussed in Section 4.0).

Table 35 – Industrial Multi-Let Scheme Performance

Scheme Name	Total Floorspace, sqm	No. Units (Size Range, sqm)	Occupancy Rate	Comment
Hinckley/Burbage				
Greenfields Business Park Wheatfield Way	3,615	18 (92-279)	100	Council owned and managed scheme New build units, Hinckley and Bosworth's first 'green' enterprise park, with a BREEAM 'very good' rating. Features include Timber cladding, living 'green' roofs succulents), wind turbines and permeable paving Popular local scheme, units have let quickly.
Hinckley Business Park, Brindley Road, Harrowbrook Industrial Estate	2049	29 (50-300)	100	Council-managed scheme Well located close to the A5 Key source of moderate/good quality industrial space for local firms
Taragon Business Centre, 9-13 Coventry Road, Burbage	1009	11 (39-143)	100	Popular local scheme, the main source of small business space in Burbage
Phoenix Business Park, Brindley Road	1260	18 (70 each)	100	Small workshops scheme Dominated by trade and motor trade occupiers
Sparkenhoe Business Centre, Sparkenhoe House, Southfield Road	2880	70 (19-93)	96	Key source of budget workshop space in Hinckley, but can also accommodate office based businesses Serviced scheme offering a range of shared services including reception, administrative assistance, conference room and business support. Popular with start-ups and has a low turnover of tenants Houses a wide range of occupiers including

Scheme Name	Total Floorspace, sqm	No. Units (Size Range, sqm)	Occupancy Rate	Comment
				tropical fish suppliers, wedding planners, artists and the office of a local MP.
Sunnyside Park, Wheatfield Way, Hinckley Fields Industrial Estate	1083	10 (86-309)	90	Council-managed scheme
Davenport Business Centre, Mill View	3840	9 (222-857)	89	Popular with traditional manufacturing companies (e.g. textiles) Good source of budget quality accommodation, with a low start up rent of £16.10/sqm
Sketchley Meadows Industrial Estate, Sketchley Lane Industrial Estate	2711	20 (76-317)	70	Council-managed scheme Well located close to the A5 Key source of moderate/good quality industrial space for local firms
Earl Shilton				
Oaks Industrial Estate, Oaks Way, Station Road	893	6 (108-189)	100	Leicestershire County Council managed scheme A popular local scheme, providing industrial premises in a central location within the town
Rural				
Willow Park Industrial Estate, Stoke Golding	516	10 (45-107)	100	Moderate/good quality, popular scheme meeting rural needs
Merrylees Industrial Estate, Thornton	2158	15 (60-212)	87	Council-managed scheme Good source of industrial space for the rural market

Source: BE Group, 2013

5.8 Table 36 provides a summary of the comments received on the local office property market.

Table 36 – Property Market Comments – Office

Contact	Comment
Regional Agent	<p>Marketing Desford Hall, Desford which offers high quality serviced suites and open plan offices in a converted country house set in 5 ha of landscaped gardens. Scheme is full with a waiting list of companies who wish to occupy space. Vacant suites let within 2-3 weeks. Rents are around £140/sqm.</p> <p>Demand is from mix of business and financial services firms. They also have several occupiers/potential occupiers who are part of the supply chain for Next in Enderby. Next is an important draw for this part of Hinckley and Bosworth and Blaby District. Success is also due to the high quality of the scheme and good local access.</p>
Regional Agent	<p>Office demand varies across the Borough. Desford Hall offers high quality serviced suites which have proved popular and achieved rents of £120/sqm-140/sqm. However, rents in other local office parks have fallen from £140/sqm to £100/sqm over the recessionary period.</p>
Regional Agent	<p>Hinckley and Bosworth has a three tier office market:</p> <p>Offices over shops – A weak market in the Borough, particularly as the existing terraced retail units generally lack car parking</p> <p>Business Parks (Hinckley Fields Industrial Estate) – Hinckley Fields has historically been the main focus for office demand in Hinckley and Bosworth. However, this scheme has been hard hit by the recession</p> <p>Rural Business Parks – Rural schemes in the Borough generally enjoy some local demand.</p> <p>However Hinckley Fields Industrial Estate, and many rural schemes, are constrained by a lack of parking.</p>
Regional Agent	<p>Hinckley and Bosworth is not seen as an office location. Demand is purely local, rents are low and few deals are recorded annually.</p>
Local Agent	<p>Hinckley and Bosworth is not seen as an office location. Demand is purely local, which schemes at Nuneaton and in Blaby District meeting regional requirements. There is a sufficient office supply at Hinckley Fields Industrial Estate to meet local needs.</p>
Local Agent	<p>Manages the Council's portfolio of industrial and office accommodation.</p> <p>High demand, both for Council owned offices and privately owned schemes. The Borough Council presently has a waiting list of 15 firms looking for office space. Few of the Borough's multi-occupier office schemes (both public and privately owned) have space available to meet these requirements.</p> <p>Rents have improved recently, rising to £175-180/sqm.</p>

Source: BE Group, 2013

- 5.9 To understand demand in more detail, the performance of selected multi-let office and mixed schemes is shown in Table 37. Again the multi-let schemes shown are a selected sample.

- 5.10 There are quite a high number of business centres in the Borough. Most are converted factory and mills in the main urban centres. Key schemes, including Dennis House/Sparkenhoe Business Centre in Hinckley and Desford Hall/Newton Grange Farm Business Park in the rural areas are extremely successful, with occupancy rates of 90-100 percent. These established schemes perform an important role, providing small business accommodation (of varying quality) to local start-up and existing micro businesses. The newly refurbished Atkins building has also proved successful, providing flexible office and studio space to a wide range of local businesses.
- 5.11 Several schemes which were highlighted in the 2010 Employment Land Study as struggling in the recession (with low occupancy rates and a high turnover of tenants) now appear to be performing well. These include Dennis House Business Centre, Hinckley, which had an occupancy rate of only 65 percent in 2010.
- 5.12 Smaller schemes, such as Abbey Business Centre, Earl Shilton, generally have lower occupancy rates. These schemes have lost tenants in the later phases of the recession.

Table 37 – Office and Mixed Multi-Let Scheme Performance

Scheme Name	Total Floorspace, sqm	No. Suites (Size Range, sqm)	Occupancy Rate, percent	Comment
Hinckley				
The Atkins Building, Lower Bond Street	3,716*	Offices 21** (14-557) Studios 9 (9-37)	100	Council-managed scheme Historic mill building recently refurbished to create a mixed use scheme including serviced offices, conference/meeting rooms, artists studios, virtual office services, café and gallery Scheme has proved popular, despite the recession, and is now full Houses a wide range of occupiers including artists, counselling services, mortgage advisors and photographers

Scheme Name	Total Floorspace, sqm	No. Suites (Size Range, sqm)	Occupancy Rate, percent	Comment
Hinckley Business Centre, Burbage Road	1311	8 offices (9-26) 9 workshops (21-236) Private gym (575)	100	Mainly start-up businesses Rents from £32/sqm
Dennis House Business Centre, 4 Hawley Road	339	16 offices (8-71)	100	Important provider of budget office space in Hinckley Well located close to Hinckley Rail Station Although it suffered from a high turnover of tenants during the early years of the recession, the scheme has now recovered and is fully let
Sparkenhoe Business Centre, Sparkenhoe House, Southfield Road	2880	70 (19-93)	96	Key source of budget workshop space in Hinckley, but can also accommodate office based businesses Serviced scheme offering a range of shared services including reception, administrative assistance, conference room and business support. Popular with start-ups and has a low turnover of tenants Houses a wide range of occupiers including tropical fish suppliers, wedding planners, artists and the office of a local MP.
Carr House, Hawley Road	839	2 offices (39-41) 2 industrial units (322-340) Storage (97)	80	Small, mixed scheme, well located close to Hinckley Rail Station.
Tungsten Park, Maple Drive	4,645	22 (plus drive through)	74	Tungsten Properties own

Scheme Name	Total Floorspace, sqm	No. Suites (Size Range, sqm)	Occupancy Rate, percent	Comment
		restaurant) (185-575)		New build units suitable for office, storage and manufacturing uses Moderate demand to date 1.7 ha of development land remains, marketed for a mix of office, trade counter, retail and leisure uses Seven further units proposed in the south east (Lakeside Park, 197-367 sqm). Three have been pre sold/let. KFC restaurant on frontage
Constitutional House Executive Business Centre, 8A Station Road	226	13 offices (11-27)	54	Serviced office space in a historic building in Hinckley Town Centre
High Cross Building, 18 Lancaster Road	113	5 offices (14-41)	20	Very small serviced office scheme in Hinckley Town Centre High turnover of tenants
Earl Shilton and Barwell				
Dawsons Lane Enterprise Centre, Barwell	6503	27 (23-1858)	100	Popular with local businesses
PowerPoint Business Centre, 122 High Street, Earl Shilton	166	11 offices (3 sqm each, approx.)	100	Mainly start-up businesses Although it suffered from a high turnover of tenants during the early years of the recession, the scheme has now recovered and is fully let
Abbey Business Centre, Keats Lane, Earl Shilton	365	7 offices (14-99)	42	Small multi-let office scheme, but an important source of small business space in Earl Shilton Has recently lost a number of tenants

Scheme Name	Total Floorspace, sqm	No. Suites (Size Range, sqm)	Occupancy Rate, percent	Comment
Rural				
Desford Hall, Leicester Lane, Desford	1536	22 offices (45-465)	100	AC Shropshire & Co. own High quality office space in a converted country house The Coach House has been recently converted to provide another 12 offices Attracts both local and national/international occupiers
Newton Grange Farm Business Park, Newtown Unthank, Desford	1375	11 offices (41-79) 6 workshops (77-227)	94	High quality popular rural business scheme. Has a wide catchment area Rents are £125/sqm for offices, £54-64/sqm for workshops
Peckleton Lane Business Park, Peckleton Common, Peckleton	12,077	12 workshops 6 offices (100-2322)	83	Moderate quality workshops and offices Sub-divided former factory complex A rural scheme, but well located adjacent to Caterpillar/Neovia

Source: BE Group, 2013

*Includes non-employment elements, such as gallery and café.

**Space is flexible and can be sub-divided in a number of ways.

Summary

- 5.13 Hinckley and Bosworth has a primarily local property market in both the industrial and office sectors. The industrial market is far larger than the office sector. There is only limited inward investment.
- 5.14 Any inward investment tends to come from the logistics sector. Despite a wide range of competition, both from Leicestershire and neighbouring districts of the West Midlands, Logix Park (Hinckley Commercial Park) is performing well. Agents for the second phase of the scheme are in the process of securing one national occupier, with interest from others. The owner has expressed an interest in delivering further logistics accommodation at this location.

- 5.15 The office market generally meets the needs of local service sector businesses and provides ancillary space for existing industrial firms. There are few large, self-contained offices, which might attract occupiers from outside of the Borough. Most provision is in the form of small business centres. Demand is for 0-100 sqm leasehold suites.
- 5.16 However, Desford Hall has proved to be very successful, in part because of its suitability for supply chain businesses wishing to be close to Next's headquarters at Enderby. The Borough Council also reports good demand for its own schemes, which include the serviced suites of the Atkins Building. The Council reports a waiting list of potential occupiers which existing schemes and business centres cannot fill.
- 5.17 Industrial need is for modern moderate/good quality units of up to 1,000 sqm. The current absence of such provision is seeing businesses looking to relocate outside the Borough, particularly to neighbouring areas in the West Midlands.
- 5.18 There is a surplus of older industrial factory and mill space in the main towns. This provides space for established manufacturing firms, but does not meet the needs of modern business. Many have been refurbished or converted to provide small business accommodation.
- 5.19 The present economic recession is constraining demand for freehold premises. However it still exists, and includes demand for small (0.4-0.8 ha) development plots, which could meet the needs of companies looking to develop their own accommodation.
- 5.20 There is a shortage of employment land across the county and any viable development sites are generally being held by developers in anticipation of an improving market.
- 5.21 The market in Barwell and Earl Shilton is generally local. Agents are sceptical about the ability of the SUE employment sites to attract regional or national businesses. There is a modest local market for rural industrial space and several rural schemes are reported to be performing well.

6.0 EMPLOYMENT LAND

Introduction

- 6.1 This section looks at the existing portfolio of potential employment land in the study area, not only how much there is, but also its quality, type, suitability and availability. Hinckley and Bosworth 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 2026), which is picked up in the forecasting section later in the report.

Land Supply

- 6.2 The Council track a large number of sites 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 ODPM Employment Land Review Guidance), or refer to building conversions/rebuilds rather than being sites. 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 5 outlines the assumptions made about sites included in the Council's monitoring records, explaining why certain sites have been deleted or why revised site areas have been used.
- 6.3 Table 38 schedules the employment sites (of 0.25 ha or larger) in Hinckley and Bosworth. It outlines their sizes; provides comments on current 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 site owners), ownership situation, planning status, infrastructure and services required. Proformas for each site (which include plans) are provided at Appendix 6.

Table 38 – Employment Sites Schedule

Name	Size, ha	Comment/Update	Availability, years
MIRA Ltd, Watling Street, Higham on the Hill	34.03	<p>Multiple owners, including the Highways Agency and Ensor Trust (Developer is MIRA Technology Park Ltd)</p> <p>Outline planning permission for a business technology campus comprising a MIRA headquarters facility and 132,716 sqm of office, research and manufacturing facilities</p> <p>MIRA is now an Enterprise Zone. Occupancy within that Zone will be limited to R&D activities for companies in the transport technology sector. It will not therefore be available on the open market.</p> <p>Industrial/office</p> <p>Regional Growth Fund monies secured for off-site infrastructure investment</p>	1-3
Nailstone Colliery	24.35	<p>Owned by Viridor/Private Individual (Curtis Real Estate have agreed acquisition in order to develop the site)</p> <p>Development has been stalled for some years but Curtis Real estate advise infrastructure works will be undertaken during the next twelve months in order to protect the planning consent. Development of buildings will be on a pre-let/pre-sale basis.</p> <p>Proposing distribution warehousing totalling 93,109 sqm (with minimum unit sizes of 14,000 sqm) and 1862 sqm small business units</p> <p>Industrial</p> <p>Not serviced</p>	1-3
Land Bounded by Ashby Canal, Railway Line and Bridge Street, Incorporating Former Johnson Factory, Burbage (Sketchley Meadows)	17.63	<p>Multiple owners, including Severn Trent Water, Travis Perkins and Johnsons Cleaners (developer is Goodman Real Estate)</p> <p>Site has outline planning permission for a mixed-use commercial redevelopment of a range of employment units (most of which have now been cleared).</p> <p>Scheme will provide 68,747 sqm</p>	1-3

Name	Size, ha	Comment/Update	Availability, years
		of employment floorspace. This will include 47,379 sqm of B8 warehousing (the second phase of Logix Park) Industrial/office Not serviced	
Caterpillar, Peckleton Lane, Desford	15.79	Platinum Equity own Let to Neovia for logistics uses There is an unimplemented full planning permission on 15.79 ha for 61,583 sqm of expanded storage facilities. It is not clear when (or if) this will be delivered but as being held for own use this site is not available on the open market Industrial Serviced	5+
Tungsten Park, North of Coventry Road, Hinckley	1.70	Tungsten Properties own Mixed-use employment scheme under construction. 22 industrial, trade counter and office units built – 17 sold Site was originally 4.70 ha – 1.70 ha of development land remains, marketed for a mix of office, trade counter, retail and leisure uses Industrial/office Serviced	3-5
Flude House, Rugby Road, Hinckley	1.43	Private Individuals own (developer is Westleigh Developments) 5,569 sqm of office space is under construction. This includes „The Hinckley Hub, which will house Hinckley and Bosworth Borough Council. Additional space will be let to Leicestershire County Council and others. Office Serviced	0-1
Beveridge Lane, Interlink Distribution Park, Stanton-under-Bardon	1.22	Wilson Bowden own Remainder of Interlink Distribution Park (additional land in North West Leicestershire) Outline planning permission for B1/B2/B8 uses. Properties to be offered on a design and build, leasehold basis	3-5

Name	Size, ha	Comment/Update	Availability, years
		No change in the site since the 2010 Employment Land and Premises Study Industrial Serviced	
Jarvis Porter, Coventry Road, Hinckley	0.90	National Grid/Highways Department own (Developer is the Invista Foundation) Part of mixed-use scheme, comprising 9,195 sqm of non-food retail and 3,524 sqm of warehousing Industrial Not serviced	3-5
Dunlop Ltd, Station Road, Bagworth	0.72	Johal and Kler Partnership own Outline planning permission for the redevelopment of a vacant factory complex to provide housing and B1/B2 starter units of 150-300 sqm, totalling 2,800 sqm Redevelopment of a factory that has been vacant for some years Industrial Not serviced	1-3
5 Jacknell Road, Hinckley	0.40	Printing and Packaging Company own Full planning permission for a 1,550 sqm industrial unit Industrial Not serviced	0-1
Pear Tree Farm, Ratby	0.39	Cawrey Homes own Under development for nine B1 units 77-167 sqm, totalling 1,360 sqm. Industrial/office Serviced	0-1

Source: BE Group/H&BBC, 2013

- 6.4 There are 11 sites totalling 98.56 ha. This compares to 12 sites totalling 56.90 ha in the 2010 Employment Land and Premises Study. The increased land supply position in 2013, reflects the substantial planning permissions at MIRA (132,716 sqm of office, research and manufacturing facilities on 34.03 ha) and Caterpillar (61,583 sqm

of expanded storage facilities on 15.79 ha), which were not included in the previous study.

- 6.5 It also reflects progress on the mixed-use Sketchley Brook site in Burbage (referred to in Table 38 as „Land Bounded by Ashby Canal, Railway Line and Bridge Street, Incorporating Former Johnson Factory, Burbage“). The site now has outline planning permission for 68,747 sqm of employment floorspace, which equates to 17.63 ha of land at a development density of 3,900 sqm/ha. The employment elements will include around 16 ha of B2/B8 land in the west, to deliver second phase of Logix Park (now marketed as Hinckley Commercial Park) and a further 1.63 ha in the east, to provide office and commercial uses, fronting Rugby Road.
- 6.6 The site also has full planning permission for the required road infrastructure, running from the A5/Logix Park Phase One to Rugby Road, to link these two areas. Initial site clearance and construction has now begun.

Sites Analysis

- 6.7 Table 39 shows how the land is distributed through Hinckley and Bosworth. All the land is in Hinckley and Burbage, Rural North East and Rural North West. However this is slightly misleading, as almost all the land in Rural North West is at MIRA. This land forms part of the MIRA Technology Park Enterprise Zone and land and premises will only be offered to companies in a number of transport related sectors. It is therefore not available to meet the general employment land needs of companies in the Borough.

Table 39 – Distribution of Employment Land

Area	Number of Sites	All Employment Land, ha	Serviced Land, ha
Barwell	-	-	-
Earl Shilton	-	-	-
Hinckley and Burbage	5	22.06	3.13
Rural North East	4	41.75	17.40
Rural North West	2	34.75	
Total	11	98.56	20.53

Source: BE Group 2013

- 6.8 Land in the Rural North East is mostly at Caterpillar (15.79 ha) and Nailstone Colliery (24.35 ha). Land at the former will be retained to meet the needs of a new occupier (Neovia). As was the case in 2010, there is no employment land in Barwell or Earl Shilton.
- 6.9 Out of the total land supply of 98.56 ha, almost 21 percent (20.53 ha) is serviced. This compares to only 15 percent (8.23 ha) in 2010. Most of the serviced land is at the Caterpillar/Neovia facility in the Rural North East, although as discussed, this will be held as expansion land for Neovia. The only readily available serviced land is the 1.70 ha being marketed for a mix of uses at Tungsten Park, Hinckley. However Goodman are currently servicing Hinckley Commercial Park (16 ha) and the new developers of Nailstone Colliery advise they will be commencing servicing during the next twelve months.
- 6.10 A site is assumed to be serviced if utilities and road access are readily available. This would apply to infill sites in existing employment areas or where major sites have been opened up. Large allocations, where although services run to the edge of the site they have not been provided into the site itself, are not considered to be serviced. For this reason, the 34 ha at MIRA (which mostly comprises undeveloped greenfield/brownfield land) cannot be considered serviced until the relevant infrastructure is delivered and development plots prepared.
- 6.11 Land is divided between two types of uses – office and industrial (which can include B8 warehousing). Table 40 shows that over half the Borough’s land could be suitable for either use. This includes land at MIRA and Sketchley Brook, although more than 70 percent of the development in the latter will be for B8 storage and distribution uses. It is assumed that development at Nailstone Colliery and Caterpillar will be overwhelmingly for industrial and warehousing premises.
- 6.12 There is only one exclusively office site – Flude House, Hinckley, which is in the process of being redeveloped for 5,569 sqm of offices, including a new headquarters facility for Hinckley and Bosworth Borough Council.

Table 40 – Anticipated Land Use

Site Type	Total, ha (number of sites)
Office	1.43 (1)
Industrial	43.38 (6)
Office / Industrial	53.75 (4)
Total	98.56 (11)

Source: BE Group 2013

- 6.13 Table 41 shows what the sites could be developed for, using the market segments identified by ODPM's Employment Land Review Guidance. It goes beyond the simpler office/industrial classifications. Several employment sites can accommodate multiple market segments.

Table 41 – Analysis of Sites Suitability to ELR Guidance Market Segments

Market Segment	Number of Sites
Established or Potential Office Locations	1
High Quality Business Parks	4
Research and Technology/Science Parks	1
Warehouse/Distribution Parks	3
General Industrial/Business Areas	7
Heavy/Specialist Industrial Sites	2
Incubator/SME Cluster Sites	1
Specialised Freight Terminals	-
Sites for Specific Occupiers	2
Recycling/Environmental Industries Sites	-

Source: BE Group 2013

- 6.14 As the analysis shows there are a reasonable range of sites in Hinckley and Bosworth across most segments (a greater range than in 2010). Proposals at MIRA will deliver a High Quality Business Park (and the Borough's only Research and Technology/Science Park), as will land North of Coventry Road, Hinckley (Tungsten Park); Pear Tree Farm, Ratby; and Sketchley Brook. The latter (along with Nailstone Colliery and Beveridge Lane, Interlink Distribution Park, Stanton under Bardon) also

have the potential to deliver new Warehouse and Distribution Parks for Hinckley and Bosworth. Seven sites are also expected to deliver general industrial/business property.

- 6.15 As was the case in 2010, there are few Established or Potential Office Locations or Incubator/SME Cluster Sites, and no Recycling/Environmental Industries Sites. All of these should be a part of the Borough's economy in the future.
- 6.16 Each site has been assessed for its expected availability, the point at which it may come to market or be developed. This is derived from consultations with owners, agents, the Council and other evidence gathered in this study.
- 6.17 As Table 42 shows only 2.22 ha of land is immediately available for development. This includes the 1.70 ha being marketed at Tungsten Park and two sites (Flude House, Hinckley and Pear Tree Farm, Ratby) where construction is nearing completion (units at Pear Tree Farm are already being marketed).

Table 42 – Land Availability

Area	Hectares Available, years (Number of Sites)				
	0-1	1-3	3-5	5+	Total
Barwell	-	-	-	-	-
Earl Shilton	-	-	-	-	-
Hinckley and Burbage	1.83 (2)	17.63 (1)	2.60 (2)	-	22.06 (5)
Rural North East	0.39 (1)	24.35 (1)	1.22 (1)	15.79 (1)	41.75 (4)
Rural North West	-	34.75 (2)	-	-	34.75 (2)
Total	2.22 (3)	76.73 (4)	3.82 (3)	15.79 (1)	98.56 (11)

Source: BE Group 2013

- 6.18 The bulk of Hinckley and Bosworth's land supply is contained within very large sites which could take time to bring forward. However, good progress is being made at Sketchley Brook while the Enterprise Zone timetable commits MIRA to deliver the bulk of the proposed employment floorspace by the end of 2016, and the new developers for Nailstone Colliery intend to start work during the coming year. Thus as much as 80 percent of the land supply (78.95 ha) could become available over the

next three years. This compares to only 28.61 ha in 2010, and emphasises that progress is being made in delivering the major employment sites of the Borough.

- 6.19 The remaining 20 percent of the land supply (19.61 ha) will only be available in the medium to long term, at least three or more years away.

Potential Site Losses

- 6.20 There is a headline land supply figure of 11 sites – 98.56 ha. However, 15.79 ha is at risk of not actually coming forward, because of continuing protection for long term possible development by the landowner/leaseholder interests of Caterpillar/Neovia. Were this land to be lost, the land supply position is ten sites totalling 82.77 ha. However, in the long term a significantly improving market may increase operations at Caterpillar/Neovia to the point where the additional storage space is required. Thus this site cannot be permanently discounted.
- 6.21 In addition, occupancy within the MIRA Enterprise Zone will be limited to companies in certain transport sectors, almost all of which will come from outside of the Borough. Other companies, seeking relocation or growth space, will not be able to move into MIRA and developers will not be able to deliver general employment premises within the Zone. There is therefore a case to be made that land at MIRA is outside of Hinckley and Bosworth's general employment land supply. Certainly some of the other local authorities which also have Enterprise Zones within their local authority areas have excluded such specialist sites from their land supply calculations.
- 6.22 MIRA is the largest single site in the Borough (34.03 ha) and its removal reduces potential land supply considerably to 48.74 ha. However, the MIRA Enterprise Zone remains a source of employment land in Hinckley and Bosworth (albeit land of a specialist nature), a focus for future inward investment and a site which is likely to deliver new employment space in the short/medium term. In recognition of this the land is included in the realistic land supply.

Employment Areas Assessments

- 6.23 BE Group has reviewed a total of 107 Employment Areas across Hinckley and Bosworth. These include, where still relevant, the Employment Areas identified in policy EMP1 of the Hinckley and Bosworth Local Plan (2001). These were categorised under three headings:

A – 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 – 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 – 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 unless effective measures can be taken to mitigate the environmental problems being experienced.

6.24 The 107 sites include four additional areas identified since the Local Plan 2001:

Highfield Seeds, Peckleton Lane, Desford

Rare, Manor Park, Twycross

Verdon Sawmills, Newbold Heath

Theobalds Rural Industry and FP McCann, Cadeby.

6.25 Employment Area boundaries are based on Geographic Information Systems (GIS) plans provided by the Borough Council. Some of the boundaries have been amended from the 2010 Employment Land and Premises Study, as a result of recent development. In some cases this has resulted in single Employment Areas being sub-divided into multiple smaller areas.

6.26 Each area has been appraised and assessed through a combination of site visits, local intelligence, consultations with some owners and the views of those involved in the local property market. Proformas have been completed for each area and are accompanied by site plans. These are included at Appendix 7. Some key points to note about the proformas are:

The „Address“ contains the local authority’s designated title for the area, including the main street and town

A brief „Description“ is provided in the form of the BE Group’s comment on the area

In a multi-occupier scheme, „Occupier(s)“ lists the major occupiers only

„Prominence“ assesses the visibility of each area from adjacent main roads. Areas can have high, moderate or low prominence

„Current Use (Use Classes)“ identifies whether buildings in the area are in office/light industrial (B1); general industrial (B2) and/or warehouse (B8) uses

Area sizes are calculated from GIS

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 area provision. The remaining category is „Moderate“, covering properties that do not fit the other two headings

The distance from the area to the strategic road network (motorways and A roads), the nearest rail station and nearest bus route is measured

The quality of car parking within the area is measured. To get a „good“ rating each individual property must have its own off-street parking. Servicing in the area is also assessed.

„Constraints“ can be physical, environmental or planning based and will lower the quality of the area and/or limit existing or proposed business operation

„Critical Mass“ indicates whether the area has sufficient supply of existing premises, and occupiers, to encourage further businesses to locate within the area and (potentially) encourage further expansion.

„Limited other Employment Space in Settlement“ identifies if the employment premises offered in each Employment Area is unique within its settlement.

6.27 The Original Local Plan Category for each area has been reviewed and updated. This has been done to provide 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. Each site is given a category A, B or C as outlined in Table 43 below.

6.28 Finally, and informed by the grading, each Proforma gives a view on the indicative proportion of floorspace/site area which should be retained for employment use in the future and the indicative proportion of floorspace/site area that can be redeveloped for non-employment use(s).

Table 43– Employment Area Categorisation

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, 2013

6.29 The template for the employment areas” proforma is included at Table 44.

Table 44 – Employment Area Proforma Template

Map	
Address	
Original Local Plan 2001 Category	
Description	
Occupier(s)	
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 2013

6.30 Table 45 provides the assessment of the 107 official and unofficial Employment Areas in Hinckley and Bosworth. Together they indicate that some 708.46 ha of land is in employment use across the Borough. 43.4 percent of this is associated with

MIRA, Higham-on-the-Hill, and a further 14.1 percent is located at Caterpillar, Desford.

Table 45 – Employment Areas – Summary Schedule

Address	Area, hectares	Recommendation	Percent Employment Use Retained	Percent Other Uses Allowed
Dunlop Ltd, East of Station Road, Bagworth	2.23	C	32	68
Workshop Units, Station Terrace, Bagworth	0.13	B	100	0
Markfield Plastics Ltd, 256 Station Road, Bagworth	0.06	B	100	0
Hosiery Factory, Barton Road, Barlestone	0.20	C	0	100
Mill Street Industrial Estate, Barwell	7.46	A	100	0
Factories, Dawsons Lane, Barwell	1.63	B	100	0
Workshop Units, Arthur Street, Barwell	0.80	C	0	100
Factory, off Friswell Lane, Barwell	1.09	C	0	100
Konfidence Works, Arthur Street, Barwell	0.69	C	0	100
Barton Building, King Street, Barwell	0.13	C	0	100
Works, South of Stapleton Lane, Barwell	1.00	B	100	0
Barwell Business Centre, Kingsfield Road, Barwell	0.72	B	100	0
Land fronting on to the High Street at the rear of Mill Street Industrial Estate, Barwell	0.61	C	0	100
Works off Bank Terrace, Barwell (North)	0.32	C	0	100
Works off Bank Terrace, Barwell (South)	0.39	B	100	0
Works, West of Hill Street, Barwell	0.20	B	100	0
Factory, Arthur Street, Barwell	0.17	C	0	100
Factory off The Barracks, Barwell	0.19	C	0	100
Workshop Units, George Street, Barwell	0.19	C	0	100
Industrial Units, West of Rugby Road, Burbage	13.22	C	50	50
Sketchleys Meadows Industrial Estate, Burbage	13.07	A	100	0
Sapcote Road Industrial Estate, Burbage	1.24	B	100	0
Hinckley Business Centre, London/Burbage Road, Burbage	1.12	B	100	0
Johnson Ltd, Rugby Road, Burbage	0.72	C	0	100
Works, West of Britannia Road, Burbage	0.54	C	0	100
Warehouse, South of Coventry Road, Burbage	0.20	C	0	100
Works, North of Windsor Street, Burbage	0.13	B	100	0

Address	Area, hectares	Recommendation	Percent Employment Use Retained	Percent Other Uses Allowed
Theobalds Rural Industry and FP McCann, Cadeby	17.66	B	100	0
Caterpillar, Desford	99.67	A	100	0
Former Glengate Hospital Site, Leicester Lane, Desford	5.16	A	100	0
Ratby Engineering, Peckleton Common Employment Area, Desford	3.29	A	100	0
Highfields Seeds, Peckleton Lane, Desford	0.40	B	100	0
Oaks Industrial Estate, Earl Shilton	0.89	A	100	0
Factory/Works, Rossendale Road, Earl Shilton	0.42	C	0	100
Telephone Exchange, Rossendale Road, Earl Shilton	0.07	B	100	0
Gamma Hose, New Street, Earl Shilton	0.05	B	100	0
Workshop Units, High Street, Earl Shilton	0.51	C	0	100
Factory Units, Wood Street, Earl Shilton	0.51	B	100	0
Factory, Church Street, Earl Shilton	0.31	C	0	100
Factory, West of Hill Top, Earl Shilton	0.23	B	100	0
Works, South of West Street, Earl Shilton	0.05	C	0	100
Churchill Works, Highfield Street, Earl Shilton	0.22	C	0	100
Factory, Keats Lane, Earl Shilton	0.11	C	0	100
Warwick Building, Rossendale Road, Earl Shilton	0.07	C	0	100
Factory, West Street, Earl Shilton	0.06	C	0	100
Groby Trading Estate, Fir Tree Lane, Groby	3.40	A	100	0
Scania Depot, Markfield Road, Groby	1.27	A	100	0
Walker-Smiths Haulage Site, Rookery Lane, Groby	0.11	C	0	100
Workshops, The Rookery, Groby	0.02	C	0	100
MIRA, Watling Street, Higham on the Hill	307.20	A	96	4
Industrial Estate, West of Station Road, Higham on the Hill	0.52	A	100	0
Harrowbrook Industrial Estate, Hinckley	37.16	A	100	0
Logix Distribution Park, Hinckley	19.15	A	100	0
Dodwells Bridge Industrial Estate, Jacknell Road, Hinckley	15.41	A	100	0
Triumph Motorcycles, Dodwells Road, Hinckley	16.70	A	100	0
Hinckley Fields Industrial Estate, Hinckley	12.03	A	95	5

Address	Area, hectares	Recommendation	Percent Employment Use Retained	Percent Other Uses Allowed
Transco HQ/Jarvis Porter, Coventry Road, Hinckley	12.18	B	69	31
Nutts Lane Industrial Estate/EME Site, Hinckley	8.47	A	100	0
Tescos Distribution Depot, Dodwells Road, Hinckley	8.30	A	100	0
Bond Street Glass and Adjacent Units, Hinckley	0.23	C	0	100
Land north of Atkins Building, Hinckley	0.32	B	100	0
Units on Druid Street, Hinckley	0.34	B	100	0
Land North of Well Lane, Hinckley	0.37	C	0	100
Garage on Druid Street, Hinckley	0.04	C	0	100
Area of Mixed Uses, South of Upper Bond Street, Hinckley	1.63	C	0	100
Hawley Road Industrial Estate, Hinckley	3.25	B	75	25
Paynes Garage, South of Coventry Road, Hinckley	2.81	A	100	0
Former Atkins Factory, Lower Bond Street, Hinckley	0.86	A	75	25
Area of Mixed Uses, North of Upper Bond Street, Hinckley	1.00	C	75	25
Knitwear Factory, Holliers Walk, Hinckley	1.38	C	25-50	50-75
Richard Roberts Factory, Southfield Road, Hinckley	1.24	C	75	25
Trinity Motors, North of Coventry Road, Hinckley	1.24	B	100	0
Nutts Lane Industrial Estate, Hinckley	1.05	A	100	0
Clover Park Industrial Estate, Hinckley	0.81	A	100	0
Hosiery Factory/Builders Yard, South of John Street, Hinckley	0.98	B	100	0
Sparkenhoe Business Centre, Southfield Road, Hinckley	0.68	B	100	0
Factory/Printing Works, West of Station Road, Hinckley	0.55	C	0	100
Factory, South of Mill Hill Road, Hinckley	0.22	C	0	100
Timber Yard, South of Westfield Road, Hinckley	0.39	C	0	100
Factory, Brunel Road, Hinckley	0.36	C	0	100
Highfield Works, John Street, Hinckley	0.29	C	0	100
Factory/Works, South of Wood Street, Hinckley	0.26	B	100	0

Address	Area, hectares	Recommendation	Percent Employment Use Retained	Percent Other Uses Allowed
Workshops, Trinity Vicarage Road, Hinckley	0.14	C	0	100
Brunel House, Brunel Road, Hinckley	0.22	C	0	100
Factory, East of Parsons Lane, Hinckley	0.23	C	0	100
Factory, East of Teign Bank Road, Hinckley	0.22	C	0	100
Hosiery Factory, West of Queens Road, Hinckley	0.19	C	0	100
Factory, North of Wood Street, Hinckley	0.07	C	0	100
Brunel Works, Brunel Road, Hinckley	0.10	C	0	100
The Hinckley Times, Brunel Road, Hinckley	0.07	C	0	100
Industrial Estate, South of Station Road, Market Bosworth	3.07	A	100	0
Industrial Estate, South of Ashby Road, Markfield	2.53	A	100	0
Nailstone Highways Depot, Nailstone	0.86	B	100	0
Verdon Sawmills, Newbold Heath	1.07	B	100	0
CPL Ltd, Church View, off Dragon Lane, Newbold Verdon	0.20	B	100	0
Henton's Engineering, South of Wood Lane, Norton Juxta Twycross	1.01	B	100	0
Timken, Desford Lane, Ratby	14.63	B	100	0
Alexandra Stoneworks, Desford Lane, Ratby	5.09	B	50	50
Bennetts/Cardinal Broach Works, Park Road, Ratby	1.86	B	50	50
Casepack, West of Station Road, Ratby	0.45	B	100	0
Bakery, South of Station Road, Ratby	0.62	C	0	100
Textile Factory, South of Whittington Drive, Ratby	0.08	C	0	100
Distribution Units, Interlink Way South, Stanton Under Bardon	13.95	A	100	0
Willow Park Industrial Estate, Station Road, Stoke Golding	1.57	A	100	0
Merrylees Industrial Estate, Thornton	9.37	A	100	0
Rare, Manor Park, Twycross	9.66	A	100	0
Startin's Tractor Sales, West of Main Street, Twycross	0.85	B	100	0

Source: BE Group, 2013

- 6.31 27 of the Employment Areas are categorised „A“ (totalling 604.83 ha), and comprise the Borough’s Key/Flagship Employment Areas. These include most of Hinckley and Bosworth’s major industrial estates/business parks and sites for major employers (such as Triumph). 33 of the Employment Areas are categorised „B“ (totalling 70.81 ha) and provide a supply of moderate quality accommodation, spread throughout the Borough.
- 6.32 47 areas (totalling 32.82 ha) are categorised „C“ and may represent partial/total redevelopment opportunities. These latter areas mainly comprise older industrial properties in Hinckley, Burbage, Barwell and Earl Shilton.

Pipeline Supply

- 6.33 In addition to the identified headline supply (98.56 ha) additional employment land is proposed in the Borough’s two SUEs. There is 6.5 ha proposed to the west of Barwell and 4.9 ha to the south of Earl Shilton. These two sites will add another 11.4 ha of employment land.
- 6.34 In Barwell, a consortium of developers, including Taylor Wimpey, Ainscough Strategic Land and Barwood, have now submitted an outline planning application to bring forward the SUE. If approved, this would allow the delivery of up to 24,800 sqm of B2 and B8 accommodation, on a 6.5 ha site immediately west of Barwell Industrial Estate. This employment floorspace would be delivered over the 12 year lifetime of the SUE, with development commencing in 2014 and completing by 2026. Proposals in Earl Shilton are less advanced, but a similar planning application (incorporating 4.9 ha of employment land) is expected shortly.

Summary

- 6.35 There is a headline figure 98.56 ha of potential employment land in Hinckley and Bosworth, comprising 11 sites. The majority of the land is in Hinckley/Burbage, Desford (Caterpillar), Nailstone Colliery or linked to MIRA’s research/testing facility.
- 6.36 Only 20.53 ha of this is serviced (around 21 percent). 55 percent is suited for either office or industrial use, while 44 percent is specifically industrial (including warehouse) land. There is only one specific office site – Flude House, Hinckley which is under development for (amongst other things) a new headquarters for the Council.

- 6.37 80 percent of the Borough's land resource is currently planned to be brought forward for development within the next three years. There is land immediately available for development at Tungsten Park and schemes nearing completion at Flude House, Hinckley and Pear Tree Lane, Ratby. Progress is also being made at Sketchley Brook and MIRA, both of which can be expected to provide at least some new floorspace within the next three years. Furthermore infrastructure works are now proposed to be commenced at Nailstone Colliery which will enable that site to be available to the market on a bespoke building basis.
- 6.38 Of the headline land supply figure, 15.79 ha is constrained by a lack of landowner interest, but is hoped to come forward in the long term (Caterpillar/Neovia, Peckleton Lane, Desford). If it is accepted that this site may never come forward (the realistic scenario) then there is only 82.77 ha available. However, this is still greater than the headline supply of the 2010 Employment Land and Premises Study (56.90 ha), and even more so than the realistic scenario figure (39.83 ha) identified in that study.
- 6.39 If it is subsequently decided that specialist employment land at MIRA should be excluded from the supply, then the worst case scenario becomes 48.74 ha. These scenarios are shown in Table 46.
- 6.40 There is a further 11.4 ha of employment land in the pipeline, in the Borough's SUEs, which is likely to become available over the next 13 years. This would add to the realistic land supply of 82.77 ha taking it up to 94.17 ha.

Table 46 – Land Supply Summary

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

Source: BE Group 2013

- 6.41 A review of Hinckley and Bosworth's 107 identified employment areas identifies 27 key/flagship schemes which should be retained/protected as a priority. A further 47 areas (totalling 32.82 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 NEIGHBOURING AREAS ANALYSIS

Introduction

- 7.1 This section considers the property market in the local authority areas adjoining or adjacent to Hinckley and Bosworth. 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. However, in reality many of the impacts are limited, as companies tend to prefer to remain in their localities due to the desire to retain staff. Nevertheless there are some cross-border influences. This is particularly important for Hinckley, which has limited land and a tight boundary to the west, abutting Nuneaton and Bedworth; while rural settlements in the North East are related to the wider Leicester sub-market. And there is a regional distribution market which is footloose across the whole area.
- 7.2 Furthermore through changes to the Planning and Compulsory Purchase Act 2004, introduced through the Localism Act 2011, and the direction of the National Planning Policy Framework, a local authority has a duty to cooperate with other local planning authorities relating to development plan document preparation and evidence base collation. Para 160, NPPF states local planning authorities should have a clear understanding of business needs within their local economic markets, by working with county and neighbouring authorities to prepare and maintain a robust evidence base about business needs and likely market changes.
- 7.3 Hinckley and Bosworth is surrounded by a number of local authority areas. To the south and west, Rugby, North Warwickshire and Nuneaton and Bedworth, part of the West Midlands. To the north are North West Leicestershire and Charnwood; to the south east, Blaby, separating the Borough from Leicester. Figures for total supply are taken from Valuation Office data; while local authority employment land studies are also used.
- 7.4 As Table 47 shows Hinckley and Bosworth has a moderate level of supply in the sub-region, only exceeding Blaby and Nuneaton and Bedworth. Office provision is particularly limited, only North Warwickshire has less. Blaby is linked to the Leicester office market, which explains the high supply there.

Table 47 – Property and Floorspace Distribution

Area	Floorspace -sqm (Number of Units)		Total Floorspace sqm (Number of Units)
	Factories/ Warehouses	Offices	
Leicester City	3,021,000 (4,184)	584,000 (1,847)	3,605,000 (6,031)
Charnwood	1,470,000 (1,615)	146,000 (630)	1,616,000 (2,245)
North West Leicestershire	1,394,000 (1,099)	146,000 (624)	1,540,000 (1,723)
Rugby	1,297,000 (819)	112,000 (462)	1,409,000 (1,281)
North Warwickshire	1,289,000 (774)	69,000 (311)	1,358,000 (1,085)
Hinckley and Bosworth	1,266,000 (1,196)	78,000 (377)	1,344,000 (1,573)
Nuneaton and Bedworth	910,000 (1,063)	98,000 (394)	1,008,000 (1,457)
Blaby	728,000 (673)	225,000 (401)	953,000 (1,074)

Source: ONS Commercial and Industrial Floorspace 2008

Leicestershire County Council

- 7.5 The primary group for discussions around planning and planning policy at the County-wide level is the Housing Planning and Infrastructure Group of the Leicester & Leicestershire Local Enterprise Partnership. Through this group the County Council has been seeking to formalise agreements surrounding the duty to cooperate now required of local authorities. This is likely to be aligned to the City Deal for Leicester approved in February 2013. The County Council has confirmed it will write to Hinckley & Bosworth confirming it has been consulted in accordance with the duty to cooperate.
- 7.6 In terms of employment land provision the County Council points to the findings of the Leicester & Leicestershire HMA Employment Land Study updated in 2012.

Leicester City Council

- 7.7 BE Group completed the City's most recent employment land study, in January 2006. Key findings of this study were:

The lack of readily available employment land in accessible locations was a major issue. Just over 51 ha were available, although up to half already had potential occupiers. After adjustment and expected short-term take-up, the land supply could reduce to as little as 16.33 ha

Based on historic take-up rates the City has a shortage of employment land for B1 industrial, B2 and B8 uses to 2016. About 55 ha was required for this period

The well-located sites on the periphery of the City are subject to intense demand, and likely to be developed in the short term, leaving the smaller, poor quality in-fill sites for the medium term

The study did not directly address office demand as it was assumed this would be catered for through the regeneration of the City Centre and development of the New Business Quarter

Future land needs reflect the approximately 30 ha generated by Leicester Regeneration Company's planned relocation of companies to be displaced by its regeneration projects.

- 7.8 The report recommended that Leicester City needed to allocate a further 62.5 ha of employment land for the period to 2016. More land needed to be allocated close to the outer ring road, reinforcing established locations such as Braunstone Frith Industrial Estate, Bursom Business Park, Troon Industrial Estate.
- 7.9 It was also noted that there has to be strategic cross-border co-operation to allocate sufficient employment land outside the City's boundaries to allow Leicester to grow.
- 7.10 The City Council planners advise that there has been little change in terms of the development of employment land since the study was completed. Planning permission has been granted for employment uses on the City Council's land at Ashton Green. This 5 ha site is now the main new employment land in Leicester. Construction has also begun of Phase 1 of the Incubator at the Innovation and Technology Park, Abbey Meadows.
- 7.11 Reference to the City's employment land provision is made in the 2012 update of the Leicester and Leicestershire Housing Market Area Employment Land Study. This report forecasts demand for the period 2010-2031 for 52,500 sqm of offices; 51.5 ha of industrial land and 19.2 ha of strategic warehousing land. It comments that set

against the supply there is a small shortfall in the planned provision for offices (some 7,600 sqm), but substantial shortfalls in the provision of industrial use land (32.16 ha) and strategic warehousing land (19.2 ha). The report states the industrial and strategic warehousing land deficits will need to be accommodated elsewhere within the HMA – which includes Hinckley & Bosworth.

- 7.12 The City Council expects to make a decision during the next six months as to whether to prepare Development Plan Documents to support the Core Strategy (which was approved in 2010) or to start again with a new Local Plan. At that time the Council will consider whether a further update of the employment land evidence base is necessary.

Charnwood

- 7.13 Charnwood Borough Council last completed an Employment Land Review in 2006. Charnwood (along with North West Leicestershire and Blaby) is also included in the Leicester and Leicestershire HMA Employment Land Study.
- 7.14 The latter study established a requirement for 18.90 ha of additional industrial land and 49,500 sqm of new offices, to 2031. However, in addition to its own needs, Charnwood will look to support Leicester City which has insufficient land, within the city boundaries, to meet projected demand over the next 20 years.
- 7.15 To meet this requirement, Charnwood's emerging Core Strategy will propose the following strategic allocations:
- East of Thurmaston and North of Hamilton SUE – 6,800 sqm of offices, 11 ha of employment land
 - West of Loughborough SUE – 12, 500 sqm of offices, 13 ha of employment land
 - Additional Direction for Growth, North of Birstall – 15 ha of employment land
 - Additional Direction for Growth, Watermead – 8,550 sqm of offices and 16 ha of employment land.
- 7.16 The West of Loughborough SUE will meet the needs of Loughborough. More generally, this area will link to the Derby/Nottingham property market, with little impact on Hinckley and Bosworth. The East of Thurmaston and North of Hamilton

SUE sits on the northern edge of the Leicester conurbation, and will help meet the City's land needs.

- 7.17 The two „Directions for Growth“ will also link to the Leicester market. However, their proximity to Hinckley and Bosworth may mean that they will compete with the Borough for sub-regional/regional enquiries.
- 7.18 In addition, significant growth is proposed at Loughborough Science Park, which has become a sub-regional centre for R&D firms, linked to Loughborough University. At present, the Science Park accommodates 36 businesses on 26 ha (the 6,000 sqm Sportpark is the most recent completion). A further 7.8 ha has planning permission, including a new Innovation Centre. In the long term some 77.4 ha (gross) will be allocated in the Core Strategy, to provide Phase III and IV expansion options.
- 7.19 Finally, there are a number of existing schemes on the border with Leicester, including Harrowgate Drive, Birstall and Watermead Business Park, Syston. These will compete with schemes in Ratby/Groby for overspill enquiries from Leicester City.

North West Leicestershire

- 7.20 An Employment Land Topic Paper was completed in 2012. This study concluded that North West Leicestershire has sufficient industrial land to meet demand between 2006 and 2031 (indeed a 11 ha oversupply was indicated). However, the District has a significant need for warehousing (125 ha) and industrial/warehousing (113 ha) land. 21 ha of (out of town) office land is also needed. In response to this, North West Leicestershire District Council is looking to provide new employment allocations in the Coalville and Bardon areas.
- 7.21 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 focus on the Derby/Nottingham property market. Industrial and warehouse provision is also focused in the north, at Castle Donington and Ashby-de-la-Zouch. This includes a 40 ha regional strategic distribution site at the former Castle Donington Power Station (East Midlands Distribution Centre).
- 7.22 The East Midlands Distribution Centre site is now home to a 93,000 sqm regional distribution centre for Marks and Spencer, employing 1,000 people. This is one of

four large distribution centres, to be developed around the UK, which will replace the company's 110 smaller existing warehouses.

- 7.23 Closer to the boundary with Hinckley and Bosworth, North West Leicestershire Council has now given consent (subject to a Section 106 agreement) for a mixed-use scheme at Ellistown (including office/industrial units). On Bardon Road, North of Interlink Distribution Park, Paragon Materials will shortly submit an application to create new employment development plots, to be offered for freehold sale.

Rugby

- 7.24 In 2011 Rugby adopted its Core Strategy. This sets a target to deliver 67 ha of additional employment land by 2026. Future employment land allocations will be focused in two SUEs – Rugby Radio Station and Gateway Rugby.
- 7.25 Rugby Radio Station comprises agricultural land, east of Rugby town. It is bounded by the West Coast Main Line in the west, and by the A5 in the east. Development will include 5,000 to 6,200 homes and 31 ha of employment land. The employment land is suitable for B1 and B2 uses, along with up to 5,000 sqm of B8. This should include new business incubation units.
- 7.26 Landowners, BT, Aviva Investors and their development team are presently preparing an outline application for the site. This links to proposals for the expansion of Daventry International Rail Freight Terminal, on land to the east of the A5 (outside of the Borough). Employment land will be brought forward, in three phases, over the Core Strategy period to 2026.
- 7.27 Gateway Rugby comprises 125 ha of agricultural land between Rugby town and Junction 1, M6. Development proposals include 1,300 homes and 36 ha of employment land, suitable for B2 and B8 uses (including an element of business incubation space). There is a resolution to grant outline permission on the site and delivery of the employment elements of the scheme is expected by 2016.
- 7.28 Rugby Borough Council does not feel that these schemes will compete with Hinckley and Bosworth's SUEs. Rugby Radio Station will focus on the Rugby and Daventry market (the M1 corridor), while Gateway Rugby will meet the needs of Rugby town and adjacent areas of the M6 corridor. Neither is expected to encroach into the Leicestershire market.

- 7.29 Existing employment areas in Rugby are focused around the M6. These include Prologis Central Park, which is now largely complete, with occupiers including Gap and Norbert Dentressangle. Central Park is only 14 km south of Hinckley and schemes here are likely to compete with warehouse and distribution facilities in the A5 corridor.
- 7.30 Finally, Rugby Borough Council argues that Rugby will benefit from Enterprise Zone proposals at MIRA. They envisage that employment areas in Rugby will be able to accommodate motor industry supply chain companies who wish to locate close to MIRA, but who may not be eligible to occupy the Enterprise Zone itself.

North Warwickshire

- 7.31 The 2011 Employment Policy Options Topic Paper calculated the need for 44 ha of employment land between 2006 and 2026. Less completions and planning consents there is an outstanding requirement for 11 ha of land, to be allocated in the emerging Local Plan.
- 7.32 The above calculation excludes the Birch Coppice Regional Logistics Site. Birch Coppice is a major intermodal freight park, at the junction of the M42/A5. It is likely to compete with other warehouse and distribution facilities in the A5 corridor for regional/national investment. The area extends to 196 ha, of which (as of 2011), 35 ha is complete and 161 ha is included within outstanding planning permissions. Recent completions include a 53,000 sqm regional logistics hub for Ocado. Landowner IM Properties has now submitted a planning application to deliver Phase III of the scheme, comprising a further 100,000 sqm of B8 accommodation.
- 7.33 Land at Birch Coppice also includes 20 ha which was previously allocated to Hams Hall Distribution Park, Coleshill. North Warwickshire Borough Council has now decided to focus future B8 development on the A5 corridor. The Borough Council hope to foster links between the enlarged Birch Coppice site and the MIRA Enterprise Zone, located 8 miles to the south east.
- 7.34 Other large employment allocations include the 21 ha Baddesley Colliery (off the A5 between Atherstone and M42), which is also earmarked for B8 uses. No further progress has been made on this site since it was discussed in the 2010 Employment Land and Premises Study.

- 7.35 In terms of Hinckley and Bosworth's SUE proposals, North Warwickshire Borough Council's main concern is the impact that the additional housing will have on the surrounding strategic road network, including the A5.

Nuneaton and Bedworth

- 7.36 Nuneaton and Bedworth Borough Council completed its Employment Land Review in 2010. The assessment indicates that there is 39 ha of employment land available. Most of the available land is south of Nuneaton, on a number of modern developments which enjoy good accessibility to the M6/M69 and M42. However, some smaller sites, in peripheral areas are constrained by a lack of infrastructure and demand.
- 7.37 There is a projected need for 30-36 ha of land to 2026, based on a RSS housing growth scenario of 11,000 additional homes. Investment agents identify a specific shortage of smaller plots to meet the needs of small/medium firms and allow the expansion of larger companies.
- 7.38 Identified areas of search for new employment allocations include land north of Nuneaton, Attleborough, a Bermuda Park Extension, Bermuda/Griff, land west of Bedworth and land at M6 Junction 3 or south of the M6. New employment growth options will be presented to members shortly, but at the time of writing remain confidential.
- 7.39 The key employment areas are Bermuda Park and Elliot Park. Only 5 km from Hinckley, these schemes will impact on Hinckley and Bosworth. However, Bermuda Park provides headquarter offices and large manufacturing/distribution facilities for the regional and national occupiers. Space for local firms is limited and recent demand has been for design and build options, to meet the needs of larger firms.
- 7.40 Nuneaton and Bedworth Borough Council argues that the Borough will benefit from Enterprise Zone proposals at MIRA. They envisage that employment areas in Nuneaton and Bedworth will be able to accommodate motor industry supply chain companies who wish to locate close to MIRA, but who may not be eligible to occupy the Enterprise Zone itself. The Borough is unlikely to lose many existing businesses to MIRA.

- 7.41 In terms of Hinckley and Bosworth's SUE proposals, Nuneaton and Bedworth Borough Council's main concern is the impact that the additional housing will have on the surrounding strategic road network, including the A5.

Blaby District Council

- 7.42 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. The refresh was commissioned to underpin and inform Blaby's Local Development Framework and analyse employment land demand, supply and need to 2029. This reflected a Council decision that the Core Strategy and Allocations Document should provide 15 years of allocations from the date of adoption.
- 7.43 The economy of Blaby is strongly dependent on links to surrounding areas, with around 62 percent of the economically active population working outside the District. Two thirds of these commute into Leicester. 5 percent of the economically active population commute to employment in Hinckley and Bosworth.
- 7.44 At March 2011 the District's headline supply of employment land comprised ten sites, totalling 23.64 ha. In order to allow Blaby to play a stronger role in the sub-regional and regional market (capitalising on its M1/M69 motorway links), and to help address land shortages in Leicester City, the refresh study recommended the allocation of a further 68.2 ha of employment land for the period 2011-2029. This included a Strategic Employment Site of 20 ha or more to meet regional needs. The 68.2 ha figure was reduced to 38.2 ha following the consent, on appeal, in late 2011 of another Strategic Employment Site at Glenfield Park. There the developer has now secured a Growing Places Fund loan to bring forward off- site highway improvement works. Two thirds of the allocations were recommended to be B1 light industrial, B2 and B8 uses, to balance the weight of existing office sites.
- 7.45 The key employment land changes since November 2011 are:

The District Local Plan (Core Strategy) has been the subject of public examination, and the Inspector's report has been received indicating the Core Strategy is sound. The employment based policies of the plan are essentially evidenced by BE Group's 2006 and 2011 studies

The District Council has resolved to grant outline consent for a 21ha Strategic Employment Site at Enderby, as part of the New Lubbesthorpe SUE. The Secretary of State is considering whether it should be called in. This also

includes a 4,600 sqm gateway employment site and 2,000 sqm of offices in a proposed District Centre

An outline application has been received from Everards for a site at Enderby, relating to the construction of a brewery, visitor centre, food and drink preparation units (with retail trade counters), restaurants and a public house. This would see over 13,000 sqm of new floorspace, of which over half (6926 sqm) would represent B1 and B2 floorspace.

Summary

- 7.46 All of the local authority areas surrounding Hinckley and Bosworth have additional employment land needs. In the case of North West Leicestershire as much as 259 ha of land may be required. With the possible exception of Leicester City, all of the local authorities feel they are able to meet these needs on land within their own local authority area boundaries. In North West Leicestershire this may include substantial allocations in the Coalville and Bardon areas, relatively close to the boundary with Hinckley and Bosworth. In Blaby this will include a 21ha Strategic Employment Site at Enderby (part of the New Lubbethorpe SUE) which is also close to Hinckley and Bosworth.
- 7.47 Charnwood offers some competition to Hinckley and Bosworth. Loughborough provides a premier science park opportunity, which probably limits scope for Hinckley and Bosworth to compete directly in this market. Proposed SUEs and Directions for Growth schemes in the south of Charnwood will look to the Leicester market. However, these proposals are likely to compete with equivalent schemes in Hinckley and Bosworth, both for any overspill from Leicester and for sub-regional/regional enquiries.
- 7.48 Nuneaton has Bermuda Park, a prestige office/industrial scheme close to Hinckley (and a suggested source of future employment land). However, the Park will compete for inward investment at the regional rather than local level.
- 7.49 In Blaby, key schemes such as Meridian Business Park and Grove Business and Distribution Park will compete with Hinckley and Bosworth for industrial/warehouse occupiers from Leicester. The availability of good quality offices in Blaby (alongside provision in Leicester City) may also limit the local office market.

- 7.50 There are major logistics schemes in Rugby and North Warwickshire, including Birch Coppice (which has substantial scope for future growth). These will overshadow any attempts to develop additional warehousing accommodation in the A5 Corridor. However direct competition at the local level will be relatively limited.
- 7.51 Neighbouring authorities are supportive of the Enterprise Zone proposals at MIRA, which they feel will be of economic benefit to the wider sub region. Several neighbouring authorities have SUE proposals. With the possible exception of Charnwood, most of Hinckley and Bosworth's neighbours felt that there would be no conflicts with the Borough's own SUEs.

8.0 COMPANY SURVEY

Introduction

- 8.1 A business survey has been carried out to establish evidence of demand for land and property, and substantiate findings in other sections of this study. It also widens the consultation process and provides direct empirical data on the demand for property and land. It is another strand of evidence that will be used to inform the study's conclusions and recommendations.

Methodology

- A questionnaire (included at Appendix 8), with explanatory covering letter and pre-paid envelope, was sent out to 300 companies. The list of companies to be surveyed was sourced from EGi, a specialist commercial property database. The list included all the companies who were (successfully) surveyed in the 2010 study.
- 8.2 In 2011 there were approximately 3,000 relevant businesses operating out of B1, B2 or B8 premises or sites in the study area (according to the Office of National Statistics, VAT & PAYE Enterprises, 2012), and therefore this would be a ten percent sample.

Response

- 8.3 The postal/online response achieved was 14.0 percent (compared to 11.8 percent. In 2010). Building on this, follow-up telephone calls were made to elicit better co-operation from businesses. These actions significantly enhanced the numbers of responses, as well as establishing those companies who have either ceased trading or are no longer in the study area.
- 8.4 Overall 100 questionnaires have been completed, 33.3 percent of the total originally targeted (300). This equates to a 3.3 percent sample of the study area's relevant business population. The responses are broken down as follows:
- Hinckley and Burbage – 55 companies
 - Earl Shilton – 8 companies
 - Barwell – 6 companies
 - Rural North East – 20 companies
 - Rural North West – 9 companies.

Unknown location – 2 companies submitted completed surveys but excluded any identification as to who they were.

Company Size

- 8.5 The 100 companies taking part in this survey employ 1834 people. Of these, 8.7 percent are part-time employees, as shown in Table 48.

Table 51 – Number of Employees

Area	Hinckley and Burbage	Earl Shilton	Barwell	Rural North East	Rural North West	Unknown Location	Total
Full-time	1,014	91	73	339	142	16	1,675
Part-time	84	31	15	23	6	0	159
Total	1,098	122	88	362	148	16	1,834

Source: BE Group 2013

- 8.6 Table 49 shows that responses generally follow the national profile of small company employment. A high proportion are micro businesses (1-10 employees), with 92 percent employing less than 50. There are eight companies with over 50 employees, five of which are in Hinckley or Burbage - including two companies employing over 300 employees (Galliford Midlands, with 350 employees and Hammonds Furniture with 829 employees).

Table 49 – Company Size

Company Size, employees	Number of Companies Responding						
	Hinckley and Burbage	Earl Shilton	Barwell	Rural North East	Rural North West	Unknown Location	Total
0-2	13	4	1	2	4	1	25
3-5	13	0	2	6	3	0	24
6-10	9	1	2	3	1	0	16
11-20	7	1	0	1	1	1	11
21-50	8	1	0	7	0	0	16
51 +	5	1	1	1	0	0	8
Total	55	8	6	20	9	2	100

Source: BE Group 2013

Current Premises

8.7 Companies were asked to state the type of property they occupy e.g. offices, industrial, warehouse, etc. Industrial premises dominate. Table 50 shows that 49 percent of the companies replying occupy industrial/warehouse accommodation. Just under a fifth or respondents are in offices, and an equal number work from home.

Table 50 – Responses by Premises Type Occupied

Property Type	Number of Companies Responding						
	Hinckley and Burbage	Earl Shilton	Barwell	Rural North East	Rural North West	Unknown Location	Total
Industrial	25	4	3	15	1	1	49
Office	12	0	1	2	2	1	18
Home	9	3	0	1	5	0	18
Warehouse	7	0	2	1	0	0	10
Serviced Office	2	0	0	0	1	0	3
Barn Conversion/ Farm location	0	1	0	1	0	0	2
Total	55	8	6	20	9	2	100

Source: BE Group 2013

8.8 Companies were asked to indicate whether they own or rent their property. Table 51 shows that overall a higher proportion of companies rent their premises than own them. It should also be noted that 18 percent work from home – most of which will be owned freehold.

Table 51 –Tenure of Premises Occupied

Property Tenure	Number of Companies Responding						
	Hinckley and Burbage	Earl Shilton	Barwell	Rural North East	Rural North West	Unknown Location	Total
Leasehold	24	3	4	11	2	2	46
Freehold	20	2	2	8	1	0	33
N/A (work from home)	9	3	0	1	5	0	18
Not Stated	2	0	0	0	1	0	3
Total	55	8	6	20	9	2	100

Source: BE Group 2013

8.9 Table 52 indicates the sizes of premises occupied by companies. Overall, emphasis is on premises of 1,000 sqm or less (56 percent).

Table 52 – Size of Premises Occupied

Size, sqm	Number of Companies Responding						
	Hinckley and Burbage	Earl Shilton	Barwell	Rural North East	Rural North West	Unknown Location	Total
0-100	5	1	0	1	2	1	10
101-200	8	0	3	3	1	1	16
201-500	6	0	0	8	0	0	14
501-1,000	11	1	1	3	0	0	16
1,001-2,000	6	1	1	3	0	0	11
2,001-5,000	3	0	1	0	1	0	5
5,001+	1	1	0	0	0	0	2
N/a (Work from home)	9	3	0	1	5	0	18
Not Stated	6	1	0	1	0	0	8
Total	55	8	6	20	9	2	100

Source: BE Group 2013

8.10 Respondents were asked to comment on whether they were satisfied with their present accommodation, and if not to explain why. Table 53 shows that 91 percent are content.

Table 53 – Satisfaction with Current Premises

Premises Satisfaction Level	Number of Companies Responding						
	Hinckley and Burbage	Earl Shilton	Barwell	Rural North East	Rural North West	Unknown Location	Total
Very Satisfied	33	6	3	10	8	0	60
Satisfied	17	2	3	7	0	2	31
Unsatisfied	3	0	0	2	1	0	6
Very Unsatisfied	2	0	0	1	0	0	3
Total	55	8	6	20	9	2	100

Source: BE Group 2013

8.11 All of the nine companies that are unsatisfied with their property provided explanation. Five companies are in premises they feel are too small – three of these

are in Hinckley/Burbage, and the other two are in the Rural North East. The other four feel that their property is in poor condition or poorly maintained, with one Rural North West company stating that its premises are no longer fit for purpose.

Future Accommodation Requirements

8.12 Companies were asked to indicate whether they are considering moving premises in the next twelve months, or two to three years. 15 companies indicated that they are intending to relocate; with four of them proposing that this will happen in the next year (and the other 11 in 2-3 years). 12 companies require industrial space, and 3 require offices. This compares to eight office requirements and 20 industrial requirements, which were identified in the 2010 study. No land requirements have been identified.

8.13 The forecasted future space needs by size, tenure, quality and location type are shown in Tables 54 and 55.

Table 54 – Property Requirements by Location and Type – Offices

Location Type	Current Size, sqm	Required Size, sqm	Tenure and Quality	Area Preferred
Hinckley and Burbage				
Town Centre	1,001-2,000	1,001-2,000	Leasehold/Budget	Hinckley
Town Centre / Business Park	Unknown	Unknown	Freehold/Moderate	Burbage
Rural North West				
Business Park / Rural	0-100	0-100	No Preference/New	Anywhere in Borough
Total	1,001-2,100	1,001-2,100		

Source: BE Group 2013

Table 55 – Property Requirements by Location and Type – Industrial

Location Type	Current Size, sqm	Required Size, sqm	Tenure and Quality	Area Preferred
Hinckley and Burbage				
Industrial Estate	201-500	201-500	Freehold/Basic	Hinckley
Industrial Estate	2001-5000	2001-5000	Leasehold/New	Leicester Area/Close to Motorway
Industrial Estate	201-500	201-500	No preference/Moderate	Hinckley/Burbage/Nuneaton

Location Type	Current Size, sqm	Required Size, sqm	Tenure and Quality	Area Preferred
Town Centre	501-1000	201-500	No preference/Basic	Hinckley
Town Centre	2001-5000	501-1000	Freehold/Basic	Hinckley
Industrial Estate	1001-2000	2001-5000	No preference/Moderate or New	Hinckley
Barwell				
Town Centre/ Industrial Estate/ Rural	101-200	101-200	No preference/Basic or Moderate	Anywhere in Borough
Rural North East				
Industrial Estate	Home	501-1000	No preference/No preference	Anywhere in Borough
Industrial Estate	201-500	501-1000	No preference/Moderate	Hinckley/Close to motorway
Industrial Estate	201-500	501-1000	Freehold/No preference	Within 10 miles of Desford
Business Park/ Industrial Estate/ Rural	201-500	501-1000	No preference/Moderate	Groby/Markfield/Ratby/ Glenfield
Unknown Location				
Industrial Estate	101-200	1001-2000	Leasehold/Basic	Markfield
Total	6,711-15,900	8,212-18,700		

Source: BE Group 2013

Summary Tables of Office Requirements

Table 56– Summary of Office Requirements – Sizes

Size, sqm	Number of Companies Responding	Proportion of Companies Responding, percent
0-100	1	33.3
101-200	0	0
201-500	0	0
501-1000	0	0
1001-2000	1	33.3
2001-5000	0	0
5001+	0	0
Unknown	1	33.3
Total	3	100.0

Source: BE Group 2013

Table 57 – Summary of Office Requirements – Tenure

Tenure	Number of Companies Responding	Proportion of Companies Responding, percent
Leasehold	1	33.3
Freehold	1	33.3
No Preference	1	33.3
Total	3	100.0

Source: BE Group 2013

Table 58 – Summary of Office Requirements – Quality

Quality	Number of Companies Responding	Proportion of Companies Responding, percent
Basic/Budget	1	33.3
Moderate	1	33.3
Prestigious/New	1	33.3
No Preference	0	0
Total	3	100.0

Source: BE Group 2013

Table 59 – Summary of Office Requirements – Location Type

Location Type	Number of Companies Responding	Proportion of Companies Responding, percent
Town Centre	2	40.0
Industrial Estate	0	0

Location Type	Number of Companies Responding	Proportion of Companies Responding, percent
Business Park	2	40.0
Rural	1	20.0
Total	5*	

Source: BE Group 2013

* Some respondents gave more than one answer

- 8.14 Analysis of the three office requirements suggests that each firm wants very different types of accommodation. Stated demand is for both a small office suite of 0-100 sqm and a larger property of 1001-2000 sqm. Between them, the three companies want premises in both tenures and in each of the three quality types. The properties should be in Hinckley and Burbage and, should be associated with either a town centre or business park environment. However, no additional floorspace would be required.

Summary Tables of Industrial Requirements

Table 60 – Summary of Industrial Requirements – Sizes

Size, sqm	Number of Companies Responding	Proportion of Companies Responding, percent
0-100	0	0.0
101-200	1	8.3
201-500	3	25.0
501-1,000	5	41.7
1,001-2,000	1	8.3
2,001-5,000	2	16.7
5,001+	0	0.0
Total	12	100.0

Source: BE Group 2013

Table 61 – Summary of Industrial Requirements – Tenure

Tenure	Number of Companies Responding	Proportion of Companies Responding, percent
Freehold	3	25.0
Leasehold	2	16.7
No Preference	7	58.3
Total	12	100.0

Source: BE Group 2013

Table 62 – Summary of Industrial Requirements – Quality

Quality	Number of Companies Responding	Proportion of Companies Responding, percent
Prestigious/New	2	14.3
Moderate	5	35.7
Basic/Budget	5	35.7
No Preference	2	14.3
Total	14*	100.0

Source: BE Group 2013

* Some respondents gave more than one answer

Table 63 – Summary of Industrial Requirements – Location Type

Location Type	Number of Companies Responding	Proportion of Companies Responding, percent
Town Centre	3	18.8
Industrial Estate	10	62.5
Business Park	1	6.2
Rural	2	12.5
Total	16*	100.0

Source: BE Group 2013

* Some respondents gave more than one answer

- 8.15 Tables 54 and 55 show how much greater industrial demand is compared to the office sector, both in terms of total floorspace required and number of requirements. Industrial requirements outnumber offices by a ratio of 4:1. The additional industrial floorspace required to meet the industrial requirements is between 1,501 and 2,800 sqm. By comparison no additional office floorspace is required to meet the identified office demand (beyond that already available).
- 8.16 There are 12 industrial requirements. Demand is spread across all unit sizes, from 101 sqm to 5,000 sqm, while 42 percent want units of 501-1,000 sqm. The largest share of requirements is for property within Hinckley (50 percent). Locations close to the motorway and the main settlements of the Rural North East are also popular. The companies appear to be committed to Hinckley and Bosworth, with only one suggesting that an expansion or relocation may occur outside the Borough (in Nuneaton).
- 8.17 Where companies have stated a preference for tenure type, this is for a mix of

freehold and leasehold property. However, it should be noted that 58 percent of the companies indicate they have no preference regarding purchasing or leasing property. Demand is generally for moderate or basic/budget quality premises, although there are also two requirements for prestigious/new quality units. Locations in industrial estates are preferred.

Property Factors

- 8.18 13 of the 15 companies expecting to move in the next three years identified the most important factor(s) when looking for alternative accommodation. These are shown in Table 67. Several companies gave more than one reason.
- 8.19 The most important factors identified are the location of the premises (close to the strategic highway network); accessibility; and the quality, size and specification of the property. High speed internet access is also seen as important.

Table 64 – Most Important Factor(s) When Seeking Alternative Accommodation

Quality	Number of Companies Responding
Location	5
Accessibility	2
Quality of premises	2
Size	2
Specification of property (e.g. appropriate storage space, lorry loading access, product demonstration facilities, etc.)	2
Superfast Broadband	2
Cost (including business rates)	1
Local authority support	1
Parking	1
Security	1

Source: BE Group 2013

Perceptions/Comments

- 8.20 Respondents also made additional comments relating to the wider business environment, with some making several comments (see Table 65). The most common complaint is about parking issues, with a number of large industrial estates (including Harrowbrook and Hinckley Fields) seen to have constrained parking. Four businesses also had concerns (specific to that firm) about the local planning system.

8.21 Other important issues relate to the local/strategic road network and high business rates.

Table 65 – Other Issues

Comments	Number of Times Commented On
Parking issues (lack of parking space/expensive)	4
Planning issues (regulations strict/planning dept unhelpful/slow)	4
Good road network/accessibility is important	3
High business rates	2
Broadband access is key	1
Problems with staff availability	1
Improve signage in Jaydon Industrial Estate, Earl Shilton	1
Public policy prioritises Hinckley at the expense of Barwell	1
Security issues	1
Public transport is important	1
Link employment sites to local settlements	1
Improvements required to Ratby Lane/Desford Lane Junction required	1
Industrial estate roads need to be gritted in winter	1
Fly tipping an issue at Desford Brickworks	1
HGV access onto Dawsons Lane, Barwell	1
More industrial premises required in Bagworth	1

Source: BE Group 2013

8.22 Earl Shilton Business Forum and Barwell Business Forum commissioned research during 2012, to determine the skills and employment situation in Earl Shilton and Barwell. This examined the situation from both the employer and community perspectives. The study included a company survey, completed by 82 businesses located in either of the settlements.

8.23 Findings from the company survey of relevance to this employment land and premises study are:

52 percent own their own premises, a reflection that the area is largely populated with small, independent family owned businesses. Only 30 percent occupy short term rented property

72 percent of businesses occupy premises of less than 232 sqm (2,500 sqft). Indeed 31 percent are in properties of less than 46 sqm (500 sqft). Only 13 percent of the businesses are in premises of more than 464 sqm (5,000 sqft)

One in five of the companies responding indicated they were likely to move premises within the next two years. Whilst most are looking to move due to a number of factors, the major reason given relates to existing premises constraints – the cost of premises; need for larger space; premises outdated

Almost 60 percent of the companies want to stay local, reflective of their workforce. However, 27 percent of them are looking to relocate beyond the East Midlands

The main benefits of the Earl Shilton and Barwell locations are property orientated (availability, suitability, value for money).

- 8.24 The study concludes that the creation of new business parks and innovation centres within the area should alleviate concerns about transport from housing locations to employment sites – particularly as business space is proposed with both Sustainable Urban Extensions, coupled with enhanced public and cycle transport routes.

Summary

- 8.25 The company survey secured a 33 percent response rate.
- 8.26 The survey results reflect Hinckley and Bosworth's local economy structure. Despite the general economic shift from industrial to service sector activity, the former remains a strong focus for the Borough.
- 8.27 In terms of industrial need, the greatest demand is for mid sized units of 501-1,000 sqm, although there is a level of demand across all sizes – from 100 sqm to over 5,000 sqm. Where companies have indicated a preference, this is for both leasehold and freehold premises. Industrial estates are the most popular locations. Companies want budget or moderate quality accommodation.
- 8.28 The findings in Section 4.0 – Property Market General assess the supply of available premises. In Table 66 the available properties are aligned to the identified company requirements as one test of the supply and demand situation.
- 8.29 Table 66 illustrates that overall Hinckley and Bosworth has a reasonable range of industrial premises, in that there is some availability in most size bands. However

this supply is weighted towards premises of less than 500 sqm. Based against even a relatively small sample of the Borough's stock of businesses there would appear to be a shortage of larger buildings (2,001 sqm and above), which could constrain expansion plans, or see relocations to available property outside the Borough.

- 8.30 Table 66 also shows that the supply of office accommodation is very much geared to micro businesses or start up/small operations. 66 percent of the available properties represent sizes of 100 sqm or less and there are no larger (1,001 sqm and above) options on the market.

Table 66 – Hinckley and Bosworth Premises Supply and Demand Analysis

Requirement Property Size, sqm	Industrial		Office	
	Available Units	Number of Requirements Identified by Company Survey	Available Units	Number of Requirements Identified by Company Survey
0-100	11	0	40	1
101-200	8	1	11	-
201-500	18	3	7	-
501-1,000	8	5	3	-
1,001-2,000	4	1	-	1
2,001-5,000	-	2	-	-
5,001+	1	-	-	-

Source: BE Group 2013

- 8.31 As Table 67 illustrates, in terms of tenure and quality the available accommodation meets the identified requirements. However, the supply of freehold office and industrial properties is generally limited to available units at Tungsten Park, Hinckley.

Table 67 – Hinckley and Bosworth Premises Supply – Qualitative Analysis

Requirement Property Size, sqm	Industrial		Office	
	Available Units	Number of Requirements Identified by Company Survey	Available Units	Number of Requirements Identified by Company Survey
Freehold (or Either)	5	3	1	1
Good Quality/New	11	2	15	1
Moderate	34	5	36	1
Basic/Budget	5	5	10	1

Source: BE Group 2013

8.32 It should be remembered that the company survey is just one strand of evidence, providing an illustration of pent-up demand. It is not the sole answer. It is probable that not all the company requirements identified by the survey returns will come to fruition. Equally there will be other companies who were surveyed that stated that they do not intend to relocate or expand at the moment, but which may well do so over the next three years. It should also be noted that this survey has been undertaken during a period of challenging national and global economic conditions. This is likely to impact on companies' future plans and the timing of these plans.

9.0 STAKEHOLDER CONSULTATIONS

Introduction

- 9.1 Here commentary is provided about Hinckley and Bosworth as a whole. This comprises comment from the public sector and other stakeholders – primarily public sector agencies, major businesses and business forums (as suggested by the Council). 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. This has been done to widen the consultation process and to complement the company survey.

MIRA Technology Park Enterprise Zone

- 9.2 MIRA’s site at Higham on the Hill is a long established research and development facility aimed at the automotive, transportation and aerospace industries. There is no production on site. MIRA consider the particular combination of elements on offer to be unique within the UK – aerodynamic and climatic wind tunnels; R&D laboratories; test track; willingness to host independent companies; highly secure site. MIRA currently has 550 employees, and with an average salary of £48,000 pa, the site generates significant economic benefit for Hinckley and Bosworth and the surrounding local authority areas.
- 9.3 Enterprise Zone status was awarded in August 2011 for 87.5 ha of the 334 ha MIRA site, and Regional Growth Fund monies of £19.4 million have been secured for associated public infrastructure upgrades. The Enterprise Zone comprises both development land and the existing Technology Park (19.4 ha and 31 businesses).
- 9.4 The site will focus on low carbon transport and digital intelligent mobility technologies. Occupiers will be international companies within the transport technology R&D industry including vehicle manufacturers; Tier 1 suppliers; technology providers; technology start-ups.
- 9.5 Outline planning permission was granted in November 2011 for 132,716 sqm of B1 space; 4,500 sqm C3 (hotel); 500 sqm A1 (local retail); 1,000 sqm A3 (restaurants) and 1,000 sqm D2 (leisure/health club). All of this space is programmed for delivery by 2020, with 41,800 sqm of hybrid R&D bespoke floorspace completed by 2015.

9.6 The Enterprise Zone size reflects the following:

An informed assessment of known and speculative demand from businesses who wish to move to the site. An existing average occupancy rate of 98 percent has constrained growth by some existing clients

Need to achieve a critical mass of development to secure credentials as a world class testing and development facility

Need to generate income to expand and reinvest in the site's existing testing and development facilities and fund new infrastructure

Need to modernise buildings and facilities.

9.7 It is estimated that by 2020 up to 2,048 direct jobs will be created or safeguarded. They will generate a further 1,988 indirect jobs in the supply chain and 1,392 indirect jobs in the service sector, though these may be spread across areas beyond Hinckley & Bosworth. Some 25 to 30 businesses will be attracted, although this could be more depending on the scale of incubator units developed.

Goodman

9.8 Goodman developed Logix Park, now re-branded as Hinckley Commercial Park. The initial phase, Logix Park, is fully developed out with the last unit completing about three years ago. This has seen large scale B2/B8 units constructed, mainly for logistics purposes. Occupiers include Syncreon (UK distributors for Dell Computers); Armstrong Logistics (handling logistics for Aldi) and Eurokey Recycling. Goodman, having fully built out and let Logix Park, has sold on the investment.

9.9 Goodman holds ownership of a substantial tract of land adjoining Logix Park. Planning permission has been secured and land sold on to Persimmon Homes for new housing development that is likely to start construction in July 2013. Goodman is currently providing the site infrastructure, including a link road that connects from the A5, through the site, to Rugby Road. This will only be a through route for buses.

9.10 The infrastructure works will also serve two sites still held by Goodman. One site, extending to 16 ha to the west of the housing is being marketed as employment land for B2/B8 uses. This is the subject of strong current demand by two companies that would take up the whole site between them. The second site is a 1.6 ha site for mixed use facilities fronting Rugby Road. Although not yet on the market the site has

attracted a lot of occupier interest. The outline consent permits some 740 sqm of convenience retail; 1,390 sqm of A2-A5 floorspace plus a doctor's surgery.

Leicestershire Rural Partnership

9.11 Established in 1993, Leicestershire Rural Partnership brings together public, private and voluntary organisations to improve the quality of life for those living and working in rural Leicestershire. Active partnership programmes include:

Affordable Rural Housing

Big Society: Rural Advice Service

Food Fortnight 2012

Grants for Village Shops and Post Offices

Retail Advice Tutorials

Rural Transport

Village Halls Programme

Village Shop Support.

9.12 In Hinckley and Bosworth, the Partnership has previously funded the conversion of a number of redundant buildings for employment uses, and undertaken feasibility studies for several farm conversions. However, that work was curtailed following the post-2010 local government spending cuts.

9.13 The Rural Partnership is now looking to re-establish this grant funding programme, albeit on a small scale. From April 2013, rural organisations will be able to apply for modest grants (up to £25,000) to provide infrastructure for development/diversification, which would deliver jobs growth. Eligible organisations could include existing office, industrial and tourism businesses. Leicestershire County Council has committed £100,000 to this programme and the Partnership is looking for other funding sources.

9.14 The Partnership considers the key problems of rural businesses in Leicestershire to include:

Planning barriers to growth – i.e. the planning system prioritises the environmental impacts/access constraints of a scheme over its economic benefits

Access to private/public funding – both private finance and public funding are geared towards larger urban schemes, with high job outputs

Broadband access.

- 9.15 The Borough's rural towns and villages generally have sufficient populations to attract appropriate employment opportunities, and most communities have access to a rural industrial estate or small business scheme. Only the small villages of Sheepy Parva and Sheepy Magna potentially suffer from the same degree of rural isolation commonly found in other rural parts of Leicestershire, e.g. Harborough and Melton Districts.
- 9.16 However, in towns such as Groby and Ratby, the premises supply is dominated by older industrial space, some which may no longer be fit for purpose. A number of such industrial sites have recently been lost to housing, and this is resulting in the gradual loss of the rural employment land supply.

Broadband Leicestershire

- 9.17 By spring 2014, two thirds of the UK population will have access to superfast broadband. The remaining third live in (primarily) rural locations, where it will not be economically viable for service providers to deliver the necessary communications infrastructure.
- 9.18 In Hinckley and Bosworth, the east/south east of the Borough (including Hinckley, Burbage, Barwell, Earl Shilton, Groby, Ratby and Desford), and the A5 corridor will receive superfast broadband. The remainder of the Borough, including Market Bosworth and Markfield, will be excluded.
- 9.19 Leicestershire County Council is looking to develop a funding package that will expand provision in the rural areas of the County. The County Council will provide £4.6 m in extra funding, county wide, and is looking for commitments totalling £1.1 million from Leicestershire's local authorities. A further £3.6 million will be provided by central government.
- 9.20 The Broadband Leicestershire Programme will start in summer 2014 and be completed by September 2016. Infrastructure will be delivered by a private sector infrastructure provider and offered to customers as per normal arrangements.

Hinckley Town Centre Partnership

- 9.21 Hinckley Town Centre Partnership seeks to promote the town centre to residents, visitors and shoppers. It operates a number of local programmes including a Business Improvement District (BID).
- 9.22 The Town Centre Partnership also operates a marketing, training and advice centre for local businesses (Hinckley Business Centre, 76 Castle Street). This is funded by a £30,000 grant from the County Council, together with sponsorship from local businesses.
- 9.23 There are over 400 businesses in the town centre BID area, although the majority are retail. The Business Improvement District also excludes most of the town's industrial areas including the Hawley Road Area.
- 9.24 At present, Hinckley Town Centre is performing well. 51 new businesses (retail and office firms) have opened in the town centre over the last 12 months. In terms of offices, supply is meeting demand. There are no large office suites currently vacant in Hinckley Town Centre, while new and existing businesses have not reported any problems in obtaining space.
- 9.25 The Hinckley and Bosworth Core Strategy proposes to deliver some 34,000 sqm of additional office floorspace, in the town centre area, by 2026. The Town Centre Partnership feels that, as a long term goal, this is achievable. This target allows for the significant population growth that will emerge from the delivery of the SUEs and Sketchley Brook. Office space delivered over the 2015-2018 period would be best placed to benefit from this growth.
- 9.26 Demand is for smaller suites that could meet local demand from start-ups and existing micro businesses. Hinckley should not try to compete with Leicester and Blaby for the HQ office market as it is in a less favourable location.
- 9.27 Other relevant comments made by the Town Centre Partnership include:
- Bond Street – Building on the success of the Atkins/ North Warwickshire and Hinckley College scheme, this employment area provides a substantial mixed-use regeneration opportunity. This includes the former Police Station.

Bus Station Redevelopment – Primarily a retail scheme, this development will serve to enlarge the retail core of the Town Centre and better link the prime retail areas to the rail station.

MIRA – The MIRA Enterprise Zone will deliver economic benefits to Hinckley Town Centre. This will be enhanced by the provision of a shuttle bus service, linking MIRA and Hinckley

Sketchley Brook – No concern that this development will compete with the Town Centre for either office or retail occupiers. Sketchley Brook will look to the strategic/A5 corridor market, while the Town Centre caters for local businesses.

Barwell Business Forum

- 9.28 The Barwell Business Forum represents the interests of local businesses in Barwell. Forum members report no problems in obtaining the employment land and premises they need. Six local businesses (mostly industrial firms) are known to have short term aspirations to expand or relocate locally. None expect to have any problems finding space.
- 9.29 In 2012, the Barwell and Earl Shilton Business Forums commissioned research into the skills and employment situation in Barwell and Earl Shilton (reviewed in Section 8.0). In Barwell, that study found that there is a high churn of businesses in many employment schemes, but that vacant units rarely stay vacant for more than a couple of months. No Employment Areas were judged to be suffering from high or long term vacancy rates.
- 9.30 Sufficient premises, of sufficient quality, therefore exist to meet demand. This is despite the loss of a number of older industrial properties to housing. Of more concern to the Business Forum is that most of the town's remaining Employment Areas are now surrounded by housing. The proximity to residential uses makes it difficult for noisy, heavy industrial businesses to operate in Barwell.
- 9.31 Businesses in Barwell are generally supportive of the SUE proposal which will increase the population (and customer base) of the town. The Forum advises that around 60 percent of Barwell's residents are also judged to be broadly in favour.
- 9.32 The Barwell Business Forum feel that the quantum of employment land proposed (6.2 ha) and the location of the land (in the south of the SUE) is satisfactory.

However, they would also wish to see a link road provided which could connect the SUE employment site to the existing Barwell Industrial Estate. The Forum is also concerned that the present phasing plan (as defined in the outline planning application) allows for little employment development in the early years of the SUE. The delivery of employment premises should be more balanced with housing provision.

- 9.33 New office and industrial premises, provided within the SUE, will need to cater for a mix of local firms and sub-regional/regional companies (which could include firms within the MIRA supply chain). The property mix should reflect this, providing units in a range of sizes, tenures and quality types.

North Warwickshire and Hinckley College

- 9.34 The College has three facilities in Hinckley:

Midland Studio College, Spa Lane – A vocational school for 14-19 year olds.
Links regular education with vocational placements with local businesses

Harrowbrook Construction Centre, Harrowbrook Industrial Estate – Provides construction industry training, both government funded schemes and business apprenticeships, linked to major local employers (including MIRA and Triumph). The Centre has 20 staff and 300 students.

Bond Street Campus – This 3,600 sqm facility became operational in 2011, providing courses in the creative sectors. The Campus has 50 staff and 450 students.

- 9.35 The Bond Street Campus replaces their London Road Campus, which has now been sold and developed for housing by Bloor Homes and Bellway. The College reports that the new campus is performing well, allowing students better access to town centre facilities.

- 9.36 The College also operates an innovation centre in the adjacent Atkins Building. This facility allows students to undertake commercial work, away from the education environment, alongside their coursework. The space is fully serviced and not open to other businesses. It has been running for a year and has supported a number of business start-ups by college students.

- 9.37 When new businesses leave the College environment, they report no issues in obtaining grow-on accommodation in Hinckley and Bosworth.

Parish Councils

- 9.38 All the parish councils in the Borough have been contacted. Many have not responded with any issues with respect to the economy or the employment land and property market.
- 9.39 Ratby Parish Council identified five sites in the settlement which are considered suitable for employment uses:
- Alexandra Stoneworks, Desford Lane
 - Benlowes site (and car park), Station Road
 - Casepak site, Station Road
 - Geary's site, Station Road
 - Three industrial units (Cawrey Ltd), Desford Lane.
- 9.40 Other points raised include the desire of the local Co-op foodstore to relocate to a larger site in Ratby. The public houses and hairdressers of the village were also identified as offering limited employment opportunities.
- 9.41 Barlestone Parish Council identified the need for further light industrial (B1(c)) development in the Barlestone area (which has a population in excess of 2,500). As justification for this, the Parish Council cites the present lack of employment opportunities following the decline of traditional local industries such as coal mining and textile/shoe manufacture.
- 9.42 Most local residents now have to travel outside of the parish for employment, increasing transport costs and putting pressure on the local road network at peak times. Growth in out-commuting has been coupled with reductions in local bus services, including the loss of all Sunday bus services. Those without a car, including disabled residents, struggle to access employment opportunities.
- 9.43 However, all the brownfield employment sites within the village boundary have been lost for housing. Future industrial development will have to be on greenfield land which is accessible for Barlestone residents.
- 9.44 According to Carlton Parish Council, current employment opportunities in the Parish of Carlton comprise *“one small public house, one set of company offices, one livery business, a small builder's yard, and three working farms. In addition, a number of parishioners run small businesses from their homes.”*

- 9.45 The Parish Council would welcome the delivery of new local employment opportunities to enable more people to work locally, to make the community more sustainable, and to provide work experience for young people.
- 9.46 However, most recent local development has been for housing. This includes the loss of a local service station which provided five full-time (and a number of part-time) jobs. The development of housing close to existing employment facilities is likely to give rise to issues of noise and access constraints.
- 9.47 Future employment development is likely to be provided through farm diversification, combined with some brownfield development. However, in discussions with the Parish Council, farm owners have advised that the *“costs of conversion, and of meeting the associated regulations, mean that this is not a viable option. In some cases there are also conflicts between agricultural uses, site security, and access requirements.”*
- 9.48 Agricultural conversions and live-work options can also be too expensive for many micro businesses. The live-work/office units of Waterside Mede, Market Bosworth have been unsuccessful (in the Parish Council's view) because the rents charged are beyond the scope of many rural businesses.
- 9.49 Market Bosworth Parish Council argues that there is a need for an improved supply of office premises in the Parish. In part, this is to encourage existing office business to leave Market Bosworth Town Centre (freeing up parking spaces for retail businesses and their customers). One existing Town Centre office business was identified as generating parking/access issues, while a recent planning permission at 3 Market Street, for A2 financial and professional services uses was felt to have the potential to generate similar problems.
- 9.50 Future growth of the office sector in Market Bosworth (which is defined by the Parish Council to include A2 financial and professional services uses) should be focused at either Station Road Industrial Estate or on land adjacent to the Bosworth Hall Hotel (with allocated parking spaces).
- 9.51 The Parish Council also identifies demand for additional industrial land and property at Station Road Industrial Estate. Two existing occupiers (Clinton Enterprises and Flying Spares) have indicated, to the Parish Council, that they may have to leave the

area because they cannot expand on their existing sites. Additional land/premises is also required to attract new employers to the area and generate more opportunities for Market Bosworth residents to work locally.

- 9.52 Sheepy Parish Council responded simply that there are enough empty units in the Parish to meet local demand for office and industrial premises.

Key Businesses

Caterpillar

- 9.53 The 100 ha Caterpillar facility at Desford is now divided between two companies, who together employ 1,300 people. The south is occupied by Caterpillar Building Construction Products, while land in the north (formally occupied by Caterpillar Logistics) is owned by Platinum Equity and has recently been let to Neovia (discussed below).
- 9.54 Caterpillar advise that they have no short term plans for change. In the longer term (post 2015), expansion of their manufacturing and warehouse facilities may occur on land on their ownership (some of which is outside of the present secure site). However, any change would be dependant on growth in the global market for construction equipment. 90 percent of what is manufactured at Desford is exported.

Neovia

- 9.55 International logistics firm Neovia now occupy the northern portion of the Caterpillar Employment Area. Neovia have inherited Caterpillar's full planning permission (99/00853/FUL) for 61,583 sqm of B8 storage and distribution uses in the northern part of the secure site. The company has confirmed that it has no plans to bring this forward in the short term. In the long term, development will depend on market demand for their services in the Midlands.
- 9.56 Presently, Neovia are working with Caterpillar to divide the utilities of the Employment Area between the two firms. Neovia are in discussions with the Borough Council to determine if any of these activities will require planning permission.

Triumph

- 9.57 Triumph employ 800 people, both at their main manufacturing facility on Normandy Way and their secondary facility on Jacknell Road, Hinckley. Triumph has expanded

its Normandy Way factory in recent years, adding offices and a design workshop in the rear. Further expansion land is available to meet the company's ongoing needs, which may include developing additional office space in the medium/long term.

Hammonds

- 9.58 Hammonds is one of the UK's largest manufacturers and retailers of furniture, and employs 829 people (490 full-time, 339 part-time). It has three manufacturing and warehouse facilities in the Borough – all in Hinckley. These include the head office and factory complexes at Harrowbrook Industrial Estate (totalling around 12,000 sqm) and an 18,000 sqm warehouse (on a 4.4 ha site) at Nutts Lane Industrial Estate. Hammonds has no land or property requirements and no concerns with infrastructure or labour.

JJ Churchill

- 9.59 JJ Churchill undertakes precision engineering for a range of clients, particularly from within the aerospace and defence industries. It is located in a 2,000-5,000 sqm facility (on a 1 ha site) at Station Road Industrial Estate, Market Bosworth and employs 128 staff.
- 9.60 JJ Churchill has no requirements for land or property. However, the company commented that the middle section of its factory is old and not fit-for-purpose. JJ Churchill are currently considering options for rebuilding and up-grading this section. In responding to the Company Survey, the firm also commented that *"whilst not currently problems, staff availability and planning issues both have the on-going opportunity to impact on our continued choice to remain located in Market Bosworth."*

National Grid

- 9.61 National Grid operates a distribution centre and offices at Coventry Road, Hinckley. The two facilities are separated by a vacant site which is not under its ownership. The company has no operational or infrastructure issues of note. As in 2010, it had no comments regarding any of the electricity infrastructure which National Grid manages in Hinckley and Bosworth.

Summary

- 9.62 The MIRA Technology Park was awarded Enterprise Zone status in August 2011 and has secured £19.4 million in Regional Growth Fund monies for public infrastructure upgrades. The Enterprise Zone will provide accommodation for companies in the low

carbon transport and digital intelligent mobility technologies sectors. Outline planning permission has been granted for 132,716 sqm of B1 space, with completion by 2020. The scheme is expected to generate or safeguard almost 5,500 direct and indirect jobs.

- 9.63 Progress is also underway at Sketchley Brook, including the next phase of Logix Park (now known as Hinckley Commercial Park). This 16 ha employment site is the subject of strong demand from two large businesses who, if secured, would take up the whole site between them. The second employment site of Sketchley Brook, fronting Rugby Road, has also attracted good occupier interest.
- 9.64 Leicestershire County Council is looking to invest in the rural economy of the county. This will include a modest grant programme, to support rural development/diversification and a larger programme to enhance superfast broadband access in Leicestershire.
- 9.65 Business organisations for Barwell and Hinckley Town Centre, contacted for this study, express confidence in their respective locations. Both areas appear to be performing well and the present supply of accommodation is meeting needs. Proposals to deliver additional office premises in Hinckley Town Centre and 6.2 ha of employment land in the Barwell SUE are judged to be viable, over the long term, providing the mix of premises developed can meet local, as well as strategic needs.
- 9.66 Although every Parish and Town Council was contacted to seek their views on employment land and premises provision, only five responded. Of these, Barlestone, Carlton and Market Bosworth Parish Councils identified the need for more local employment premises.
- 9.67 Barlestone Parish Council identified the need for further light industrial premises in the Barlestone area, to provide local employment opportunities and offset the decline of traditional local industries. Carlton Parish Council would welcome the delivery of new local employment opportunities to enable more people to work locally, to make the community more sustainable, and to provide work experience for young people. Such premises should be delivered through farm diversification, providing the premises developed are affordable to rural businesses

- 9.68 Market Bosworth Parish Council feels that there is a need for further office (and A2 financial and professional services) premises in the Parish. In part, this is to encourage existing office business to leave Market Bosworth Town Centre, freeing up parking spaces for retail businesses and their customers. The preferred locations for new development are either at Station Road Industrial Estate or on land adjacent to the Bosworth Hall Hotel. The Parish Council also identifies demand for additional industrial land and property at Station Road Industrial Estate, including specific requirements from two local businesses.
- 9.69 A number of the Borough's key businesses were consulted on a one to one basis as part of the study. Some affirmed their desire to expand in the future, and all of these felt they have scope to do so within their current sites. None voiced any concerns about their current operation, conditions within Hinckley and Bosworth, or their capacity to remain within the Borough over the long term.

10.0 GROWTH FORECASTS

Introduction

10.1 This section explains the five alternative models we have applied to the assessment of employment land allocations for the Local Plan period. None provide a definitive answer, but they are influences to be considered. The five models are explained in the following paragraphs and are summarised as follows:

Historic land take-up forecast

Policy off – employment based forecast

Policy off – labour supply forecast

Policy on – employment based forecast

Policy on – labour supply forecast.

10.2 Both the „policy off“ and „policy on“ forecasts are based on data commissioned for this study from Oxford Economics. As such they represent up to date forecasts that reflect the impact of the recent recession.

10.3 The „policy on“ forecasts reflect the Enterprise Zone status allocated to part of the MIRA Technology Park site at Higham on the Hill.

10.4 For the last four models we have commented upon the implications in terms of the volume of land required. Where appropriate the options take into account assumptions regarding the built floorspace associated with developable land areas drawn from the consultancy team's experience and application in other Employment Land Review studies. Job related densities used equate to those identified in the Homes and Communities Agency and OFFPAT (Office of Project and Programme Advice and Training) Employment Densities Guide 2nd Edition, published in 2010.

Model 1: Historic Land Take-Up

10.5 Employment land take-up is recorded by the Borough Council. In Table 68 a schedule of completions between 1996 and 2012 is shown. The 60.74 ha of land developed over this period equates to an annual average take-up of 3.80 ha. Total land take-up is categorised between B Use classes (B1 offices; B1 industrial; B2 industry and B8 warehousing) and employment land gain with other use classes. It excludes development (either new build or extensions) on existing employment sites.

Table 68 – Study Area Employment Land Take-up 1996/97 – 2011/12

Year	Amount of Land, ha
1996/97	0.53
97/98	1.63
98/99	4.12
99/00	21.46
2000/01	0.58
01/02	0.73
02/03	7.05
03/04	0
04/05	0
05/06	0
06/07	23.11
07/08	0.21
08/09	0.78
09/10	0.01
10/11	0.50
11/12	0.03
Total	60.74
Average Annual Take-up, ha/year (15 years period)	3.80
Average Annual Take-up, ha/year (10 years period)	3.17
Average Annual Take-up, ha/year (5 years period)	0.30

Source: Hinckley & Bosworth Borough Council 2013

10.6 The historic (long term) take-up rate of 3.80 ha is somewhat less than the 4.63 ha figure reported in the 2010 study. This reduced figure reflects the impact of the economic recession during the past five years, a period that has seen a dramatically reduced annual take up of only 0.30 ha. The annual average take-up for the last ten years is also clearly influenced by the recession, with a figure of 3.17 ha compared to the historic 3.80 ha per annum.

10.7 Application of the long term take-up figure suggests Hinckley & Bosworth would need 53.20 ha to cater for an expected annual take-up of 3.80 ha for the next 14 years (to

the end of the Local Plan period, 2026). However the Borough should, based on accepted practice for employment land studies, have a buffer of five years supply to reflect a choice of sites by size, quality and location and to provide a continuum of supply beyond the end of the Plan period. Based on the historic take-up trend this would increase land supply need to 72.20 ha.

- 10.8 At March 31 2012 the headline supply of available land in the Borough (from Section 6.0) was 98.56 ha, which suggests there is surplus of 26.36 ha, based on historic trends. As noted in Section 6.0, for a variety of reasons the supply position could be reduced to as little as 60.14 ha in the worst case scenario, even after allowing for the introduction of the new allocations associated with the two SUEs. This could therefore require the Council finding an additional 12 ha.
- 10.9 Based on the realistic supply figure (Section 6.0) of 82.77 ha, plus the SUEs allocations, the supply total would be 94.17 ha. This suggests a surplus in supply of 15.57 ha against the historic trend.
- 10.10 As noted above the short term trend has seen a reduced annual take-up average, during a period of economic recession. It is prudent therefore to apply longer period trends in considering forecasts for the Local Plan period. The average take-up for the last decade has been 3.17 ha – a figure that is still somewhat less than the historic rate of 3.80 ha. Applying this ten-year rate, Hinckley & Bosworth would require 44.18 ha to the end of the Local Plan period, plus a five year buffer of 15.85 ha. The resulting total of 60.03 ha suggests the Borough has a surplus of 38.53 ha compared to the current supply.

Model 2: 'Policy Off' – Employment Based Forecast

- 10.11 This scenario uses as its base the Oxford Economics Forecasts referred to above. The forecasts project employment change through to 2026 and include annual employment figures for the Borough from 1991.
- 10.12 The forecasts break down employment to the level of 19 industry sectors, although not all are relevant to this Employment Land review. It should be noted that for this model the forecasts reflect a non-intervention scenario, in that no account is taken of any planned or emerging investment programmes or strategies in Hinckley & Bosworth.

- 10.13 Oxford Economics' baseline indicates that whilst Hinckley & Bosworth's employment has been impacted by the recent recession, job numbers in 2012 (46,400) have recovered to be slightly higher than those of 2007 (46,200). The year on year growth experienced since 2010 is forecast to continue for the next decade, and then plateau for three years before commencing, albeit at a low level, a decline to the end of the Plan period.
- 10.14 As a result, over the Plan period total employment is forecast to increase by 1,600 jobs, equivalent to a rise of 3.4 percent from 2012, when the total figure was 46,400. However, this is significantly less than the UK growth figure of 7.6 percent for the same period, and is only two thirds of the 5.2 percent increase rate projected for Leicestershire.
- 10.15 The figures suggest that Hinckley & Bosworth is aligned to the general trend of the UK of a decline in manufacturing employment and growth in services – but only in the private sector. At 2012 manufacturing employment represented 18.3 percent of the Borough's total, over double the UK average (8.3 percent) and almost 40 percent above that for Leicestershire (13.1 percent). Although manufacturing employment in the Borough is forecast to reduce to 13.8 percent by 2026, it remains a very significant share of the local economy and employment provision. This reduced share is still substantially above the Leicestershire (10.5 percent) and UK (6.5 percent) projections for 2026.
- 10.16 Professional, scientific and technical activities, and administrative and support services' sectors exhibit growth in Hinckley & Bosworth. By 2026 they are forecast to provide 21.7 percent of employment – higher than either the UK (18.4 percent) or Leicestershire (16.3 percent) figures.
- 10.17 Public administration shows a contrasting picture, with employment forecast to decline in Hinckley & Bosworth over the Local Plan period. It continues to be underrepresented, with a 2026 share of employment of only 1.0 percent – compared to 3.5 percent and 4.0 percent respectively for Leicestershire and the UK.
- 10.18 In terms of future employment land requirements this model is likely to be affected by three key factors:
- The future mix of activities in respect of office, manufacturing and warehousing employment within different sectors. It is not possible to predict

the impact of evolving technical change over the Local Plan period, and we have therefore assumed the current split is maintained

The average space each employee occupies – the employment density. We have assumed no variation in the density rates through to 2026 and as stated earlier have used those identified in the 2010 published Employment Densities Guide 2nd Edition

The average development floorspace per hectare for office, manufacturing and warehousing activities. We have applied the uniform amount of 3,900 sqm per ha.

10.19 Table 69 provides a breakdown of the projected sector changes. It should be noted that the figures include non-B use class sectors such as retailing, hotel and catering, to acknowledge their reference as economic activity. Total employment is forecast to increase by 1,500 between 2012 and 2030, despite the decline in manufacturing.

Table 69 – Projected Employment Change by Industry Sector 2012-2026

Industry Sector	Workforce Change Numbers of Employees	Percentage Workforce Change
Agriculture	-	-
Utilities	(200)	-18.2
Manufacturing	(1,900)	-2.4
Construction	600	+18.2
Transportation & Storage	200	+9.1
Wholesale & Retail	100	+1.4
Hotels & Catering	300	+10.7
Information & Communications	300	+25.0
Real Estate	-	-
Finance & Insurance	-	-
Professional, Scientific & Technical Services	800	+23.5
Administrative & Support Services	1,200	+24.0
Public Administration	(100)	-16.7
Education	(200)	-6.5
Health & Social Work	-	-
Arts, Entertainment, Research	200	+13.3
Miscellaneous Services	200	+13.3
TOTAL	1,500	

Source: Oxford Economics/BE Group 2013

10.20 In calculating the employment land requirement arising from forecast employment changes, the following assumptions have been used (Table 70):

The proportion of people in each industry sector that occupy B1, B2 or B8 space conforms to those ratios used in other studies and accepted in comparable locations and are sourced from the South East Regional Planning Conference's „The Use of Business Space“

Employment Densities for each B Use Class are those set out in the 2010 Employment Densities Guide 2nd Edition published by HCA and OFFPAT

The development per hectare of land is uniform across all B Use Class functions – 3,900 sqm per hectare, the accepted industry norm.

Table 70 –Model Assumptions for Industry Sectors – Employment Percentage Occupying B Use Class Floorspace and Floorspace Allocations

Industry Sector	Employees		
	Percentage Occupying B1, B2, B8 Floorspace,	B1,B2,B8 Floorspace per person, sqm	Other Comments
Agriculture	5	12	Managerial, admin
Utilities	5	12	
Manufacturing	100	36-47	Higher density reflects B2; Lower density B1 light industry
Construction	26	12	Managerial, admin
Distribution	48	70	Warehouses, offices-non large scale/high bay facilities
Transport	48	70	Warehouses, offices-non large scale/high bay facilities
Financial & Business	100	12	
Government & Other Services	22	12	Local Government, Public Administration

Source: SERPLAN and Employment Densities Guide 2nd Edition, 2010

10.21 Application of these assumptions suggests the following in terms of future employment land provision:

From sectors predicted to grow, the need for a further 9.90 ha

From those sectors where employment is forecast to reduce there will be a reduction in the requirement of between 17.6 and 23.0 ha less land. This

range reflects the variance in employment densities between light and general manufacturing.

- 10.22 The net result of this suggests Hinckley & Bosworth would have an excess of between 7.9 and 13.1 ha of employment land by 2026, before taking into account the current baseline supply. The detailed calculation is provided at Appendix 9.
- 10.23 In reality the employment land provision situation will be reliant upon two issues. Firstly, how far the growth in office employment takes place in a town centre location, at higher densities, rather than in low-density business parks. Secondly, whether the decline in some manufacturing sub-sectors will actually lead to the release of land that could then be regenerated for other employment uses.
- 10.24 It is probable that these land requirements" calculations represent a false position. Irrespective of changes to employment densities, whilst growth sectors seek to expand by taking additional space, declining sectors may actually not release land in line with the above assumptions. Were this to be the case this model"s outcome would change to a position where around one sixth of the current realistic supply would be required to meet the forecast need.
- 10.25 It is possible the Local Plan period will see further changes in employment densities. For office employment this could be the result of trends towards remote working, hot desking, increased use of ICT and smaller businesses. Densities in manufacturing and distribution may well continue to fall as a result of automation. However, it is impossible to project what the percentage change in densities might be and thus what the impact on future land requirements might be.

Model 3: 'Policy Off' Labour Supply Forecast

- 10.26 This scenario is based upon Oxford Economics Population Forecasts. The projections indicate a rise in population numbers for the District to 112,000 by 2026. This represents a 5.7 percent increase from the 2012 figure of 106,000. Reflecting a trend of an ageing population, the working age population figure would remain static at 64,000.
- 10.27 The forecast is based on the assumption that the current resident employment rate of 68 percent will increase to 72 percent by 2026. This suggests a 2,200 increase in the number of residents working by 2026. To calculate what the increase means in

terms of impact on employment land need we have converted the effect of the 2,200 growth into an equivalent land area. We have applied the Oxford Economics' forecasts for the percentage shares of the different industry sectors to the 2,200 figure to establish the number of jobs applicable to each sector. We have also assumed that the relationship between employment densities and land requirements within industry sectors is the same as projected in Model 2 – the employment based analysis. This translates to an increased need of between 6.15 and 7.0 ha. As with Model 2 the range of need reflects high and low densities for manufacturing employment. However the model indicates there would be a substantial oversupply of employment land when measured against the current baseline position.

Model 4: 'Policy On' Scenario, Employment Based Forecast

10.28 The „policy on“ scenario is based on the information contained within the MIRA Technology Park Enterprise Zone bid application, approved by the Department of Communities and Local Government in August 2011, referenced elsewhere in this report. The scenario reflects the following:

1,988 direct jobs are to be created at the Enterprise Zone by 2020

3,380 indirect jobs are to be generated through the supply chain and local services sector

Planning permission has been granted for some 133,000 sqm of B1 office and research and development accommodation

The Enterprise Zone will focus on companies within the transport technology R&D industry. This will include vehicle manufacturers; Tier 1 suppliers; technology providers and start-ups.

10.29 The „policy on“ scenario identifies a number of differences from the „policy off“ forecasts. These are:

The overall jobs total forecast will increase by 5,100 over the Local Plan period (compared to 1,600 in the policy off scenario) as a consequence of the Enterprise Zone's introduction

The unemployment rate will be 1.3 percent of the labour force, rather than 1.5 percent

There will be a increase of 3,500 in the number of residents working, rather than an increase of 2,200 –again as a result of the Enterprise Zone's introduction

The resident employment rate increases to 73 percent in 2026, compared to 72 percent in the „policy off“ forecast

Reflecting the nature of Enterprise Zone the transportation, information and communication and administrative and support services sectors see enhanced levels of employment growth, compared to the „policy off“ forecast.

- 10.30 Applying the „policy on“ scenario to the employment based model indicates that growth sectors would generate a further need of 26.33 ha. The potential surplus land arising from reduced employment in other sectors would reduce slightly from Model 2 to be between 15 and 21 ha. As explained previously, the variance reflects the different employment densities applicable to light and general industry in that there would therefore be a need of 5.8 ha based on the lower floorspace per job ratio, which increases to 10.6 ha at the higher floorspace ratio. Again this model suggests that the majority of the existing baseline land supply would be surplus to needs.

Model 5: ‘Policy On’ Labour Supply Forecast

- 10.31 For the labour supply model the „policy on“ scenario indicates there would be an increase in working residents of 3,500, over the Local Plan period. Assuming this increase aligns to the percentage share of each industry sector in accordance with the forecast employment by sector, then this suggests a need of between 14.58 and 15.89 ha. However set against the baseline supply position of 98.56 ha this suggests that as much as 85 percent of the supply could be considered surplus.
- 10.32 The detailed calculations for the „policy on“ scenarios are set out in Appendix 9.

Summary

- 10.33 Five alternative forecast options have been produced and considered for the Plan period. The calculations for each are summarised in Table 73, which illustrates the net land need for each model when the existing headline baseline supply of 98.56 ha is taken into account. The calculations show 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 73 – Land Forecast Models – 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
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

10.34 The two „policy off“ forecasts suggest the highest level of overprovision of supply, and the greatest discrepancy with need predicted by the use of historic take-up rates. The employment based model suggests that the Borough might eliminate all but 11 ha of the current baseline available supply, even after allowing for a five years buffer. The oversupply reduces to between 73.7 and 76.9 ha when land potentially unavailable is taken into account. If the MIRA Enterprise Zone is also taken out of

the supply figure, because of its specialist nature, then oversupply would fall to 39.6 to 42.8 ha. The labour supply model also suggests a substantial oversupply against the baseline land supply – in the region of 72.5 to 73.4 ha.

- 10.35 The „policy off“ forecasts indicate the Borough needs significantly less employment land than predicted by either the long or medium term take-up rates. Indeed both „policy off“ models suggest that at best only around one quarter of the currently allocated or consented but undeveloped employment land in Hinckley & Bosworth is required.
- 10.36 Common sense suggests this argument is flawed. The two models cannot account for the vagaries of the property market. They assume the property market is perfect and not rife with market failures as is reality. For example, neither model makes allowances for companies modernising or relocating into different sized properties; that land is not used totally efficiently; that some brownfield land may remain undeveloped due to the costs of remediation; that some companies occupy more space than they need or will hold land long term for their own possible future expansion; or that there needs to be a range of sites and locations to provide companies with choice.
- 10.37 The „policy on“ forecast scenarios also generate outcomes that suggest Hinckley & Bosworth would have an oversupply of land – although somewhat lesser in scale, especially for the labour supply based model.
- 10.38 In other local authority areas where similar studies have been completed, the use of employment and labour supply models has also generated comparable results. In all instances where BE Group has been involved these models have been discounted in favour of long term land take-up trends. The latter have been considered a better yardstick for future land supply requirements and have been accepted as such by local authorities and planning inspectors examining these studies.
- 10.39 Furthermore the figures in Table 70 relate to the 2012 headline land supply. They take no account of the potential loss to this supply, identified in Section 6.0, which could be 15.79 ha. And this would increase to 49.82 ha if the MIRA Enterprise Zone is excluded because of its restrictions on uses and type of occupiers.

11.0 CONCLUSIONS

11.1 This study has included a wide-ranging look at the factors affecting Hinckley & Bosworth's economy, with particular 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 12.0.

Planning Policy Position

11.2 The National Planning Policy Framework (NPPF) places a strong emphasis on delivering sustainable development through the planning system. This includes reviewing employment land allocations to ensure supply meets identified objectively assessed needs; proactively supporting sustainable economic development to deliver business and industrial units, and encouraging the effective use of land by reusing brownfield land.

11.3 The Government's planning policy approach sees responsibility resting with Hinckley & Bosworth Borough Council to set employment land requirement figures for the Local Plan. Land targets will be tested through the Local Plan process and the Council therefore needs to collect and use reliable information to justify employment land supply policies. This report provides this information.

11.4 The economic role that the planning system must perform incorporates contributing to the building of a strong, responsive and competitive economy, by ensuring sufficient land of the right type is available in the right locations, at the right time, to support growth and innovation.

11.5 The NPPF states that „significant weight“ should be placed on the need to support economic growth through the planning system. To help achieve this growth, Local Plans should set criteria, or identify strategic sites, for local and inward investment and to meet anticipated needs over the Local Plan period. For Hinckley & Bosworth this means to 2026.

11.6 In addition, during the course of this study the Secretary of State for Communities and Local Government has announced the intention to increase the scope of permitted development rights in order to facilitate growth. These will allow change of

use from B1 (a) offices to C3 residential. The policy change will be reviewed after three years to determine whether the policy should be extended indefinitely.

- 11.7 Hinckley and Bosworth is now seeking a local exemption to this policy at MIRA (the deadline for seeking other local exemptions, elsewhere in the Borough, has now passed). This will need to demonstrate that the introduction of the new permitted development rights in a particular local area will lead to the loss of a nationally significant area of economic activity or substantial adverse economic consequences.
- 11.8 The NPPF also highlights that allocated employment sites for which there is no reasonable prospect of development should not be protected in the long term. Proposals for alternative uses on such sites should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.
- 11.9 The NPPF states that local planning authorities should apply sequential testing to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. This sequential testing applies to office development – but not to small scale rural offices or other small scale rural development. As NPPF stays silent on the definition of “*small scale rural offices*” and no established precedent is known, it is considered Hinckley & Bosworth should take a lead on this through its planning policies. This will avoid any doubt as to what is meant. It is believed the intent of NPPF is to facilitate and encourage the economic re-use of former agricultural properties, which by and large are small scale in size.
- 11.10 It is suggested that Hinckley & Bosworth define small scale rural offices as individual premises of no more than 200 sqm in size created either by conversion or new build and a maximum of 1,000 sqm of development on a single site. This therefore does not preclude the provision of more than one property at a single location but it would ensure the avoidance of large scale office development by stealth i.e. an attempt to circumvent the sequential test requirement for schemes not in town centres.

Economic Profile

- 11.11 The socio-economic profile of Hinckley & Bosworth reveals over 74 percent of the working age population to be in employment, slightly lower than the Leicestershire average (75.0 percent) but above the East Midlands figure of 71.1 percent. Unemployment, at 6.8 percent in mid 2012, was the highest of any local authority

area in Leicestershire, though significantly below the 12.7 percent figure for Leicester City. Nevertheless it compares favourably to the regional (8.1 percent) and national (8.1 percent) averages. Evidence suggests the Borough has been impacted by the recession, as unemployment has increased since 2008 at a greater rate than the county, region or UK levels.

- 11.12 The Census figures show that just over half of Hinckley & Bosworth's employed residents also work in the Borough. The Borough is a net exporter of labour, with the main destinations being Leicester and Blaby. As a result, compared to some 15,400 who commute in, some 23,900 commute out of Hinckley & Bosworth to work elsewhere.
- 11.13 In contrast to the national picture of a structural decline in manufacturing, the manufacturing sector continues to employ a large proportion (19.9 percent) of people in Hinckley & Bosworth. As a consequence the percentage share is more than double the national average, and just over 50 percent higher than that for the East Midlands. It is also significantly above the county figure of 14.7 percent. However, Public Administration, Education and Health employ 17.1 percent which is less than the county, and substantially below the regional and national shares for these sectors.
- 11.14 The number of VAT registered businesses (4,320 in 2011) is the product of continuing growth during the recession. Data shows that since 1994 the number of businesses in the borough has increased at a rate (29.2 percent) higher than the county, and much more so than the regional and national rates (21.0 and 22.5 percent respectively). Over 83 percent of companies are micro-businesses (less than 10 employees). A further 9.3 percent employ up to 49 people (small businesses). Homeworking is at a comparable level to the county and regional averages. It is a characteristic of the rural areas of the Borough, but is also a feature of the Burbage area.
- 11.15 The current structure of premises in Hinckley & Bosworth is strongly industrial. Across the Borough the number of industrial and warehousing units is more than treble the number of offices.

Property Market Assessment

- 11.16 Hinckley & Bosworth's property market sub-divides to five geographies – Hinckley and Burbage; Barwell; Earl Shilton; Rural North East and Rural North West. The latter two comprise the countryside to the north of the Borough's three main settlements, and are separated by the alignment of the A447.
- 11.17 Hinckley and Burbage dominate the existing supply of premises and represent the Borough's prime investment focus because of the proximity and accessibility to the M69 and A5, as well as the Borough's major conurbation. Burbage in particular has successfully competed in attracting large scale logistics operations for national, or even international, companies. It is a focus of demand for modern industrial and warehousing space, as evidenced by the feedback from local property market stakeholders and the company survey responses.
- 11.18 Office market demand is very much locally sourced, and is of small scale (for premises of less than 100 sqm). Most large space users tend to look to either the motorway related office parks in Blaby, or to Leicester City, to meet their needs. Modern office space provision is mainly limited to Tungsten Park and Hinckley Fields. Desford Hall has proved to be very successful, in part because of its suitability for supply chain businesses wishing to be close to Next's headquarters at Enderby.
- 11.19 Across the Borough the strongest demand is for modern, good quality, single storey industrial space, especially of a size up to 1,000 sqm. The current absence of such provision is seeing some businesses looking to relocate outside the Borough, particularly to neighbouring areas in the West Midlands where better, more efficient, more modern cost-effective accommodation is available.

Industrial Market

- 11.20 Companies already established in the Borough are mainly looking for moderate quality units of all sizes. The greatest demand is for mid sized units of 501-1,000 sqm. There is no particular preference towards either freehold or leasehold property.
- 11.21 Around 25,600 sqm of industrial space is currently vacant – just 2 percent of the total floorspace and only 4.2 percent by premises numbers. Comparison against a market equilibrium average rate of 7.5 percent suggests Hinckley & Bosworth is undersupplied.

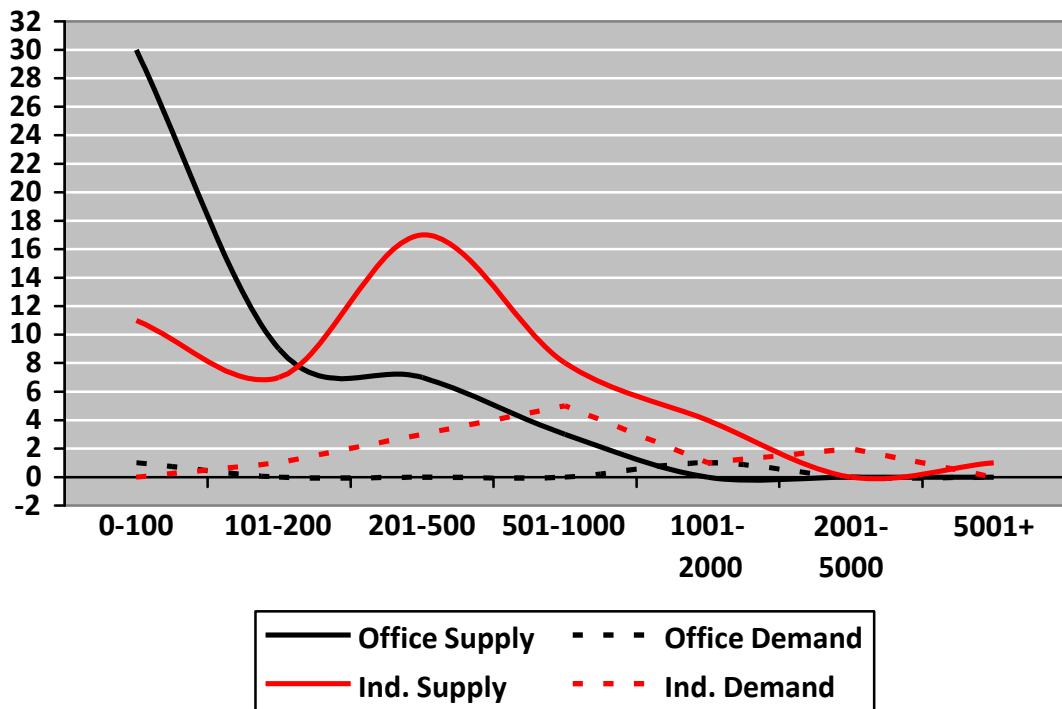
Office Market

11.22 The Borough’s office market is small. Half the existing supply stock is located in Hinckley. The three other main settlements of Burbage, Barwell and Earl Shilton have very little stock. Demand evidence affirms the limited level of interest and that this is weighted towards premises of less than 500 sqm.

11.23 There is 7,918 sqm of vacant office floorspace, which equates to vacancy rates of 10.2 percent by floorspace and 16.2 percent by number of premises. Measured against the market equilibrium average rate this would suggest Hinckley & Bosworth is oversupplied. However this must be caveated by the fact that analysis of the vacant supply shows there is a paucity of good quality space available within the Borough; very little freehold property available; the supply is focussed in serviced schemes in Hinckley, with only one property available with suites in excess of 500 sqm.

11.24 Table 74 balances the requirements identified in the company survey undertaken as part of this study against the premises supply identified by this research.

Table 74 – Hinckley & Bosworth Property Supply and Demand



Source: BE Group 2013

Current Land Availability

- 11.25 Hinckley & Bosworth's current potential employment land resource (at 31 March 2012) amounts to 98.56 ha, located across 11 sites. These sites represent unimplemented and partially implemented planning permissions. The majority of the sites are small; with almost two-thirds being less than 2 ha, and indeed one third are less than 1 ha.
- 11.26 The land supply is dominated by just four sites. They comprise 93 percent of the resource. These sites are MIRA Technology Park Enterprise Zone; Nailstone Colliery; Hinckley Commercial Park and Neovia's land at Desford.
- 11.27 The market suitability of the available supply is geared to industrial and warehousing activity. Although some sites could accommodate offices, only one site of 1.43 ha is available exclusively for this use. In addition the MIRA Technology Park is consented for R&D activity.
- 11.28 Around 16 percent of the existing headline land supply is potentially constrained. This amounts to 15.79 ha, associated with Neovia's site at Desford (where there is no evidence of any intention by the leaseholders to bring the land forward as it is being held for potential future expansion).
- 11.29 Almost 45 percent of the Borough's land supply could be brought forward within the medium term (up to five years). There is a limited amount of immediately available, serviced, developable land, with utilities and road access already in place. Over half the supply (52.38 ha) is available in the short term. This includes Hinckley Commercial Park, where infrastructure investment is underway, and the MIRA Technology Park Enterprise Zone – where Regional Growth Fund monies have been allocated for delivery of the required offsite infrastructure works.
- 11.30 None of the eleven sites that comprise the 98.56 ha baseline supply are considered appropriate for release to non-employment uses.

Employment Areas

- 11.31 The Borough's existing 107 Employment Areas have been appraised in terms of three categories, namely:
- A - Key or flagship Employment Areas that should be retained

B - Fit-for-purpose Employment Areas, where regeneration policy may mean alternative development is appropriate, but to be resisted if possible

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

11.32 Many of the Employment Areas have seen only minimal change since the 2010 study. Some have amended boundaries as a result of recent development. Collectively the 107 sites total 708.46 ha, although two thirds of the latter figure is associated with just two sites – MIRA Technology Park and Caterpillar’s site at Desford. Eight of the nine key employment sites identified in accordance with NPPF are included in the Category A description. Together these eight sites comprise 510.14 ha (see Section 12.0, Paras 12.4-12.7). Table 75 summarises the Employment Areas by number and size and by each of the above three categories. It should be noted the ninth key employment site is Tungsten Park which is still under development and not yet an established employment area.

Table 75 – Employment Areas’ Appraisal by Category

Category	Number of Sites	Total ha	Comments
A - Key/Flagship	27	604.83	307.20 ha at MIRA; 99.67 ha at Caterpillar. Eleven sites are in Hinckley. Includes all key employment sites identified with reference to NPPF
B - Fit-for-Purpose	33	70.81	60 percent of sites of sub 1ha size. 60 percent of sites in the main urban area settlements of Hinckley, Barwell, Burbage or Earl Shilton. Only 9 percent larger than 10 ha
C - Lower Quality	47	32.82	20 sites in Hinckley. 16 in Barwell or Earl Shilton. 60 percent of sites sub 0.33 ha in size
TOTAL	107	708.46	

Impact of Neighbouring Areas

11.33 Hinckley & Bosworth shares boundaries with six local authorities – Rugby, North Warwickshire, Nuneaton and Bedworth, in the West Midlands, and Blaby, Charnwood and North West Leicestershire in Leicestershire. All have been consulted, along with Leicester City Council because of its commuter links and sub-regional influence.

- 11.34 All of the local authority areas that adjoin Hinckley & Bosworth have additional employment land needs, but indicate they are able to meet these needs through a mixture of existing and proposed additional land allocations. As a consequence none expect to have to look to Hinckley & Bosworth to meet any shortfalls in employment land or premises supply. Previous studies, yet to be updated, indicate that Leicester City is unlikely to be able to accommodate its needs within its own boundaries – but Blaby and Charnwood are seen as the most probable locations to address the City’s shortfall.
- 11.35 A number of these local authority areas have allocations or proposals that deliver strategic employment sites and sustainable urban extensions in proximity to Hinckley & Bosworth’s borders. Some are likely to compete with equivalent schemes in Hinckley & Bosworth, both for overspill from Leicester and for sub-regional/regional enquiries. There are major logistics schemes in Rugby and North Warwickshire, which may well overshadow activity along the A5 Corridor within Hinckley & Bosworth.
- 11.36 The neighbouring authorities are supportive of the MIRA Technology Park Enterprise Zone proposals, acknowledging the economic benefit to the wider sub-region, including scope to draw in supply chain functions that do not meet the Enterprise Zone qualification criteria.
- 11.37 However both North Warwickshire and Nuneaton and Bedworth Borough Councils have expressed concern about the transport infrastructure impact on the strategic road network (especially the A5) arising from the additional housing to be delivered by the Barwell and Earl Shilton SUEs. The employment land provision within the SUEs is not of concern.

Future Land Requirements

- 11.38 It is a responsibility of local government to support and encourage economic growth. This includes the provision, initially through planning policy of sufficient employment land and premises. Provision must be of the right scale, type, location and be readily available for, and capable of, development. The allocated land must be in sustainable locations and comprise a portfolio that is balanced, to adequately cater to all sectors of the economy i.e. small and large companies, offices and industrial, high and low quality operations.

- 11.39 Since the Borough's previous Employment Land Study was completed in 2010 there have been changes to the planning policy and strategy landscape. Government has now formally approved the NPPF, which provides the framework for the production of local and neighbourhood plans. The NPPF replaces all the previous Planning Policy Statements and Guidance Notes. In addition Government has announced changes regarding permitted development rights, which will allow blanket change of use from B1 (a) offices to C3 residential for existing office buildings – although there is limited scope to argue for local exemptions.
- 11.40 This study is primarily concerned with those uses included within the planning Use Class B (B1, offices, research and development and light industrial; B2, general industrial; B8, storage and distribution) and appropriate sui generis uses including recycling and the environmental industry. It considers a number of different employment land scenarios. All look at the situation as it stands now. As such the land supply required is balanced against what is currently available. Furthermore it sets forecasts for a fourteen year period (to 2026).
- 11.41 There is no definitive model for forecasting future employment land needs. Three „policy off“ based models have been used to assess future employment land provision. These are the projection forward of historic land take-up (based on both long and medium term trends); a forecast based on employment sector change and one of labour supply projections. A further two „policy on“ models (employment sector change and labour supply) have been used, reflecting the Enterprise Zone status awarded to part of the MIRA Technology Park.
- 11.42 From data provided it has been possible to establish long term (15 years) and medium term (10 years) trends that can be used in the projection forward of historic take-up rates achieved in Hinckley & Bosworth. This trend based forecast merely reflects and perpetuates the economic circumstances of the past two decades. It takes no account of the changes in economic activity that may arise from the implementation of sub-regional initiatives, such as the recently announced Enterprise Zone.
- 11.43 The take-up evidence shows a fluctuating picture. The long term annual average is 3.80 ha. For the medium term the take-up has been somewhat lower at 3.17 ha. Both of these reflect the minimal level of activity during the most recent five years, the consequence of what has nationally substantially been a period of economic recession.

- 11.44 The long term take-up forecast suggests a need for 53.20 ha for the period 2012-2026. Incorporating a five year take-up buffer to provide a choice and range of sites and a continuum of supply beyond the Plan period, indicates a surplus of 26.36 ha against the current headline supply. However when potential loss from the headline supply is taken into account, this suggests a reduced surplus of 10.57 ha.
- 11.45 The medium term (10 years) take-up trend generates a reduced need of 33.04 ha. When allowance is made for a five years buffer at the same rate, there is a surplus of 53.72 ha, based on the headline supply figure. After taking into account the potential loss from the headline supply then the surplus falls to 37.81 ha.
- 11.46 The employment based forecast indicates that over the Plan period there would be need for between 7.9 and 13.1 ha less land. Even after the inclusion of the five years buffer figure to allow for a range and choice of sites this model suggests there is a surplus of between 87 and 93 ha against the current headline supply (in other words the worst case is that all the current supply could be de-allocated). This reduces to between 71 and 77 ha when the potentially unavailable land is removed from the supply figure.
- 11.47 A similar picture applies to the labour supply forecast, although the surplus reduces to around 73 ha –and to 57 ha when the headline figure is adjusted to take account of potential losses.
- 11.48 However the employment and labour supply methods make no allowance for companies modernising or relocating into different sized property; that land is not used totally efficiently; that some companies occupy more space than they need or will hold land long term for their own possible future expansion; or that there needs to be a range of sites and locations to provide companies with choice. Therefore common sense suggests the assessments based on the forecasts are flawed, even though their principles of limited job growth and higher density land use are correct.
- 11.49 A „policy on“ forecast, to take account of the MIRA Technology Park Enterprise Zone, also generates outcomes that suggest Hinckley & Bosworth has an oversupply of employment land. The oversupply reduces from the „policy off“ scenarios but still represents at least 63 ha compared against the base headline figure.

11.50 A summary of the various forecast scenarios is set out in Table 76. They relate solely to the Plan period 2012-2026 and illustrate the effect of a five year buffer as proposed in Section 10.0, to facilitate an ongoing range and choice of sites to accommodate the anticipated structural change in employment sectors and a continuum of available supply beyond 2026.

Table 76 – Land Forecast Models –Summary

Model	Land Stock 2012¹, ha	Land Need 2012-2026, ha	Buffer (5 years take-up rate), ha	Surplus (shortfall), ha²	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	33.04	11.80	53.72	Based on last ten years take up of 2.36 ha/pa
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
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, 2012

¹ N.B. Headline supply at 31 March 2012

² N.B. Where alternative figures are shown this reflects the different job densities for different job types

11.51 The variation in the outcome figures demonstrates the uncertainty of forecasting. Whilst all of the models suggest there is an over-provision of employment land based against the headline supply figure, this varies from 26 ha to 93 ha. However potentially 15.79 ha may not be available. The effect of this would, for the historic trend take-up models suggest an over-supply of 38 ha – for the medium term trend basis – and of some 10.5 ha based on the long term trend. For all other models there would be a reduction in the forecast level of over-provision –but there still would be a significant surplus of supply over need.

11.52 Table 77 compares the forecast employment land need and the projected shortfall/surplus for both the headline (perceived) available supply (98.56 ha) and the realistic supply (82.77 ha). Furthermore, 41 percent of the residual supply comprises the MIRA Technology Park Enterprise Zone, which is restricted in terms of both use and type of occupier.

Table 77 - Land Forecast Models Reflecting Perceived & Residual Supply

Model	Land Need, ha 2012-2026 (including 5 years Buffer)	Perceived Surplus (Shortfall) to 2026 Headline Supply (98.56 ha)	Predicted Surplus (Shortfall) to 2026 Realistic Supply (82.77 ha)
Long Term Land Take-up	72.20	26.36	10.57
Medium Term Land Take-up	44.84	53.72	37.93
Employment Based	5.90/11.10	87.46/92.66	71.67/76.87
Labour Supply	25.15/26.00	72.56/73.41	56.77/57.62
Policy „On“ (linked to Enterprise Zone) Employment Based	24.81/29.61	68.95/73.75	53.16/57.96
Policy „On“ (linked to Enterprise Zone) Labour Supply	33.58/34.89	63.67/64.98	47.88/48.19

Source: BE Group 2013

11.53 It is noted 11.4 ha of employment land is now being brought forward at Barwell and Earl Shilton, as part of the SUE masterplans. These proposals respond to the need for opportunity and choice associated with the Borough’s main settlements, as none of the baseline supply at 31 March 2012 (identified in Section 6.0) relates to land in

Barwell or Earl Shilton. These allocations will contribute towards a more balanced future land supply, across the Borough.

- 11.54 As was the case with the 2010 study, the application of economic forecasts indicates the Borough needs less employment land than already exists – although the level of over-provision does reduce in respect of the „policy on“ forecasts associated with the Enterprise Zone’s introduction. However, they do refer to a net need, taking no account of requirements for the recycling or renewal of property. Nor do they reflect that the headline land supply is overwhelmingly concentrated at four locations – one of which is unlikely to be brought to the market (Neovia site, Desford) and one (MIRA Technology Park) is an Enterprise Zone restricted to R&D functions associated with transport technology activities. The new prospective purchasers of Nailstone Colliery indicate they will be undertaking infrastructure works this year in order to protect the planning consent and ready the site for future bespoke developments. The fourth site, at Hinckley, is already the subject of interest which could see the whole allocation taken up within the next twelve months.
- 11.55 Consequently these forecasts should be seen as a „direction of travel“ rather than as specific targets to be set to be met. The inference therefore is to lower the need for land using the rolling forward of historic employment land take-up experience.

Rural Areas

- 11.56 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 2010 study this does not mean allocating new employment land. It is more about converting redundant agricultural buildings and former business space, breaking it down into units suitable for new business start-ups and SMEs.
- 11.57 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 78. These are suggestions the Borough Council may wish to consider to help encourage diversification of the rural economy and sustainable economic growth for these settlements.

Table 78 – Key Rural Service Centres’ Assessment

Rural Service Centre	Comment
Market Bosworth	<p>The main employment area is Station Road Industrial Estate as well as offices in the town centre. The town is relatively isolated from other opportunities in the Borough. The estate is fully developed. There could be demand for an extension to Station Road Industrial Estate to allow business expansion and provide small workshops (7-10 x 100-200 sqm).</p>
Desford	<p>Desford has a major employer, Caterpillar, on the outskirts of the town. Site now part occupied by Neovia, who supply logistics services. Also close by are Peckleton Lane Business Park and Desford Hall. There is unlikely to be major demand for further significant local employment opportunities.</p>
Groby	<p>Groby has a key employment area at Groby Trading Estate, anchored by General Electric.</p> <p>It is adjacent to the Leicester conurbation and close to M1 and New Lubbesthorpe SUE and Strategic Employment Site and the Glenfield Strategic Employment Site (in Blaby) – offering accessible employment opportunities.</p> <p>There is unlikely to be significant need for further local employment opportunities.</p>
Ratby	<p>New workshops are nearing completion at Pear Tree Farm.</p> <p>Close by are Alexandra Stone Works and Timken, Desford Lane. The latter is now a warehouse complex for Crown Crest.</p> <p>Ratby is also close to the Leicester conurbation and M1 and the New Lubbesthorpe SUE and Strategic Employment Site and the Glenfield Strategic Employment Site (in Blaby) – offering accessible employment opportunities.</p> <p>There is unlikely to be significant need for further local employment opportunities.</p>
Markfield	<p>The main employment opportunity is Markfield Industrial Estate. But is also close to Interlink Distribution Park.</p> <p>Markfield is very close to the Leicester conurbation and M1 and also the new Strategic Employment Site at Glenfield – offering accessible employment opportunities.</p> <p>Potentially demand for small extension to Markfield Industrial Estate to allow business expansion and provide small workshops (5 x 100-200 sqm).</p>
Bagworth	<p>There are two small employment areas in the town which can feasibly be retained. The former Dunlop complex remains vacant, but now has outline planning permission for a mixed-use scheme that includes B1/B2 starter units.</p> <p>Nailstone Colliery nearby has outline consent for approximately 100,000 sqm of B8 use floorspace. Development has been stalled for some years but the prospective new owners advise that infrastructure works will be undertaken during the next year in order to protect the planning consent. Development of buildings will be on a pre-let/pre-sale basis.</p> <p>It is relatively close to Merrylees Industrial Estate, Thornton and Interlink Distribution Park.</p> <p>Bagworth is also close to Coalville area and M1 – offering accessible employment opportunities.</p> <p>The village has a great range of opportunities and does not need additional provision.</p>

Rural Service Centre	Comment
Thornton	The key employment area is Merrylees Industrial Estate. However the village is also very close to Bagworth and residents can easily commute to the wide range of potential/emerging opportunities there. The village does not need additional provision.
Barlestone	There is very limited employment provision in Barlestone. However the village is relatively close to Merrylees Industrial Estate, Thornton, as well as Nailstone Colliery which has an unimplemented outline planning consent for 100,000 sqm of B8 use floorspace. However, the local market would probably support a scheme of small workshops (5 x 100-200 sqm) to provide local employment opportunities.
Newbold Verdon	There is very limited employment provision in Newbold Verdon. However the village is relatively close to Merrylees Industrial Estate, Thornton, as well as other opportunities near Desford, for example. However, local market would probably support a scheme of small workshops (5 x 100-200 sqm) to provide local employment opportunities.
Stoke Golding	The key opportunity is Willow Park Industrial Estate. There would likely to be demand for further workshops (5 x 100-200 sqm) on an expanded estate. However the village is very close to the proposed SUE at Barwell, and to MIRA which now has Enterprise Zone status for part of its site.

Source: BE Group, 2013

Providing for Structural Change

- 11.58 The complexities of structural change make it difficult to be confident about the true scale or nature of future employment land needs through to 2026, especially when what is actually happening on the ground – where industrial demand continues to outpace office demand – is contrary to expected forecasts. The differential between „policy off“ and „policy on“ will require careful monitoring over the Plan period, alongside the need to recognise the redundancy of poor quality employment sites and premises and to encourage the recycling of less suitable older stock to make way for premises better suited to meet modern requirements. In practice, this can only be realistically addressed by ensuring that a good range of suitable sites is maintained throughout the Plan period to stimulate local company growth, inward investment and emerging industries including supply chain opportunities associated with the Enterprise Zone occupiers, as well as to provide for choice and for „room to manoeuvre“, to enable any necessary structural change to occur.
- 11.59 Structural change will also have implications for the type of land required. Whilst much of Hinckley & Bosworth has been and is expected to continue to be a manufacturing location, there is need to ensure that future sites and premises provision is suited to the requirements of the service industry sector. To attract and

retain these occupiers, environmental setting, accessibility and provision of support facilities for the workforce, are expected to assume much greater importance as part of the wider need to directly address the quality of the land supply.

12.0 RECOMMENDATIONS

Introduction

- 12.1 This section sets out the consultants' recommendations arising from the Employment Land and Premises Review. The recommendations in this report have had full regard to the requirements of the NPPF to encourage and deliver growth through the planning system. The recommendations are grouped around four aspects:

Employment Land Supply

Spatial Implications

Provision of Premises

External Influences.

Employment Land Supply

Recommendation 1 – Employment Land Provision Definition

- 12.2 The NPPF does not define employment land provision within the main document. However Annex 2 defines economic development as “*development, including those uses within the B use classes, public and community uses and main town centre uses (but excluding housing development)*”.

- 12.3 For the purpose of this study the current available land supply in Hinckley and Bosworth is defined as the 11 sites with unimplemented or partially implemented planning consents as at 31 March 2012. These total 98.56 ha and are identified in Section 6.0 Table 40. Employment land site proformas for the 11 sites are included within Appendix 6.

Recommendation 2 – Employment Sites and Areas to be Retained

- 12.4 As is discussed in Section 11.0, existing sites and premises provide valuable opportunities for employment close to where people live. They benefit the local economy, and the loss of employment uses can negatively impact on local access to jobs and the economic competitiveness of local areas. Ultimately this challenges the Borough's economic growth.
- 12.5 The relative scarcity of a range and choice of available developable employment land, due to the domination of the supply by just four sites, alongside the issues

outlined above, means there is strong economic justification for the ongoing protection of employment land in Hinckley and Bosworth.

- 12.6 The NPPF provides the opportunity for Hinckley and Bosworth Borough Council to identify „key employment sites“ that are considered to significantly contribute to the Borough’s land supply for B class uses. It enables these to be safeguarded for B class uses and other employment uses which achieve economic enhancement without detrimental impact to either the site or the wider area.
- 12.7 The „Employment Areas“ assessment (Section 6.0) identifies 27 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 area.
- 12.8 From these 27, eight (plus the emerging employment area of Tungsten Park) are identified of being of a scale or of exceptional economic value (i.e. of being of sub-regional/regional value, rather than local value) that aligns to the NPPF „key employment sites“ designation. It is recommended that Hinckley and Bosworth Borough Council therefore designates the following as key employment sites to be safeguarded for B Class uses and other employment uses which achieve economic enhancement without detrimental impact to either the site or the wider area:
- MIRA Technology Park Enterprise Zone
 - Hinckley Commercial Park (Logix Park), Burbage
 - Sketchley Meadows Industrial Estate, Burbage
 - Hinckley Fields Industrial Estate, Hinckley
 - Harrowbrook Industrial Estate, Hinckley
 - Triumph Motorcycles Sites, Hinckley
 - Tungsten Park, Hinckley
 - Caterpillar Site, Desford
 - Desford Hall (former Glengate Hospital site), Desford.

- 12.9 Retail uses should not generally be supported on employment sites. 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 employment sites which have good access to a range of sustainable transport options. These employment sites comprise the 34 Category B assessed sites detailed in Section 6.0 Table 45.
- 12.10 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.
- 12.11 At Appendix 10 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.
- 12.12 For Hinckley and Bosworth's 47 Category C Employment Areas, 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.

12.13 Hinckley and Bosworth Borough Council should also recognise the increasing level of precedents of non-B use employment activity provision within employment areas 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 Areas.

12.14 It is suggested that in terms of protecting employment sites that do not sit within Employment Areas, 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.

12.15 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 Area proformas (Appendix 7 and Table 45) 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 current situation and requires monitoring over the Local Plan period.

12.16 If land within Category B Employment Areas or employment sites (allocations) outside Employment Areas is lost to other uses – other than those Category C designated lower quality sites (Section 6.0 Table 45) - 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

- 12.17 The perceived land supply of 98.56 ha, at April 2012, suggests a surplus of 26.36 ha when measured against a roll forward of the long term land take-up experience. The surplus reduces to 10.5 ha when land unlikely to be brought forward is excluded.
- 12.18 The forecasts of future population (labour supply) and industry sector activity (jobs), suggest there will be a substantial surplus of employment land, so much so that at least 70 percent of the currently available land would be surplus to requirements. There would still be a significant surplus when measured against the residual supply following the exclusion of sites that are unlikely to be brought forward.
- 12.19 The „policy on“ model forecasts, reflecting the MIRA Technology Park Enterprise Zone, also suggest an over-provision of current supply – albeit at a reduced level.
- 12.20 However, BE Group does not recommend that the economic forecasts be the basis for defining employment land provision for the Local Plan period. This is because the forecasts represent the absolute minimum amount of land required to accommodate the activities of different industry sectors. Furthermore they take no account:
- 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 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 site development beyond the end of the Local Plan period
 - Of reference to the level and nature of the existing employment land supply at April 2012
 - Of addressing the fact the Borough is a significant net exporter of labour
 - That potentially up to 33 ha of land within the 47 identified Category C Employment Areas could be lost to non-employment uses.
- 12.21 **It is therefore recommended that Hinckley and Bosworth Borough Council use the roll forward of historic take-up as the main measure of the Borough’s future land needs, to 2026.**

- 12.22 **It is also recommended that there is no need for the Council to identify further land allocations for B1 (a, b and c uses), B2 and B8 uses in the emerging Sites Allocations DPD.**
- 12.23 Increasing office use will lead to a reduced scale of employment land demand. However, getting there is a different proposition. Therefore it is recommended that Hinckley and Bosworth maintains a buffer zone of at least five years historic land take-up. This should be maintained as a five year rolling supply at all times to provide range and choice as well as „room-to-manoeuvre“ to enable the forecast structural change to occur.
- 12.24 To be safe, Hinckley and Bosworth Borough Council should adopt the scenario that the reduced baseline/realistic figure of 82.77 ha identified in Section 6.0, Table 46 actually occurs and that, notwithstanding the recommendations of this study, some land is lost to alternative uses. Where employment sites are lost to other uses, this will need to be re-provided elsewhere in the Borough to ensure a sufficient supply. It is however noted that an additional supply of 11.4 ha will be delivered in conjunction with the Earl Shilton and Barwell SUEs. If it is not possible to identify alternative land then this should be monitored and addressed at subsequent Employment Land Reviews.
- 12.25 The assessment of the existing 107 Employment Areas across the Borough has established that one quarter fall within Category A – key or flagship employment areas to be retained for B Class Uses. However, 44 percent of the Employment Areas are considered to be Category C, where partial or complete redevelopment may be appropriate for uses comparable with their locality. The majority of these Category C designations are sites of less than one-third of a hectare in size, and most are located in the main urban area settlements of Hinckley, Burbage, Barwell or Earl Shilton.

Recommendation 4 –Employment Development outside Employment Areas

- 12.26 This study has not surveyed B use class employment activities associated with solus sites outside current employment land allocations. However, it is accepted that these are activities that make a contribution to local employment activity and jobs. It is also recognised that there may be competing pressures for other non-employment uses on some of these sites, but any consideration of future non-employment use should

be addressed in the same way as non „key employment“ sites and Category B/C employment areas.

Recommendation 5 – Future Reviews

- 12.27 Whilst BE Group does not recommend the allocation of further land within the emerging Site Allocations DPD, the structure of the existing employment land portfolio means that at April 2012 just four sites made up of 93 percent of the supply. The geographic spread will however be enhanced by the new provision within the Barwell and Earl Shilton SUEs, amounting to a further 11.4 ha. In view of these factors Hinckley and Bosworth Borough should review its employment land portfolio at intervals of around three years. This is also broadly in accordance with the NPPF which recommends regular monitoring and review of the local land supply to ensure a robust evidence base.

External Influences

Recommendation 6 – Maintain Awareness of External Influences

- 12.28 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. Because of its location Hinckley and Bosworth also has a similar relationship with three local authorities in Warwickshire.
- 12.29 Discussions with the adjoining local authorities of Charnwood, Blaby, North West Leicestershire, Rugby, North Warwickshire and Nuneaton and Bedworth indicate that they all have sufficient land allocations (both existing and proposed) to meet their projected needs. There is therefore no immediate need for them to look to Hinckley and Bosworth for support in land provision.
- 12.30 However, there are still a number of issues and opportunities in which the wider area local authorities' interests will overlap, and where joint working is advisable. For example, capitalising on the supplier chain and production spin off opportunities generated by the MIRA Technology Park Enterprise Zone. Or the potential constraints of further employment led developments associated with the A5 Corridor between the M69 and M42 motorways.

Rural Areas

12.31 The 2010 study made a range of recommendations relating to the key rural service centres. Table 79 updates these recommendations. 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 where providing expansion land is potentially a viable option. The expansion land could deliver the property schemes identified, or these could be provided on existing land or through conversion of existing premises. A typical scheme of 5 x 100-200 sqm, totally 750 sqm, would generate a site need of approximately 0.2 ha (at a standard development density rate of 3,900 sqm/ha, which has been throughout this report).

Table 79 – 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 (i.e. improvements to access, parking, landscaping and other external elements, if required)
Desford	Consider environmental improvement of Peckleton Lane Business Park (i.e. improvements to access, parking, landscaping and other external elements, if required)
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 (i.e. improvements to access, parking, landscaping and other external elements, if required)
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 (i.e. improvements to access, parking, landscaping and other external elements, if required)
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

12.32 Finally it is recommended that Hinckley & Bosworth sets a definition for “small scale rural offices” (as referenced in NPPF paragraph 25) in order to avoid future debate

around individual applications. **Our recommendation is that a development threshold be set for small scale rural offices of no more than 1,000 sqm on a single site and that no individual premises should exceed 200 sqm.**

Appendix 1 – Consultees

Andrew and Ashwell
Barwell Business Forum
Blaby District Council
Caterpillar
Charnwood Borough Council
DRE Business Centres
Earl Shilton Business Forum
Faulkner and Company
Goodman
Hammonds Furniture
Hinckley and Bosworth Borough Council
Hinckley Business Association
Hinckley Town Centre Partnership
Innes England
JJ Churchill
Jones Lang LaSalle
Leicester and Leicestershire Enterprise Partnership
Leicester City Council
Leicestershire County Council
Leicestershire Rural Partnership
MIRA
National Grid
Neovia
North Warwickshire and Hinckley College
North Warwickshire District Council
North West Leicestershire District Council
Nuneaton and Bedworth Borough Council
Rugby Borough Council
Savills
Triumph
Ward Commercial
Wells McFarlane

NB. In addition questionnaire surveys issued to 24 Town and Parish Councils and to 300 companies.

Appendix 2 - Valuation Office Hereditaments by Middle Super Output Area

MSOA Reference	Offices	Factories	Warehouses	All People	Works mainly at or from home
Hinckley					
Hinckley and Bosworth 009	16	24	21	6,154	319
Hinckley and Bosworth 010	127	98	60	7,898	308
Hinckley and Bosworth 011	9	118	86	7,624	295
Hinckley and Bosworth 012	31	35	16	5,673	234
Sub-Total	183	275	183	27,349	1,156
Burbage					
Hinckley and Bosworth 013	13	37	x	5,771	275
Hinckley and Bosworth 014	17	57	44	8,543	436
Sub-Total	30	94	44	14,314	711
Earl Shilton					
Hinckley and Bosworth 006	27	47	35	9,120	371
Sub-Total	27	47	35	9,120	371
Barwell					
Hinckley and Bosworth 007	22	129	56	8,853	344
Sub-Total	22	129	56	8,853	344
Markfield (plus Stanton-Under-Bardon, Bagworth and Thornton)					
Hinckley and Bosworth 001	9	72	43	7,542	431
Sub-Total	9	72	43	7,542	431
Groby and Ratby					
Hinckley and Bosworth 002	14	x	6	5,003	227
Hinckley and Bosworth 003	6	x	x	5,523	258
Sub-Total	20	0	6	10,526	485
Rural					
Hinckley and Bosworth 004	44	28	28	8,088	539
Hinckley and Bosworth 005	29	41	22	7,959	477
Hinckley and Bosworth 008	13	39	29	6,591	465
Sub-Total	86	108	79	22,638	1,481
TOTAL	377	725	446	100,342	4,979

Source: ONS Commercial and Industrial Floorspace 2008, ONS Census 2001

Appendix 3 – Enquiries Analysis

Table A3.1 – LLEP Enquiries 2005-2012 Locations Desired – Industrial

Location	2005	2006	2007	2008	2009	2010	2011	2012	Total	Percent
Leicester City	165	690	410	246	79	115	173	260	2,138	19.3
Blaby	84	441	287	216	59	69	108	215	1,479	13.4
Charnwood	103	418	290	228	71	78	126	233	1,547	14.0
Harborough	43	298	190	154	31	48	76	155	995	8.9
Hinckley and Bosworth	81	417	268	186	54	61	95	199	1,361	12.3
Melton	46	260	161	124	25	38	62	120	836	7.5
North West Leicestershire	101	329	264	140	70	77	154	237	1,372	12.4
Oadby and Wigston	73	419	245	163	58	75	116	200	1,349	12.2
Total	696	3272	2115	1457	447	561	910	1619	11,077	100.0

Source: LLEP 2013

Table A3.2 – LLEP Enquiries 2005-2012 Locations Desired – Office

Location	2005	2006	2007	2008	2009	2010	2011	2012	Total	Percent
Leicester City	87	280	184	88	43	73	82	87	924	19.8
Blaby	44	167	134	85	30	38	41	73	612	13.1
Charnwood	44	186	146	83	36	43	51	60	649	13.9
Harborough	20	145	113	66	27	27	31	49	478	10.2
Hinckley and Bosworth	29	133	118	73	26	35	35	53	502	10.8
Melton	16	117	83	64	21	22	28	43	394	8.5
North West Leicestershire	41	148	134	71	26	41	53	51	565	12.1
Oadby and Wigston	34	151	117	73	21	40	44	63	543	11.6
Total	315	1327	1029	603	230	319	365	479	4,667	100.0

Source: LLEP 2013

Table A3.3 – LLEP Enquiries 2005-2012 Locations Desired – Serviced Offices

Location	2005	2006	2007	2008	2009	2010	2011	2012	Total	Percent
Leicester City	23	100	90	44	15	42	38	40	392	16.7
Blaby	14	78	82	35	7	29	20	36	301	12.8
Charnwood	16	93	70	38	14	29	30	37	327	14.0
Harborough	12	72	66	23	8	20	19	25	245	10.5
Hinckley and Bosworth	14	76	71	34	7	21	23	27	273	11.6
Melton	14	66	56	26	6	19	14	21	222	9.5
North West Leicestershire	19	66	73	28	5	23	36	35	285	12.2
Oadby and Wigston	17	85	74	28	7	30	23	35	299	12.7
Total	129	636	582	256	69	213	203	256	2,344	100.0

Source: LLEP 2013

Table A3.4 – LLEP Enquiries 2005-2012 Locations Desired – Land

Location	2005	2006	2007	2008	2009	2010	2011	2012	Total	Percent
Leicester City	6	12	19	11	1	12	7	7	75	15.6
Blaby	-	8	17	10	-	10	7	8	60	12.4
Charnwood	2	6	18	9	-	10	8	8	61	12.7
Harborough	-	7	18	10	-	9	5	7	56	11.6
Hinckley and Bosworth	-	11	18	10	-	9	6	7	61	12.7
Melton	1	8	17	6	-	8	4	5	49	10.2
North West Leicestershire	2	10	17	13	-	11	7	8	68	14.1
Oadby and Wigston	-	7	17	6	-	9	6	7	52	10.7
Total	11	69	141	75	1	78	50	57	482	100.0

Source: LLEP 2013

Appendix 4 – Hinckley and Bosworth Vacant Property Schedules

Table A4.1 – Schedule of Industrial Premises

Property	Industrial			
	Settlement	Tenure	Quality	Size, Sqm
169 Newton Road, Harrowbrook Industrial Estate	Hinckley	Either	Moderate	7,138
Unit 2, Jacknell Close, Dodwells Bridge Industrial Estate	Hinckley	Leasehold	Moderate	1,951
Unit 1, Plot 2, Sketchley Meadows, Sketchley Meadows Industrial Estate	Burbage	Either	Moderate	1,833
Building 2, Lodge Farm, Broad Lane	Markfield	Leasehold	Moderate	1,425
Unit G, Harrowbrook Industrial Estate	Hinckley	Leasehold	Moderate	1,344
Unit 2, 40 High Street	Earl Shilton	Either	Budget	898
Mill View, off Victoria Street	Hinckley	Freehold	Moderate	786
13 Newton Road, Harrowbrook Industrial Estate	Hinckley	Either	Moderate	651
Unit B, Dawsons Lane	Barwell	Either	Moderate	650
Unit 15, Sketchley Lane, Sketchley Meadows Industrial Estate	Burbage	Leasehold	Moderate	604
Unit 16, Sketchley Lane, Sketchley Meadows Industrial Estate	Burbage	Leasehold	Moderate	604
Unit 18, Sketchley Lane, Sketchley Meadows Industrial Estate	Burbage	Leasehold	Moderate	604
Unit 19, Sketchley Lane, Sketchley Meadows Industrial Estate	Burbage	Leasehold	Moderate	604
Unit 2, Burbage Road	Burbage	Leasehold	Budget	446
24 Leaside, Merrylees Industrial Estate	Thornton	Leasehold	Moderate	435
Unit 3, Station Road	Bagworth	Either	Moderate	427
Unit 2, Knights Court, Brindley Road, Dodwells Bridge Industrial Estate	Hinckley	Leasehold	Moderate	381
Unit 2, Station Road	Bagworth	Either	Moderate	374
64 Station Road	Earl Shilton	Leasehold	Moderate	349
Unit 1, Knights Court, Brindley Road, Dodwells Bridge Industrial Estate	Hinckley	Leasehold	Moderate	315
Unit 2, Davenport Business Centre, John Street/Mill View	Hinckley	Leasehold	Budget	305
Unit 10, First Floor, Churchill Works, Highfield Street	Earl Shilton	Leasehold	Budget	300
Unit A, Dawsons Lane	Barwell	Either	Moderate	294
Unit A2, The Rise	Barwell	Leasehold	Good	287
Tollgate Works	Burbage	Leasehold	Moderate	287
Unit 4, Nutts Lane, Nutts Lane Industrial	Hinckley	Leasehold	Moderate	264

Property	Industrial			
	Settlement	Tenure	Quality	Size, Sqm
Estate				
21 Leaside, Merrylees Industrial Estate	Thornton	Leasehold	Moderate	248
Unit M, Maple Drive, Tungsten Park	Hinckley	Either	New	222
2 and 2a Leicester Road	Hinckley	Freehold	Budget	209
Unit 2, Southways Industrial Estate, Coventry Road	Hinckley	Leasehold	Moderate	204
51 New Street	Hinckley	Leasehold	Moderate	201
Unit 3, Marina Court, Maple Drive, Tungsten Park	Hinckley	Freehold	New	195
Unit 4, Marina Court, Maple Drive, Tungsten Park	Hinckley	Freehold	New	195
Unit X, Maple Drive, Tungsten Park	Hinckley	Either	New	192
Unit 5, Marina Court, Maple Drive, Tungsten Park	Hinckley	Freehold	New	185
Unit 8, Sunnyside Park, Wheatfield Way, Hinckley Fields Industrial Estate	Hinckley	Leasehold	Moderate	172
Unit 3, Southways Industrial Estate, Coventry Road	Hinckley	Leasehold	Moderate	163
Unit R, Maple Drive, Tungsten Park	Hinckley	Leasehold	New	160
Unit 8, Station Road Industrial Estate	Higham-on-the-Hill	Leasehold	Moderate	112
Unit C2, Sketchley Meadows, Sketchley Meadows Industrial Estate	Burbage	Leasehold	Moderate	93
38 Hill Lane Close	Markfield	Leasehold	Moderate	80
Unit 1, Wrask Farm, Desford Road	Newbold Verdon	Leasehold	Good	79
23 Hill Lane Close, Markfield Industrial Estate	Markfield	Leasehold	Moderate	74
Store, Crawfoot Carriers, High Street/Mill Street, Mill Street Industrial Estate	Barwell	Leasehold	Moderate	59
Unit 54, Sparkenhoe Business Centre, Southfield Road	Hinckley	Leasehold	Moderate	56
Workshop 1, The Quarters, New Street	Hinckley	Leasehold	Good	50
Workshop 2, The Quarters, New Street	Hinckley	Leasehold	Good	49
Unit 2, Wrask Farm, Desford Road	Newbold Verdon	Leasehold	Good	37
Unit 25, Sparkenhoe Business Centre, Southfield Road	Hinckley	Leasehold	Moderate	30
Unit 35, Sparkenhoe Business Centre, Southfield Road	Hinckley	Leasehold	Moderate	17

Source: BE Group, 2013

Table A4.2 – Schedule of Office Premises

Property	Office			
	Settlement	Tenure	Quality	Size, Sqm
Wing 4, Bradgate House	Groby	Leasehold	Good	910
Wings 1 and 2, Bradgate House	Groby	Leasehold	Good	740
Wing 3, Bradgate House	Groby	Leasehold	Good	633
Second Floor, Nationwide Building Society Building, The Borough	Hinckley	Leasehold	Budget	460
First Floor, Carr House, Hawley Road	Hinckley	Leasehold	Moderate	375
Suite 1, Ground Floor, Wheatfield House, Wheatfield Way, Hinckley Fields Industrial Estate	Hinckley	Leasehold	Good	328
Suite 2, Ground Floor, Wheatfield House, Wheatfield Way, Hinckley Fields Industrial Estate	Hinckley	Leasehold	Good	304
First Floor, Unit 3a, Peckleton Lane Business Park, Peckleton Lane	Desford	Leasehold	Budget	289
Third Floor, Nationwide Building Society Building, The Borough	Hinckley	Leasehold	Budget	235
Suite 1, First Floor, 1 Castle Street	Hinckley	Leasehold	Budget	223
First Floor, Unit 1j, Peckleton Lane Business Park, Peckleton Lane	Desford	Leasehold	Budget	172
First Floor, 20 West Street	Earl Shilton	Leasehold	Moderate	170
Ground Floor, Unit 3a, Peckleton Lane Business Park, Peckleton Lane	Desford	Leasehold	Budget	164
Ground Floor, Unit 3a, Peckleton Lane Business Park, Peckleton Lane	Desford	Leasehold	Budget	164
Unit 3, Canton House, Wheatfield Way, Hinckley Fields Industrial Estate	Hinckley	Freehold	Good	147
21 Quorn House, Station Road	Hinckley	Leasehold	Moderate	146
Suite 2 (Part), First Floor, 7 Castle Street	Hinckley	Leasehold	Budget	139
First Floor, Florence House, St Mary's Road	Hinckley	Leasehold	Moderate	127
Ground Floor, D8-10 Swan House, The Park	Market Bosworth	Leasehold	Good	125
134 High Street	Barwell	Leasehold	Moderate	109
Unit 7a, Peckleton Lane Business Park, Peckleton Lane	Desford	Leasehold	Budget	101
First Floor, B6/7 Swan House, The Park	Market Bosworth	Leasehold	Good	100
Unit 9, First Floor, Abbey Business Centre, Keats Lane	Earl Shilton	Leasehold	Moderate	93
First Floor, Unit 10a, Fir Tree Lane, Groby Trading Estate	Groby	Leasehold	Moderate	92

Property	Office			
	Settlement	Tenure	Quality	Size, Sqm
Unit 1, Ground Floor, Abbey Business Centre, Keats Lane	Earl Shilton	Leasehold	Moderate	86
First Floor, Unit 12a, Fir Tree Lane, Groby Trading Estate	Groby	Leasehold	Moderate	82
First Floor, Unit 11a, Fir Tree Lane, Groby Trading Estate	Groby	Leasehold	Moderate	77
Office 3, The Dairy Block, Newtown Grange Farm Business Park Newtown Unthank	Desford	Leasehold	Moderate	74
First Floor, North Wiltshire Carpets Building, George Street	Hinckley	Leasehold	Moderate	72
George Street	Hinckley	Leasehold	Moderate	72
Suite 6, First Floor, Trinity House, Coventry Road	Hinckley	Leasehold	Moderate	68
Ground Floor, Unit 12, Fir Tree Lane, Groby Trading Estate	Groby	Leasehold	Moderate	67
First Floor, Bosworth House, Station Road Industrial Estate	Market Bosworth	Leasehold	Good	66
Suite 2 (Part) , First Floor, 7 Castle Street	Hinckley	Leasehold	Budget	58
First Floor, A11 Swan House, The Park	Market Bosworth	Leasehold	Good	57
Suite 3, First Floor, Catherine House, Coventry Road	Hinckley	Leasehold	Moderate	53
First Floor, 14 Coventry Road	Hinckley	Leasehold	Moderate	53
Unit 3, Ground Floor, Abbey Business Centre, Keats Lane	Earl Shilton	Leasehold	Moderate	52
First Floor, 1-3 Keats Lane	Earl Shilton	Leasehold	Moderate	52
Offices 1-3, Crawfoot Carriers, High Street/Mill Street, Mill Street Industrial Estate	Barwell	Leasehold	Moderate	50
Units 13 and 14, Barleyfield, Hinckley Fields Industrial Estate	Hinckley	Leasehold	Moderate	46
Unit 2, Ground Floor, Abbey Business Centre, Keats Lane	Earl Shilton	Leasehold	Moderate	45
Room 16, First Floor, High Cross Building, 18 Lancaster Road	Hinckley	Leasehold	Moderate	41
Ground Floor, 1-3 Keats Lane	Earl Shilton	Leasehold	Moderate	39
Suite 7, First Floor, Trinity House, Coventry Road	Hinckley	Leasehold	Moderate	36
Office, Station Road Industrial Estate, Station Road	Higham-on-the-Hill	Leasehold	Moderate	33
Room 15, First Floor, High Cross	Hinckley	Leasehold	Moderate	32

Property	Office			
	Settlement	Tenure	Quality	Size, Sqm
Building, 18 Lancaster Road				
Ground Floor, D2 Swan House, The Park	Market Bosworth	Leasehold	Good	24
Ground Floor, D3 Swan House, The Park	Market Bosworth	Leasehold	Good	24
Ground Floor, C6 Swan House, The Park	Market Bosworth	Leasehold	Good	23
Ground Floor, C7 Swan House, The Park	Market Bosworth	Leasehold	Good	23
Room 2, Constitutional House Executive Business Centre, Station Road	Hinckley	Leasehold	Moderate	20
Room 3, Constitutional House Executive Business Centre, Station Road	Hinckley	Leasehold	Moderate	20
Room 14, Constitutional House Executive Business Centre, Station Road	Hinckley	Leasehold	Moderate	18
First Floor, B5 Swan House, The Park	Market Bosworth	Leasehold	Good	18
Room 11, Constitutional House Executive Business Centre, Station Road	Hinckley	Leasehold	Moderate	17
Suite 7a, First Floor, Trinity House, Coventry Road	Hinckley	Leasehold	Moderate	16
Room 5, Constitutional House Executive Business Centre, Station Road	Hinckley	Leasehold	Moderate	15
Room 10, Constitutional House Executive Business Centre, Station Road	Hinckley	Leasehold	Moderate	15
Room 1, First Floor, High Cross Building, 18 Lancaster Road	Hinckley	Leasehold	Moderate	14
Room 2, First Floor, High Cross Building, 18 Lancaster Road	Hinckley	Leasehold	Moderate	14

Source: BE Group, 2013

Appendix 5 – Potential Employment Sites Monitoring Appraisal

The Council track a large number of sites 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 ODPM Employment Land Review Guidance), or refer to building conversions/rebuilds rather than being sites. 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. This appendix outlines the assumptions made about sites included in the Council's monitoring records, explaining why certain sites have been deleted or why revised site areas have been used.

Table A5.1 – Employment Sites Monitoring Appraisal

Category	Address	Original Size	Revised Size	Comment
Employment site (specialised)	MIRA Ltd, Watling Street, Higham on the Hill	68.06	34.03	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
Employment site	Former Nailstone Colliery	9.50	24.35	94,971 sqm of B1/B8 floorspace is proposed This will require 24.35 ha at a development density of 3,900 sqm/ha
Employment site	Land Bounded by Ashby Canal, Railway Line and Bridge Street, Incorporating Former Johnson Factory, Burbage	18.70	17.63	Substantial mixed-use scheme incorporating 68,747 sqm of B1/B2/B8 employment floorspace Revised site size reflects this 17.63 ha included in employment land schedule
Employment site (specialised)	Caterpillar, Peckleton Lane, Desford	97.10	15.79	Existing employment facility with a longstanding permission to expand its storage facilities The 61,583 sqm of B8 floorspace proposed will only require 15.79 ha at a development density of 3,900 sqm/ha
Employment site	Timken Desford Steel, Desford Lane, Ratby	6.81	6.81	Erection of a 43,819 sqm warehouse The Employment Land Availability Schedule indicates that this development was completed prior to 31 st March 2012

Category	Address	Original Size	Revised Size	Comment
				Therefore excluded from supply
Employment site	North of Coventry Road, Hinckley	4.70	1.70	The majority of the site has now been developed 1.70 ha of development land remains, marketed for a mix of office, trade counter, retail and leisure uses Remaining land included in employment land schedule
Employment site	Flude House, Rugby Road, Hinckley	2.14	1.43	Mixed-use scheme incorporating 5,569 sqm of B1(a) office floorspace Revised site size reflects this 1.43 ha included in employment land schedule
Employment site	Beveridge Lane, Interlink Distribution Park, Stanton under Bardon	1.22	1.22	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 site	Jarvis Porter, Coventry Road, Hinckley	3.70	0.90	Mixed-use scheme incorporating 3,524 sqm of B8 warehousing Revised site size reflects this 0.90 ha included in employment land schedule
Employment site	Dunlop Ltd, Station Road, Bagworth	1.99	0.72	Mixed-use redevelopment scheme including 2,800 sqm of B1 and B2 uses Included in employment land schedule
Rebuild Expansion land	County Landscape Products, Brookfield Road, Burbage	0.50	0.50	Erection of B1(c) builders merchants and alterations to external storage This site is now part of the wider Sketchley Brook scheme and the application is no longer relevant Excluded
Building conversion	Westmoreland Farm, Rogues Lane, Hinckley	0.50	0.50	Converting farm building into 484 sqm of B1(c) storage space Excluded as building conversion
Building conversion	Forest View Farm, Peckleton Lane, Desford	0.40	0.40	Converting farm buildings into 704 sqm of B1(c) space Excluded as building conversion
Employment site	5 Jacknell Road, Hinckley	0.25	0.40	Erection of a 1,550 sqm industrial unit This floorspace proposed will require 0.40 ha at a development density of 3,900

Category	Address	Original Size	Revised Size	Comment
				sqm/ha Included in employment land schedule
Employment site	Pear Tree Farm, Ratby	0.39	0.39	Redevelopment for nine B1 units 77-167 sqm, totalling 1360 sqm Included in employment land schedule
Building Conversion	Units A and B, Nutts Lane Industrial Estate, Hinckley	0.33	0.33	Change of use from B8 to B1(c)/B2 This means there is no net loss or gain of employment land (property was in employment use and remains so) For this reason the site is excluded
Building conversion	Livestock Building, Drayton Lane, Fenny Drayton	0.30	0.30	Converting farm building into 632 sqm of B8 storage space Excluded as building conversion
Building Conversion	Units D1 and D2, Fleming Road, Hinckley	0.28	0.28	Change of use from B8 to B2 This means there is no net loss or gain of employment land (property was in employment use and remains so) For this reason the site is excluded
Building conversion	Grobby Lodge Farm, Markfield Road, Groby	0.27	0.27	Converting farm buildings into 2,681 sqm of B1/B2/B8 space Excluded as building conversion
Building Conversion	Sheepy Parva Farm, Wellsborough Road, Sheepy Parva	0.23	0.23	Converting farm buildings into four B1(a) office units Below 0.25 ha threshold Excluded
Employment site	Nutts Lane/East Midlands Electricity Site, Hinckley	0.18	0.23	Remainder of a historic employment site with permission for 886 sqm of B1(c) light industrial uses This floorspace proposed will require 0.23 ha at a development density of 3,900 sqm/ha Below 0.25 ha threshold Excluded
Employment site	Dawkins Abattoir, Barton Road, Congerstone	1.07	0.22	Mixed-use scheme comprising only 850 sqm of B1(a) offices 0.22 ha reflects employment floorspace Below 0.25 ha threshold Excluded
Building Conversion	Hall Farm, Hinckley Lane, Higham on the	0.22	0.22	Converting farm buildings into a B1/B8 live work unit

Category	Address	Original Size	Revised Size	Comment
	Hill			Below 0.25 ha threshold Excluded
Employment site	Bus Station, Lancaster Road, Hinckley	3.98	0.18	Mixed-use scheme comprising only 706 sqm of B1(a) 0.18 ha reflects employment floorspace Below 0.25 ha threshold Excluded
Rebuild	Unit 3, Station Road Industrial Estate, Market Bosworth	0.15	0.15	Demolition and rebuild for three B1(c) industrial units Below 0.25 ha threshold Excluded
Employment site	Dennis House, 4 Hawley Road, Hinckley	0.34	0.15	Mixed-use scheme comprising only 594 sqm of B1(a) offices 0.15 ha reflects employment floorspace Below 0.25 ha threshold Excluded
Employment site	Sycamore Farm, 29 Main Street, Barton In The Beans	0.50	0.13	Mixed-use scheme comprising only 513 sqm of B1(a) offices 0.13 ha reflects employment floorspace Below 0.25 ha threshold Excluded
Employment site	Essenda House, Upper Bond Street, Hinckley	0.16	0.13	Mixed-use scheme comprising only 493 sqm of B1(a) offices 0.13 ha reflects employment floorspace Below 0.25 ha threshold Excluded
Rebuild	Alexandra Stone Works, Desford Lane, Ratby	0.11	0.11	Demolition and replacement of a B2 stone works Below 0.25 ha threshold Excluded
Employment site	Stoke Industrial Park, Merrylees Road, Desford	0.10	0.10	Erection of a new B8 storage unit Below 0.25 ha threshold Excluded
Employment site	Unit 16, Willow Park Industrial Estate, Upton Lane, Stoke Golding	0.16	0.09	Erection of a 360 sqm B1(c) industrial unit 0.09 ha reflects employment floorspace Below 0.25 ha threshold Excluded
Extension	256 Station Road, Bagworth	0.07	0.07	Extension for B8 storage unit Below 0.25 ha threshold Excluded
Employment site	Stoke Industrial Park, Merrylees Road, Desford	0.07	0.07	Erection of a new industrial unit Below 0.25 ha threshold Excluded
Employment site	Wharf Yard, Hinckley	0.06	0.06	Mixed use scheme proposed, including a dental lab and two offices

Category	Address	Original Size	Revised Size	Comment
				Below 0.25 ha threshold Excluded
Rebuild	Unit 8, Station Road Industrial Estate, Market Bosworth	0.05	0.05	Demolition and rebuild of B1(c) factory Below 0.25 ha threshold Excluded
Rebuild	Woodlands Nurseries, Ashby Road, Stapleton	0.042	0.042	Demolition of glasshouse/garden centre offices/bungalow and replacement with a mix of uses, including B8 storage Below 0.25 ha threshold Excluded
Rebuild	Unit 6, Brindley Road, Hinckley	0.04	0.04	Demolition and rebuild of B2 factory Below 0.25 ha threshold Excluded
Building Conversion	Manor House, Manor Lane, Peckleton	0.034	0.034	Converting farm buildings into B1(a)/B8 office and storage Below 0.25 ha threshold Excluded
Building Conversion /Rebuild	62 Castle Street, Hinckley	0.10	0.03	Mixed-use scheme comprising only 127 sqm of B1(a) offices 0.03 ha reflects employment floorspace Below 0.25 ha threshold Excluded
Rebuild/ Building conversion	Land between Upper Bond Street and Neale's Yard, Hinckley	0.03	0.03	Demolition of some buildings and conversion of others to provide B1(a) offices and housing Below 0.25 ha threshold Excluded
Extension	Mallory Park, Church Road, Kirkby Mallory	0.03	0.03	Extensions and alterations to workshop and showroom Below 0.25 ha threshold Excluded
Building Conversion	Coach House Inn, Church Road, Kirkby Mallory	0.03	0.03	Change of use from A4 to B1(a) Below 0.25 ha threshold Excluded
Employment site	68 Mill Lane, Newbold Verdon	0.10	0.02	Mixed-use scheme incorporating only 91 sqm of B1(a) offices 0.02 ha reflects employment floorspace Below 0.25 ha threshold Excluded
Rebuild	Unit 5, Sapcote Road Industrial Estate, Burbage	0.02	0.02	Demolition of existing factory and construction of a new B1(c) light industrial unit Below 0.25 ha threshold Excluded
Extension	3 Watling Drive, Burbage	0.02	0.02	Extension for B2 factory Below 0.25 ha threshold

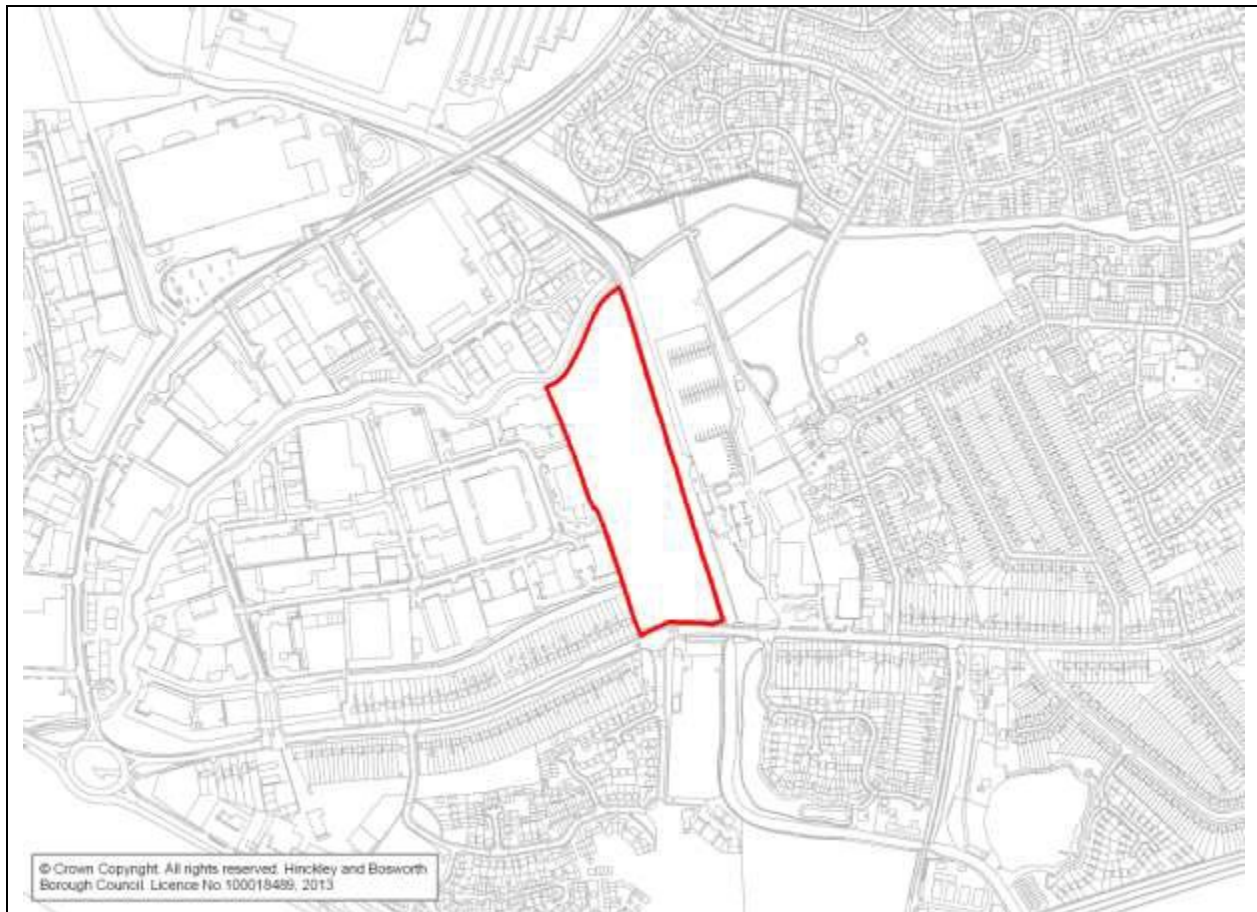
Category	Address	Original Size	Revised Size	Comment
				Excluded
Building Conversion	Oaks Farm, Ratby Lane, Markfield	0.013	0.013	Converting farm buildings into A1/B8 shop and storage Below 0.25 ha threshold Excluded
Extension	Verdon Sawmills, Bagworth Road, Newbold Verdon	0.25	0.01	Extension of existing sawmill Only 69 sqm of additional B1(c)/B8 floorspace proposed This will require only 0.01 ha at a development density of 3,900 sqm/ha Below 0.25 ha threshold Excluded
Building Conversion	Clarence Buildings, 3A Market Place, Hinckley	0.01	0.01	Change of use, of part of building, from A2 to B1(a) Below 0.25 ha threshold Excluded
Building Conversion	3 Lawnwood Road, Groby	0.006	0.006	Change of use from A2 to mixed A1/B1(c) Below 0.25 ha threshold Excluded
Building Conversion	1 The Horsefair, Hinckley	0.006	0.006	Change of use from A1 to B1(a) Below 0.25 ha threshold Excluded

Source: BE Group/H&BBC, 2013

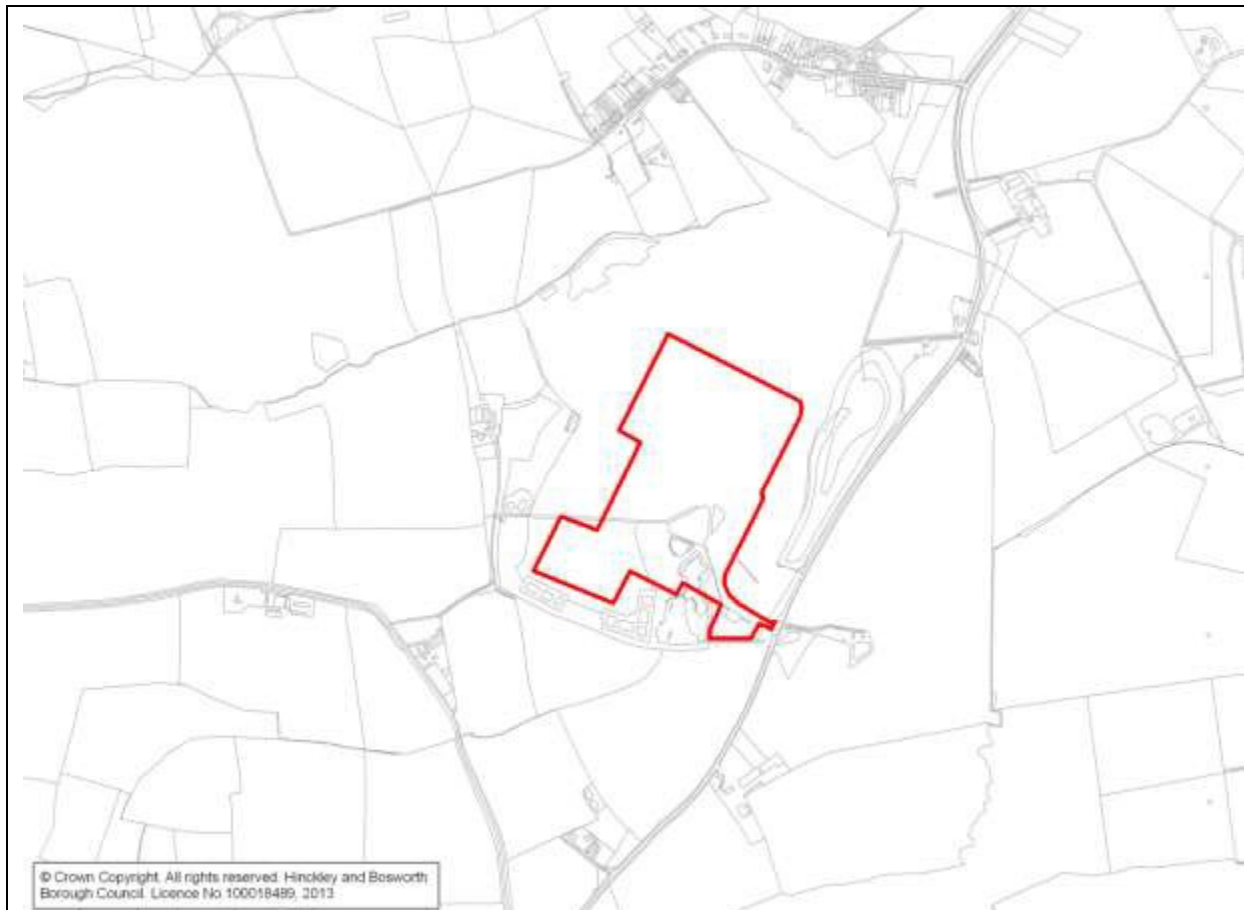
Appendix 6 – Employment Land Site Proformas

The employment land site 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. These proformas are linked to the analysis in Section 6.0 of the main Employment Land and Premises Review document.

The employment land site proformas are different to the Employment Area Assessments included at Appendix 7, in that the latter refers to existing development and buildings. However, it should be noted that an employment site can be included within an Employment Area, for example the MIRA employment site is included with the Employment Area 'MIRA, Watling Street, Higham on the Hill'.

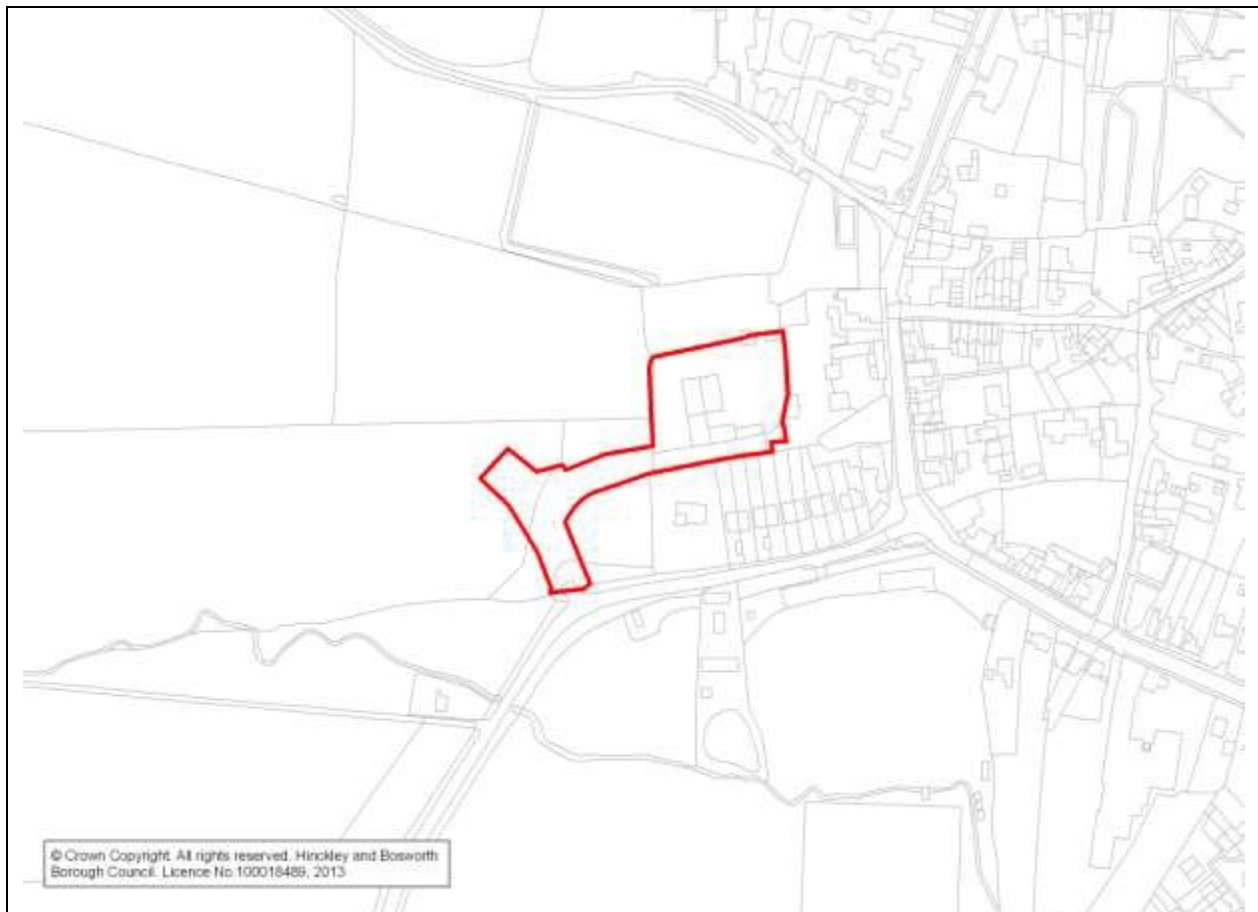


Site	North of Coventry Road, Hinckley
Owner	Tungsten Properties
Agent	Lambert Smith Hampton/Wards
Size, ha	1.70 (available from a total site area of 4.70 ha)
Market Availability	Available – leasehold/freehold
Planning	Full planning permission (07/01150/FUL, 10/00695/FUL) for B1/B2/B8
Proposal	Mixed-use commercial development comprising a Sui Generis car showroom, A3/A5 restaurant, 7,550 sqm of flexible B1, B2, B8 accommodation (24 units). In total, 9,178 sqm of employment space is proposed.
Constraints	None
Comments	Marketed as Tungsten Park Scheme under construction 22 industrial, trade counter and office units built – 17 sold KFC restaurant on frontage Further space to be offered on design and build basis only due to lack of demand Site was originally 4.70 ha – 1.70 ha of development land remains, marketed for a mix of office, trade counter, retail and leisure uses
Planning Issues	Adjacent Recreation Facility Adjacent Ashby Canal Corridor/Conservation Area
Likely development potential	Industrial/office
Potential ODPM ELR guidance market segment uses	High Quality Business Park
Serviced	Yes
Availability, years	3-5

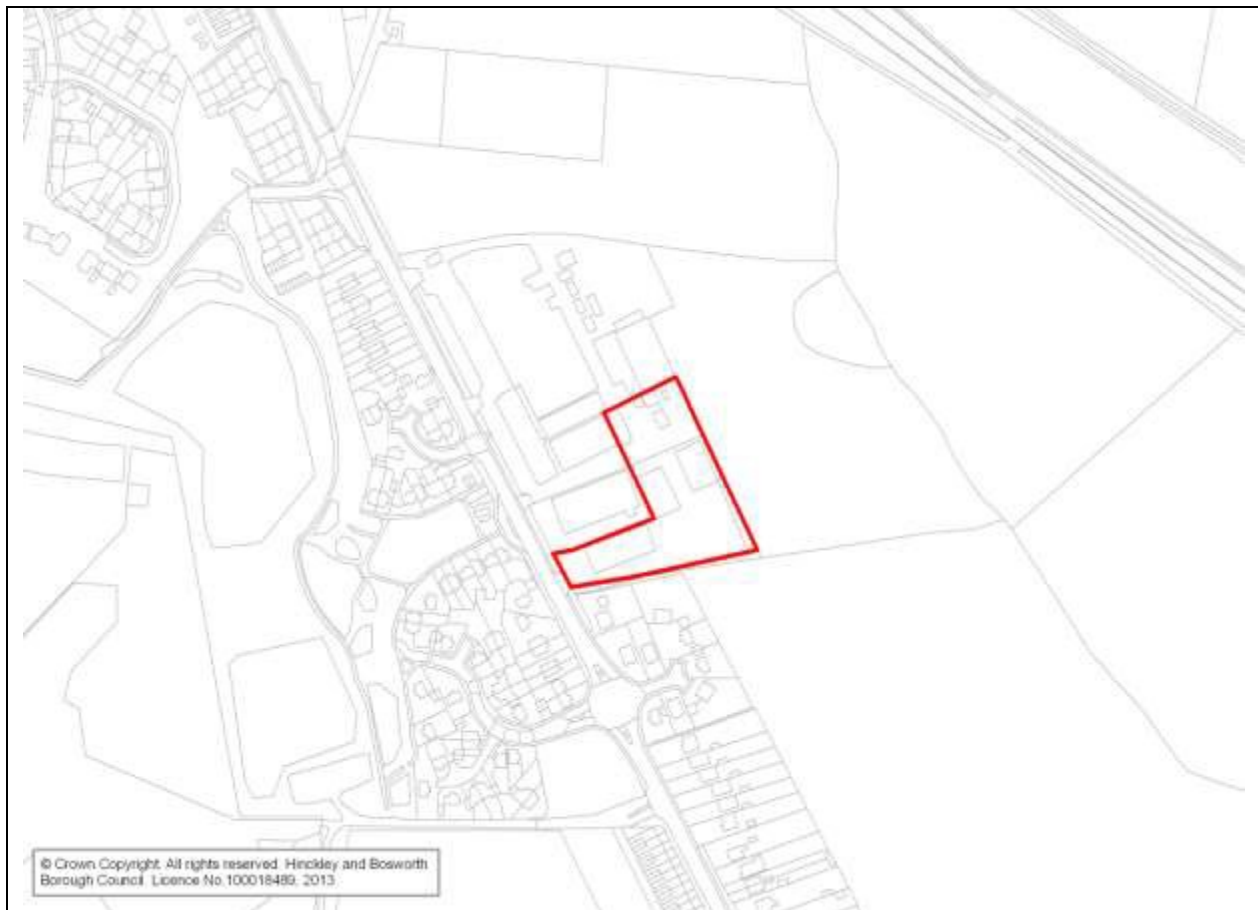


Site	Former Nailstone Colliery, Nailstone
Owner	Viridor/Private Individual (South West Industrial Properties is the applicant) (Curtis Real Estate have agreed acquisition in order to develop the site)
Agent	Amethyst
Size, ha	24.35
Market Availability	Not available
Planning	Outline planning permission (06/00980/OUT, 10/00851/EXT) for B1/B2/B8 uses
Proposal	<p>Permission proposes three possible employment area layouts:</p> <ol style="list-style-type: none"> 1. A large distribution warehouse (B8) totalling 93,109 sqm and a 1862 sqm small business unit (B1) 2. Two B8 units of 51,210 sqm and 37,250 sqm, plus a 1862 sqm small business unit (B1) 3. Three B8 units ranging from 13,970 sqm to 46,550 sqm, plus a 1862 sqm small business unit (B1). <p>Total floorspace proposed is 94,971. Part of a wider scheme, covering 143 ha, to include a country park, landscaping, open space and car parking</p>
Constraints	<p>Ecological protection issues Ancient woodland protection Environmental issues Section 106 for highways improvements Potential contamination Footways, cycleways and bridleways needed</p>
Comments	<p>Development has been stalled for some years but Curtis Real estate advise infrastructure works will be undertaken during the next twelve months in order to protect the planning consent. Development of buildings will be on a pre-let/pre-sale basis.</p>
Planning Issues	Planning permission will expire in February 2014 (Time extension

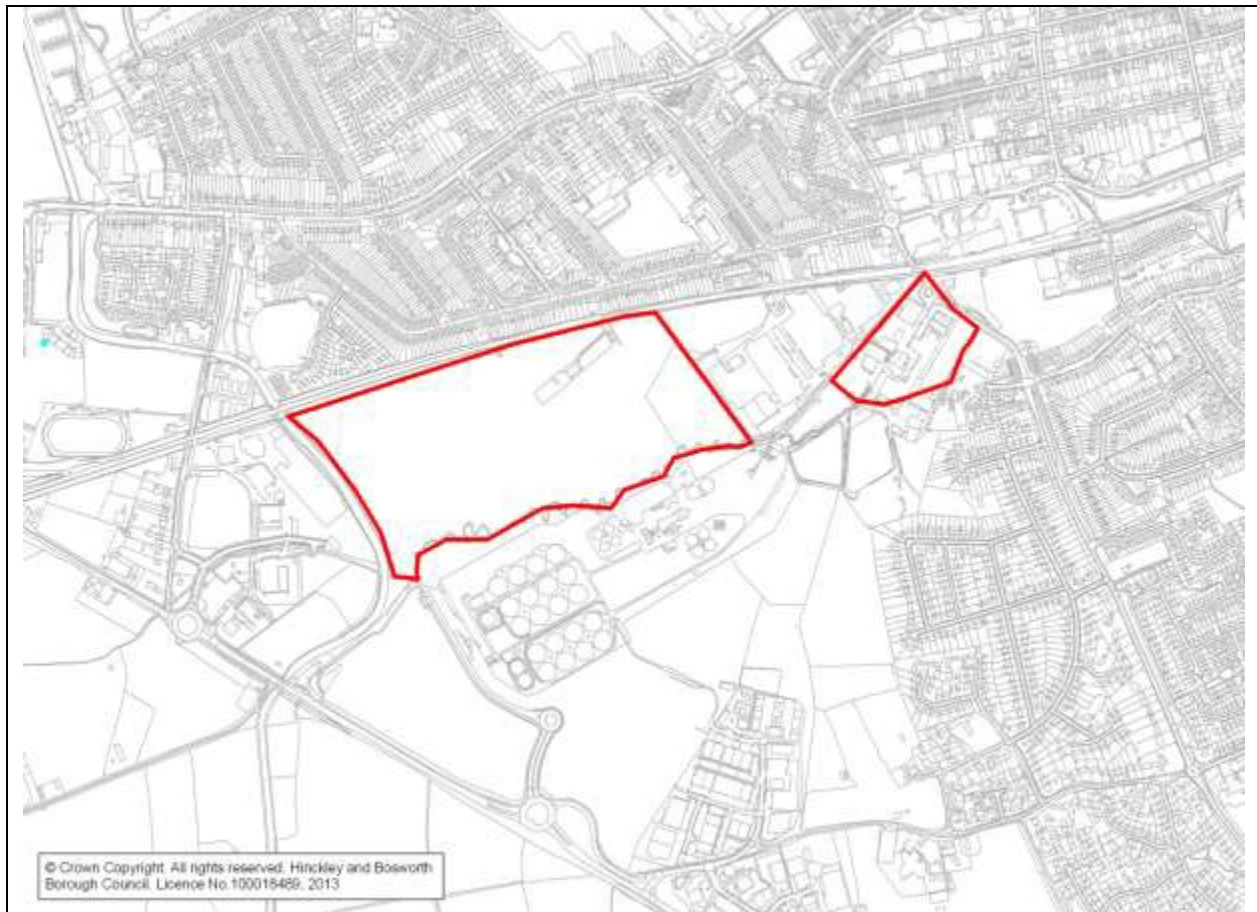
	approved in 2010) Within Local Landscape Improvement Area Within Open Countryside Proposed Recreation/Landscaping Site
Likely development potential	Industrial
Potential ODPM ELR guidance market segment uses	Warehouse/Distribution Parks General Industrial/Business Areas
Serviced	No
Availability, years	1-3



Site	Pear Tree Farm, Ratby
Owner	Cawrey Homes
Agent	Mather Jamie
Size, ha	0.39
Market Availability	Marketed
Planning	Full planning permission (08/01123/FUL) for B1(a) offices and B1(c) light industry
Proposal	Erection of nine B1 units 77-167 sqm, totalling 1,360 sqm.
Constraints	-
Comments	Scheme under construction (almost complete) Units are now being marketed for sale, or to let Upon completion, this scheme should be adopted as a new Employment Area for the Borough
Planning Issues	-
Likely development potential	Industrial/office
Potential ODPM ELR guidance market segment uses	General Industrial/Business Area High Quality Business Park
Serviced	Yes
Availability, years	0-1



Site	Dunlop Ltd, Station Road, Bagworth
Owner	Johal and Kler Partnership
Agent	Cerda Planning
Size, ha	0.72
Market Availability	Not available
Planning	Outline planning permission (11/00063/OUT) for B1 and B2 uses
Proposal	The redevelopment of a vacant factory complex to provide 61 houses and B1/B2 starter units of 150-300 sqm, totalling 2,800 sqm, in the south (shown on map).
Constraints	Existing factory buildings and storage tanks to be cleared Potential contamination New access road required Trees on site Agricultural land adjacent
Comments	Dunlop factory has been vacant for more than four years.
Planning Issues	Planning permission will expire in April 2014 Existing Employment Site Surrounded on three sides by Local Landscape Improvement Area Proposed Recreation/Landscaping Site to the east
Likely development potential	Industrial
Potential ODPM ELR guidance market segment uses	General Industrial/Business Areas Incubator/SME Cluster Site
Serviced	No
Availability, years	1-3

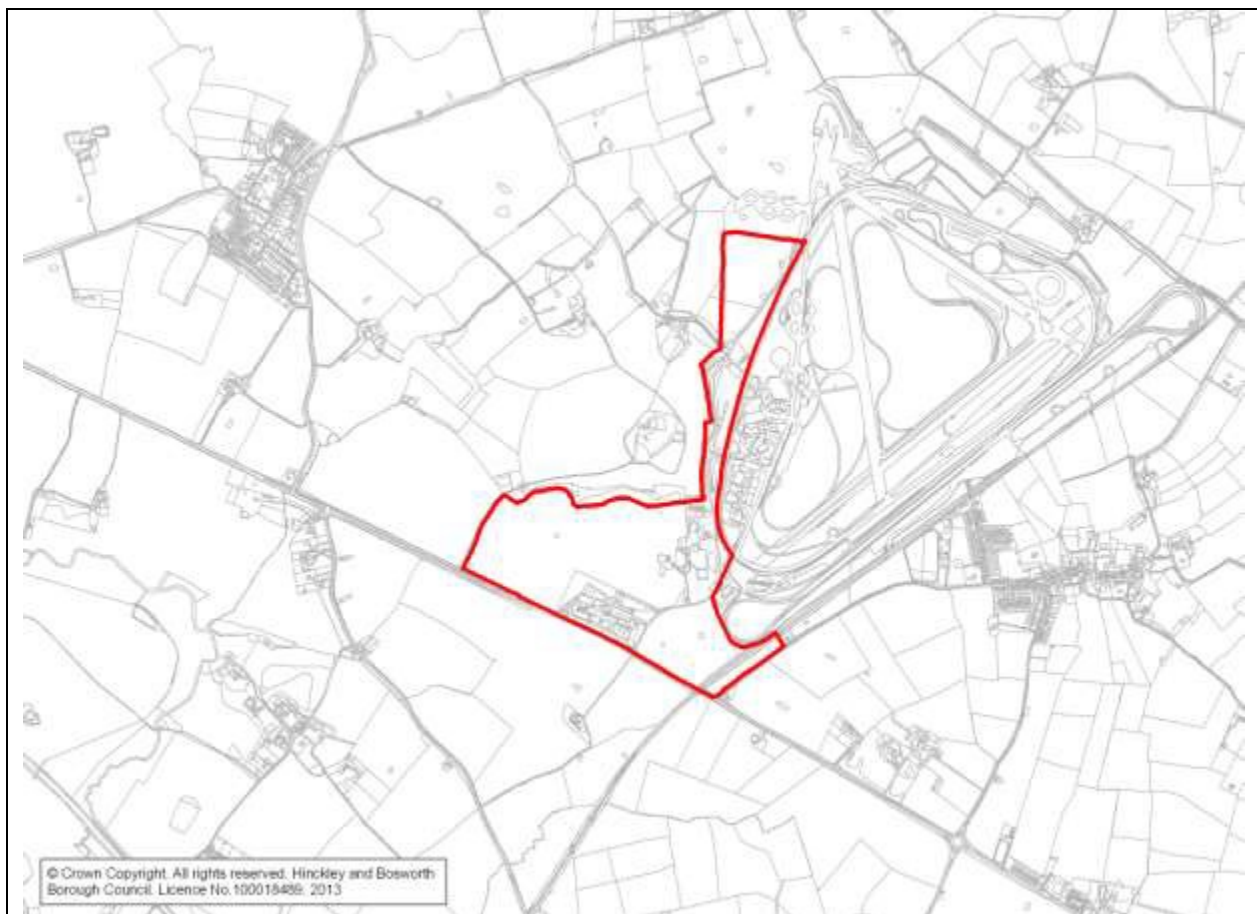


Site	Land Bounded by Ashby Canal, Railway Line and Bridge Street, Incorporating Former Johnson Factory, Burbage
Owner	Multiple, including Severn Trent Water, Travis Perkins and Johnsons Cleaners (developer is Goodman Real Estate)
Agent	Holmes Anthill
Size, ha	17.63
Market Availability	Marketed (Logix Park Phase Two is being marketed in advance of completion)
Planning	Outline planning permission (10/00518/OUT) for B1/B2/B8 uses
Proposal	<p>A mixed-use commercial redevelopment of a range of employment units (most of which have now been cleared). Proposed uses include 375 dwellings, 1,092 sqm of A1-A2 retail, 1,046 sqm of A3-A5 hot food uses, and 464 sqm of D2 non-residential institutions. The proposed employment space comprises:</p> <ul style="list-style-type: none"> B1(a) offices: 1,858 sqm B1(c) light industrial: 9,755 sqm B2 general industry: 9,755 sqm B8 storage and distribution: 47,379 sqm (the second phase of Logix Park, which comprises the western site shown on the above map) <p>68,747 sqm of employment floorspace is proposed in total.</p>
Constraints	<p>New access required, including significant alteration to existing road layout</p> <p>Trees of site</p> <p>Buildings and foundations of buildings on site</p>
Comments	<p>The infrastructure and open space elements of the proposal now have full planning permission (11/00856/REM)</p> <p>Most existing property has now been cleared, construction underway</p>

	Logix Park Phase Two is now being marketed as Hinckley Commercial Park
Planning Issues	Existing Employment Site/Employment Allocation in the east. Also an Area of Separation and Local shopping Centre West is Open Countryside Includes a Recreation Facility
Likely development potential	Industrial/office
Potential ODPM ELR guidance market segment uses	General Industrial/Business Area Warehouse/Distribution Park High Quality Business Park
Serviced	No
Availability, years	1-3

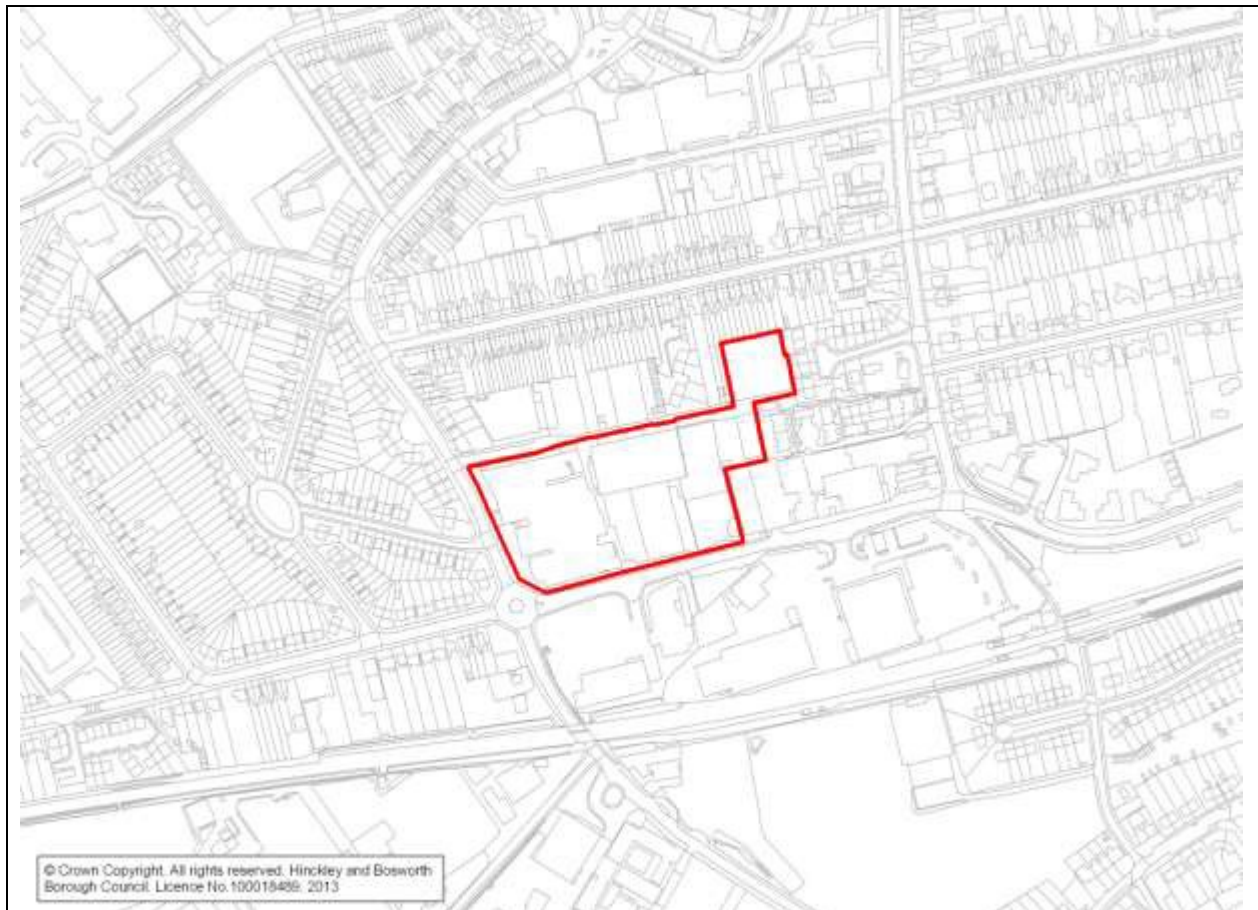


Site	Caterpillar, Peckleton Lane, Desford
Owner	Platinum Equity (let to Neovia)
Agent	Atkins DGI
Size, ha	15.79
Market Availability	Not available
Planning	Full planning permission (99/00853/FUL) for B8 storage and distribution
Proposal	Development within the secure Caterpillar/Neovia complex, including expanded storage facilities (61,583 sqm), realignment of highway, hard standing areas, moulding and landscaping.
Constraints	Includes existing buildings and open storage areas
Comments	Highway, hard standing areas, moulding and landscaping elements completed. Neovia have no plans to deliver the additional warehousing in the short term. The precise site boundary is unknown and the above map shows an estimation of the area affected.
Planning Issues	Existing Employment Site
Likely development potential	Industry
Potential ODPM ELR guidance market segment uses	Site for Specific Occupier Heavy/Specialist Industrial Site
Serviced	Yes
Availability, years	5+



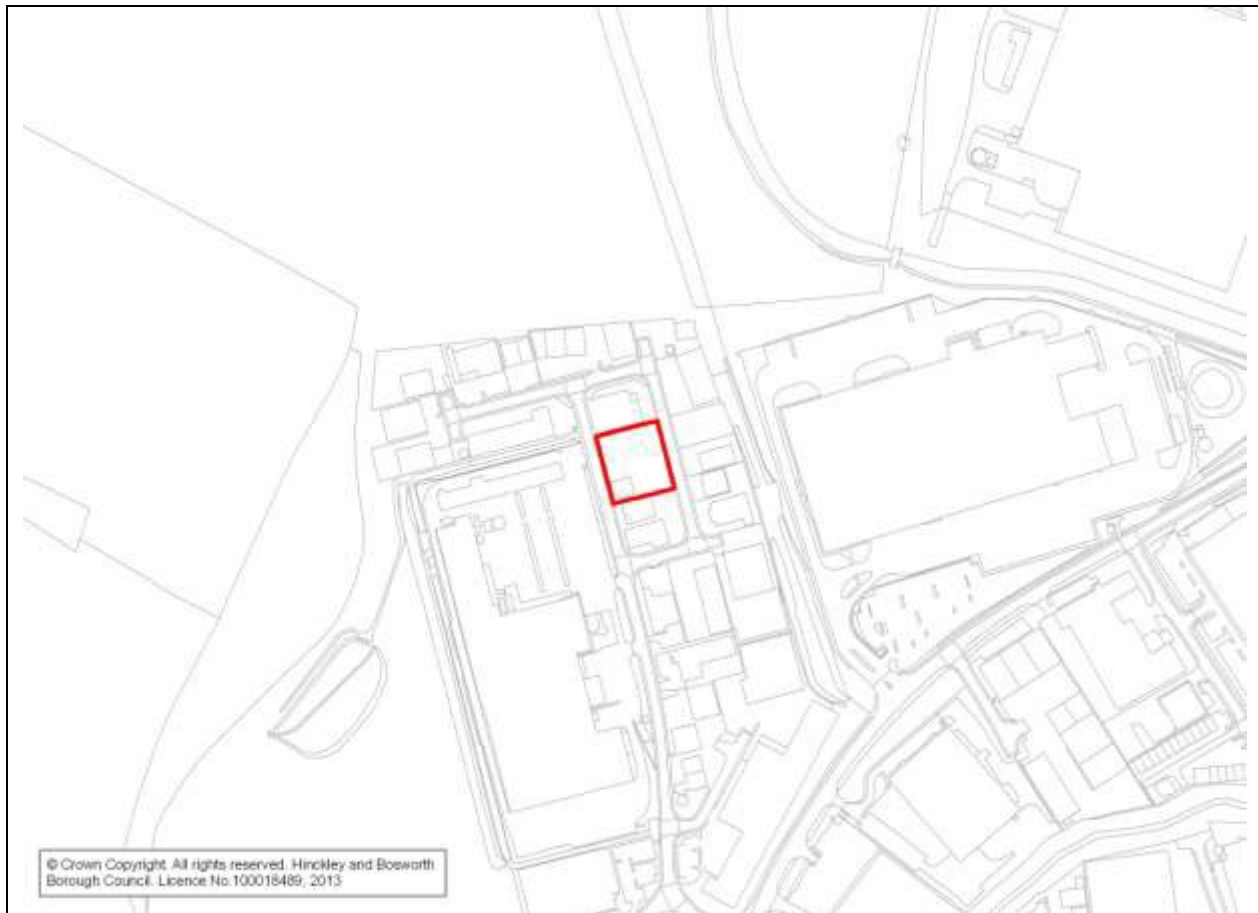
Site	MIRA Ltd, Watling Street, Higham on the Hill
Owner	Multiple, including the Highways Agency and Ensor Trust (Applicant is MIRA Technology Park Ltd)
Agent	Turley Associates
Size, ha	34.03
Market Availability	Not available
Planning	Outline planning permission (11/00360/OUT) for B1(b) research and development
Proposal	Development of 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.
Constraints	Access (presently a secure site)
Comments	MIRA is now an Enterprise Zone Occupancy within the Enterprise Zone will be limited to companies in a range of transport sectors including automotive, aerospace, rail and defence MIRA estimate that the proposal will generate 4,962 jobs by the second quarter of 2017
Planning Issues	Planning permission will expire in September 2015 Allocated as the MIRA Testing Area Includes Existing Employment Sites Within Local Landscape Improvement Area Within Open Countryside
Likely development potential	Industrial/office

Potential ODPM ELR guidance market segment uses	Heavy/Specialist Industrial Site Research and Technology/Science Park High Quality Business Park
Serviced	No
Availability, years	3-5



Site	Flude House, Rugby Road, Hinckley
Owner	Private Individuals (applicants are MRP Hinckley and, subsequently, Westleigh Developments)
Agent	MRP Development Services/ Brian Dearlove Partnership
Size, ha	1.43
Market Availability	Not available
Planning	Full planning permission (10/00847/Full) for B1(a) offices
Proposal	Mixed use development including retention, refurbishment and extension to existing buildings and demolition of factory buildings to create: <ul style="list-style-type: none"> 5,569 sqm of office space including a landmark building (The Hinckley Hub) at the junction of Rugby Road and Hawley Road A 66.4 sqm A3 cafe on the ground floor of the Hinckley Hub building A 1,095 sqm D1 health clinic on the ground, first and second floors of the Substation building 54 dwellings fronting Willowbank Road. A new street structure linking Willowbank Road and Hawley Road.
Constraints	-
Comments	The scheme is under construction, with the new housing largely complete. The Hinckley Hub will house Hinckley and Bosworth Borough Council. Additional space will be let to Leicestershire County Council and others.
Planning Issues	Existing Employment Site
Likely development	Office

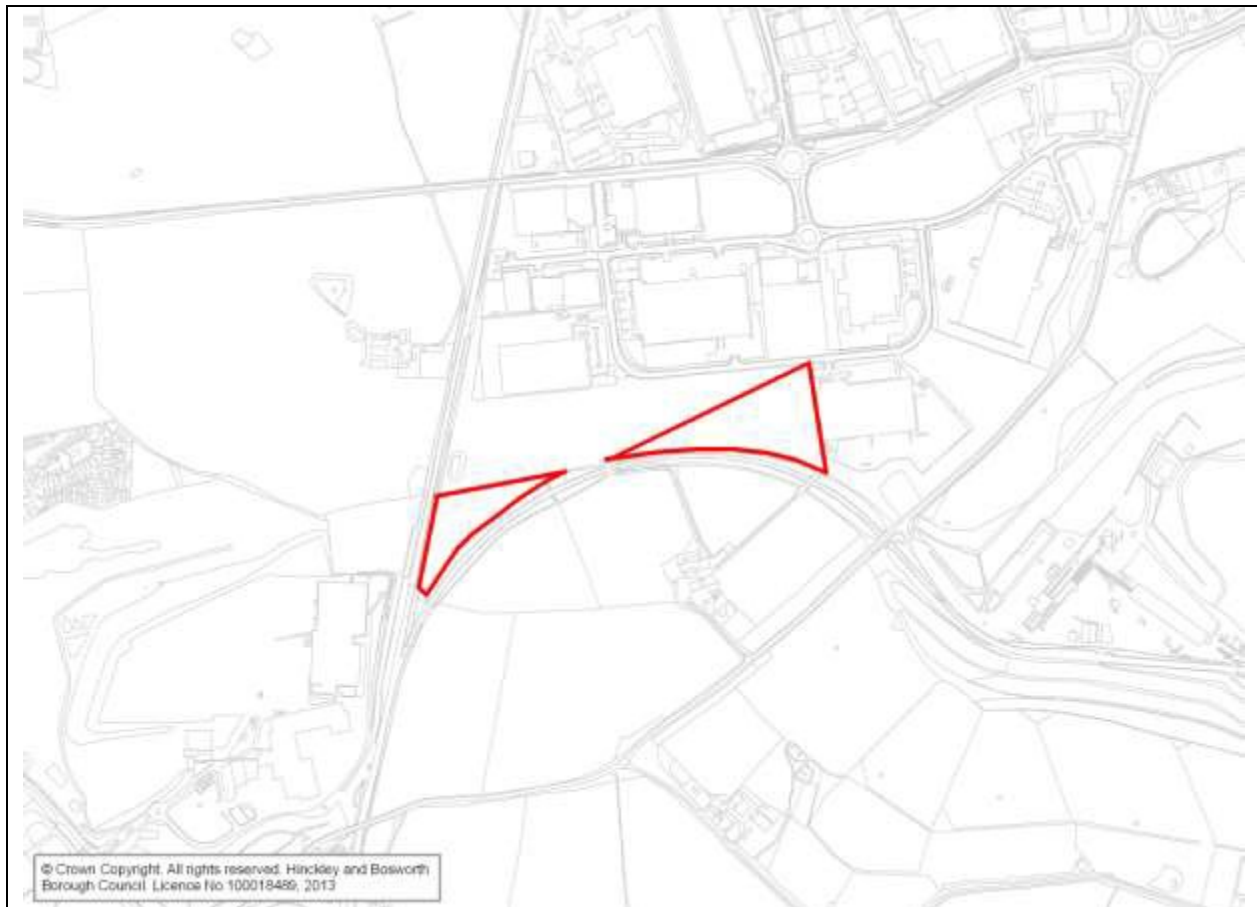
potential	
Potential ODPM ELR guidance market segment uses	Established or Potential Office Location
Serviced	Yes
Availability, years	0-1



Site	5 Jacknell Road, Hinckley
Owner	Printing and Packaging Company
Agent	Savage Hayward
Size, ha	0.40
Market Availability	Not available
Planning	Full planning permission (10/00779/Full) for B2 general industry
Proposal	Erection of a 1,550 sqm industrial unit
Constraints	-
Comments	-
Planning Issues	Planning permission will expire in January 2014 Existing Employment Site
Likely development potential	Industrial
Potential ODPM ELR guidance market segment uses	General Industrial/Business Area Site for Specific Occupier
Serviced	No
Availability, years	0-1



Site	Jarvis Porter, Coventry Road, Hinckley
Owner	National Grid/Highways Department (Applicant is the Invista Foundation Hinckley)
Agent	CgMs Consulting/North Rae Sanders
Size, ha	0.90
Market Availability	Marketed
Planning	Full planning permission (11/00046/FUL) for B8 storage and distribution
Proposal	Mixed-use development comprising 9,195 sqm of non-food retail and 3,524 sqm of warehousing in the north/north west of the site (shown on the above map).
Constraints	Foundations require clearance Access improvements required
Comments	No change in the site since the 2010 Employment Land and Premises Study Site continues to be marketed, to let, for open storage plots of 0.40-2.61 ha
Planning Issues	Planning permission will expire in November 2014 Part of an Existing Employment Site Adjacent Recreation Facility Included in the Hinckley Town Centre Area Action Plan
Likely development potential	Industrial
Potential ODPM ELR guidance market segment uses	General Industrial/Business Area
Serviced	No
Availability, years	3-5



Site	Beveridge Lane, Interlink Distribution Park, Stanton under Bardon
Owner	Wilson Bowden
Agent	King Sturge FPD Savills
Size, ha	1.22
Market Availability	Marketed
Planning	Outline planning permission (01/00458/CONDIT) for B1/B2/B8 uses. Permission granted for 14 years.
Proposal	Development of 12,200 sqm of B1/B2/B8 units.
Constraints	-
Comments	Remainder of site, adjoins other land in North West Leicestershire Properties to be offered on a design and build, leasehold basis No change in the site since the 2010 Employment Land and Premises Study
Planning Issues	Planning permission will expire in February 2016 Part of an Existing Employment Site Within Local landscape Improvement Area Within Open Countryside
Likely development potential	Industrial
Potential ODPM ELR guidance market segment uses	Warehouse/Distribution Parks General Industrial/Business Areas
Serviced	Yes
Availability, years	3-5

Appendix 7a – A-C Employment Area Proformas

This Appendix provides an appraisal of the existing Employment Areas in the Borough as identified in the Hinckley and Bosworth Local Plan Adopted February 2001. These were categorised under three headings:

A – 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 – 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 – 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 unless effective measures can be taken to mitigate the environmental problems being experienced.

There are also four additional areas included that have been identified since the Local Plan 2001:

- Highfield Seeds, Peckleton Lane, Desford
- Rare, Manor Park, Twycross
- Verdon Sawmills, Newbold Heath
- Theobalds Rural Industry and FP McCann, Cadeby.

These are included on each of the site proformas next to **Original Local Plan 2001 Category**. The sites' categories were reviewed and updated by BE Group in during the 2010 Employment Land and Premises Study. This was done to provide 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. Each site is given a grade A, B or C as outlined in the table below.

Table 7a.1 – Employment Area 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, 2013

For consistency, this (2013) Employment Land and Premises Review will continue with the same system. This also reflects the fact that many of Hinckley and Bosworth's Employment Areas have seen only minimal change over the last three years.

The area boundaries used in the proformas were provided by Hinckley and Bosworth Borough Council. Some of the boundaries have been amended from the 2010 Employment Land and Premises Study, as a result of recent development. In some cases this has resulted in single Employment Areas being sub-divided into multiple smaller areas. Where this has occurred, it is identified in the proformas.

Any further boundary amendments which are required are also identified in the proformas, as are any Employment Areas 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 Areas which were included in the 2001 Local Plan, but which have since been redeveloped for other uses, is provided in Appendix 7c.

Recommendation

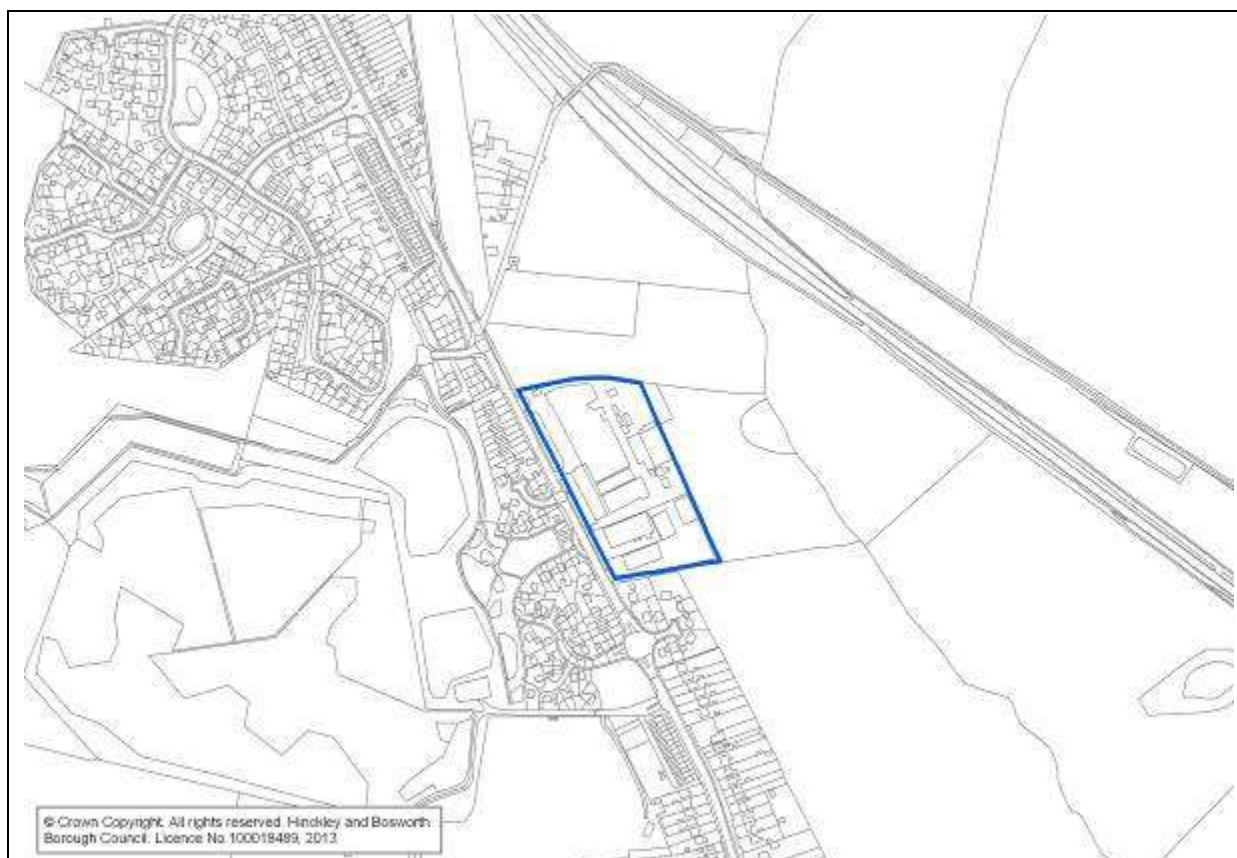
Policy guideline for site, building or area.

Percent Employment Use Retained

Indicative proportion of floorspace/site area retained for employment use.

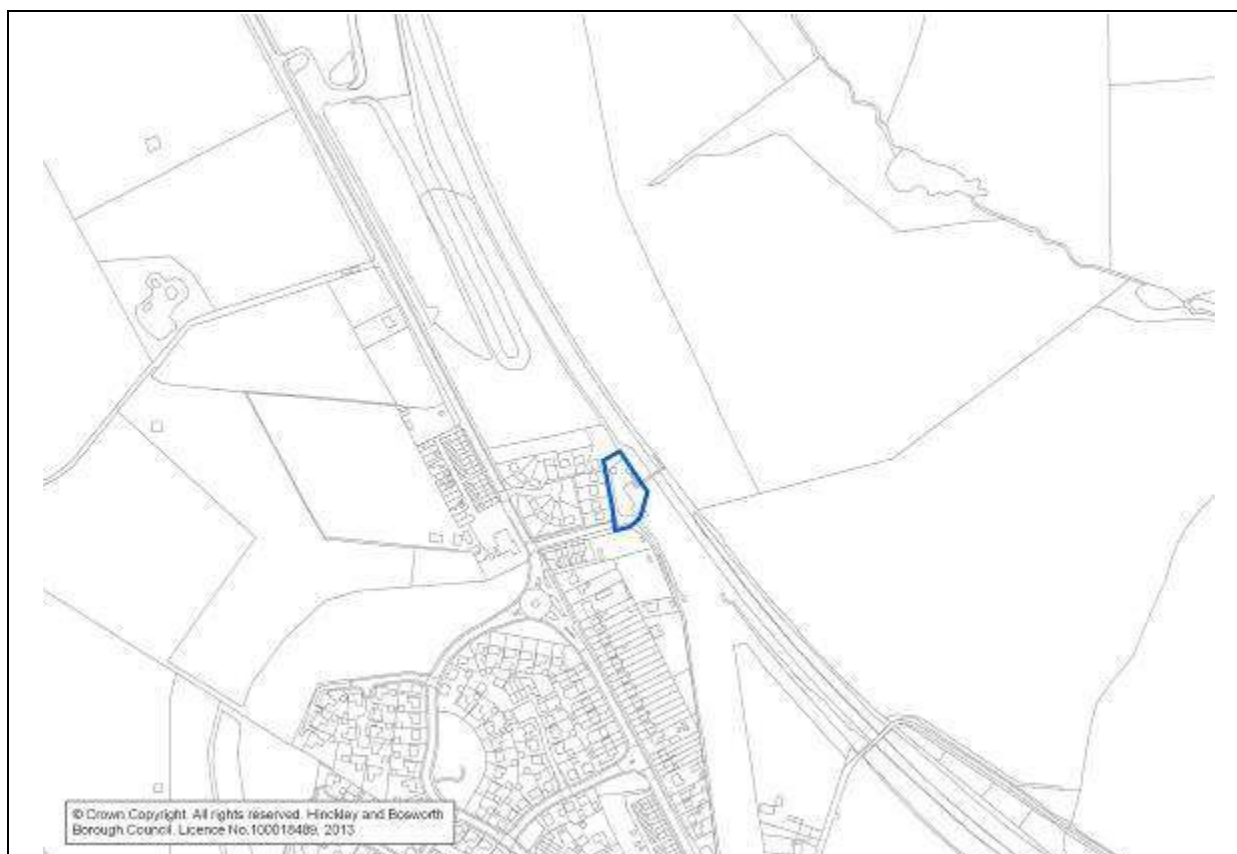
Percent Other Uses Allowed

Indicative proportion of floorspace/site area that could be redeveloped for non-employment use(s).



Address	Dunlop, East of Station Road, Bagworth
Original Local Plan 2001 Category	B – Rural
Description	Medium sized industrial complex
Occupier(s)	Vacant (main factory, unit to the south occupied by Presscut Components)
Prominence	Moderate
Current Use	Industrial
Size, ha	2.23
Building Age	Various
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Complex marketed by Innes England. The main factory has been vacant and on the market since before the 2010 Employment Land Study. This long term vacancy suggests that the property is, by virtue of its location and condition, no longer suitable for modern occupier needs. The area has outline permission for housing and employment uses (11/00063/OUT). That scheme will provide 61 houses and B1/B2 starter units of 150-300 sqm, totalling 2,800 sqm and occupying around 0.72 ha. Redevelopment of vacant parts of this area should be accepted, retaining as much of this relatively large site in employment use as possible. The area has the potential

	to provide a small rural industrial estate.
Recommendation	C
Percent Employment Use Retained	32
Percent Other Uses Allowed	68 (Reflecting the planning permission)



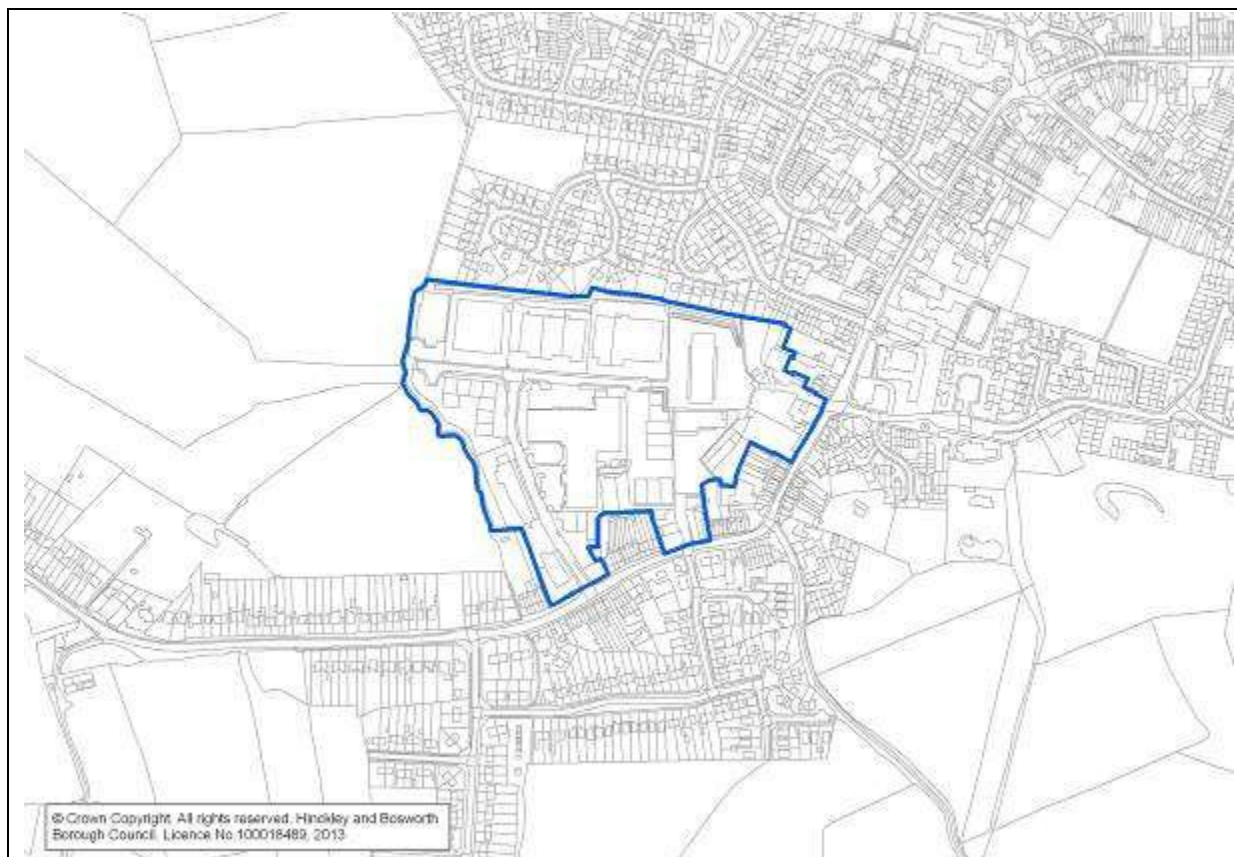
Address	Workshop Units, Station Terrace, Bagworth
Original Local Plan 2001 Category	B - Rural
Description	Single industrial unit ('The Old Station')
Occupier(s)	Not known
Prominence	Low
Current Use	Light industrial
Size, ha	0.13
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	Minor access issue
Distance to Motorway, km	6
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Building should be retained to provide rural opportunities. It is fit-for-purpose. However, loss would have minimal impact on overall employment supply. Has little adverse effect on neighbouring residential amenity.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Markfield Plastics Ltd, 256 Station Road, Bagworth
Original Local Plan 2001 Category	None
Description	Sole industrial unit
Occupier(s)	Markfield Plastics
Prominence	Moderate
Current Use	Industrial
Size, ha	0.06
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Property has a minor unimplemented full planning permission (09/00669/FUL), which would extend the unit by 45 sqm. Building should be retained to provide rural employment opportunities. It is fit-for-purpose. However, its loss would have minimal impact on the overall employment supply. The property has little adverse effect on neighbouring residential amenity.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Hosiery Factory, Barton Road, Barlestone
Original Local Plan 2001 Category	B - Rural
Description	Isolated workshop in residential area
Occupier(s)	Vacant (main unit, small construction yard in south)
Prominence	Low
Current Use	Light industrial
Size, ha	0.20
Building Age	Post 1960
Building Quality	Good
Access Constraints	Through residential area, down narrow track
Distance to Motorway, km	8
Distance to A-road, km	2
Distance to Rail Station, km	12
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Small, low quality, (largely) vacant unit in a backland residential location, with constrained access. Area has outline permission for housing. Its loss would have minimal impact on the overall employment supply.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



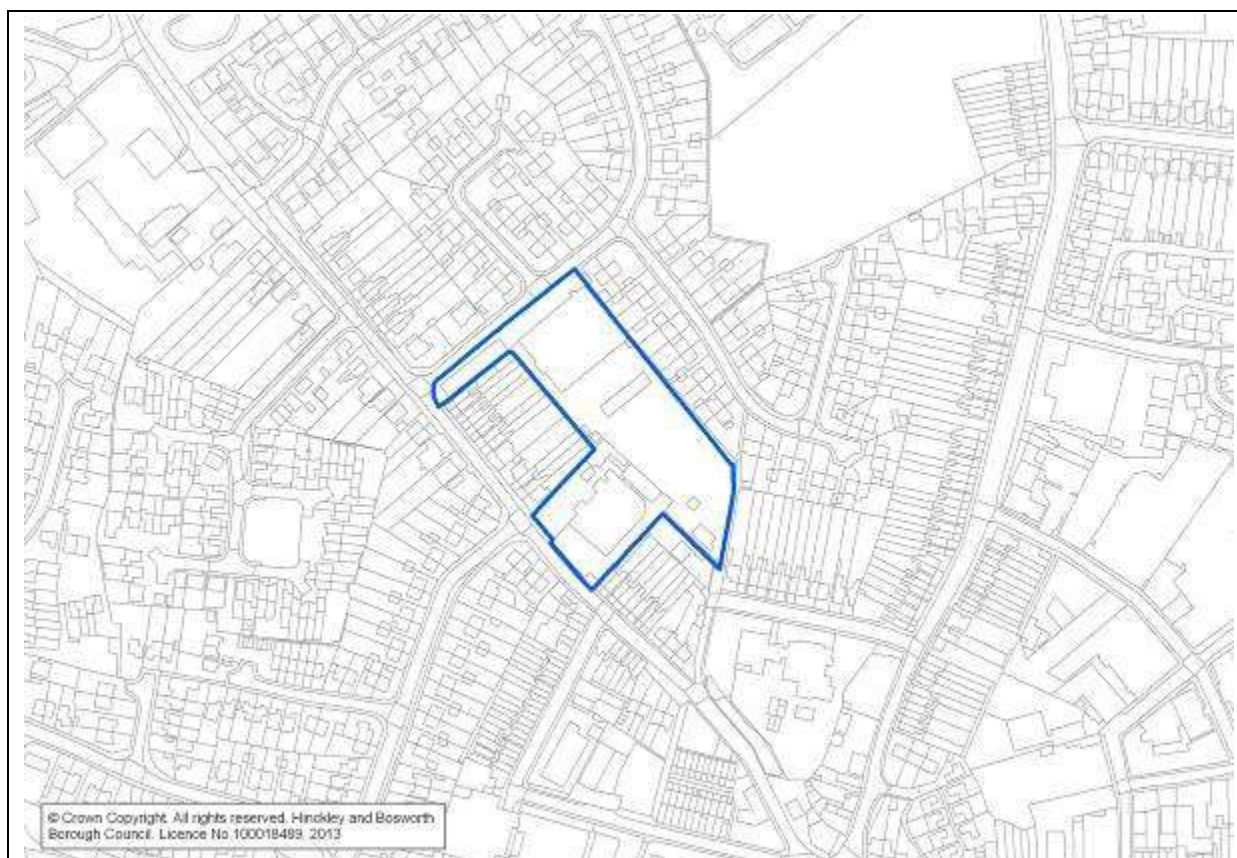
Address	Mill Street Industrial Estate, Barwell
Original Local Plan 2001 Category	A - Urban
Description	Industrial Estate
Occupier(s)	Various, including Crawfoot Carriers and Labelsco
Prominence	Moderate
Current Use	Industrial estate
Size, hectares	7.46
Building Age	Modern
Building Quality	Good
Access Constraints	No
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Factories, Dawsons Lane, Barwell
Original Local Plan 2001 Category	C - Urban
Description	Small concentration of industrial units on the edge of the village centre
Occupier(s)	Various, including The Suite Superstore
Prominence	Low
Current Use	Light Industrial/wholesale/retail
Size, ha	1.63
Building Age	Various
Building Quality	Moderate
Access Constraints	Village centre access
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	<p>Relatively large area of reasonably modern units on the edge of the village centre. Some units in trade/retail use. It is in a better location and of a better quality than other premises in Barwell Village Centre and should therefore be retained.</p> <p>The access road needs improving and larger buildings may require sub-dividing to provide small business space in future, should sole occupiers vacate.</p>
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



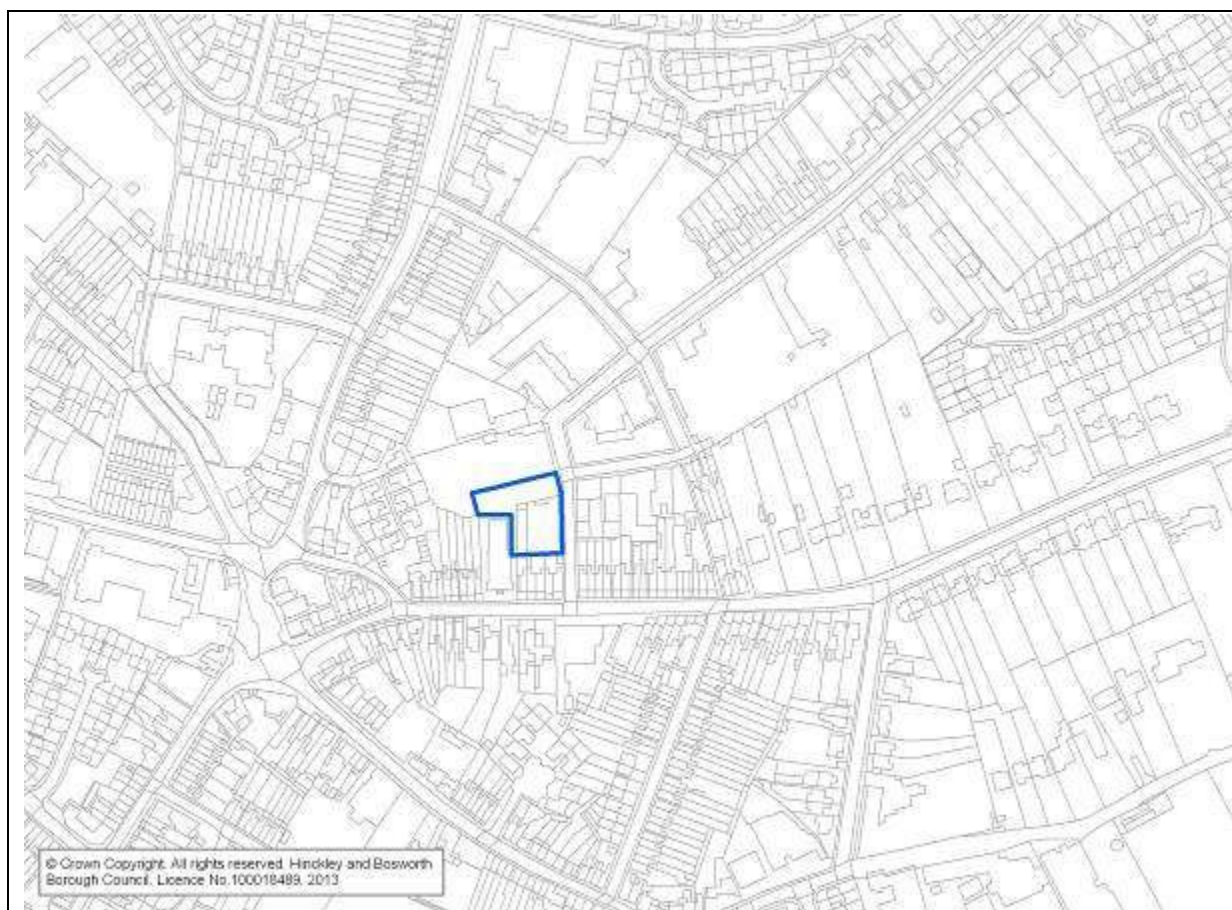
Address	Workshop Units, Arthur Street, Barwell
Original Local Plan 2001 Category	B - Urban
Description	Mill building
Occupier(s)	Various, including Limelight Beds
Prominence	Low
Current Use	Light industrial
Size, ha	0.80
Building Age	Pre 1960's
Building Quality	Moderate/poor
Access Constraints	Village centre location
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	In the Barwell Conservation Area. Based on the clustering of employment uses retain. But the area is gradually being redeveloped for housing. Once the SUEs come forward, alternative uses can be more proactively encouraged on this site and in the surrounding area.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Factory, off Friswell Lane, Barwell
Original Local Plan 2001 Category	C - Urban
Description	Workshop units
Occupier(s)	Various, including Ident Machines
Prominence	Moderate
Current Use	Light industrial
Size, ha	1.09
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	Village centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Average
Servicing	Average
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Moderate quality buildings in an edge-of-centre location. Compared to other areas in Barwell, this factory is relatively peripheral and has good access. However, the majority of this site is now subject to an (undecided) application for housing. Once the SUEs come forward, the redevelopment of this site and the wider area can be encouraged more proactively.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



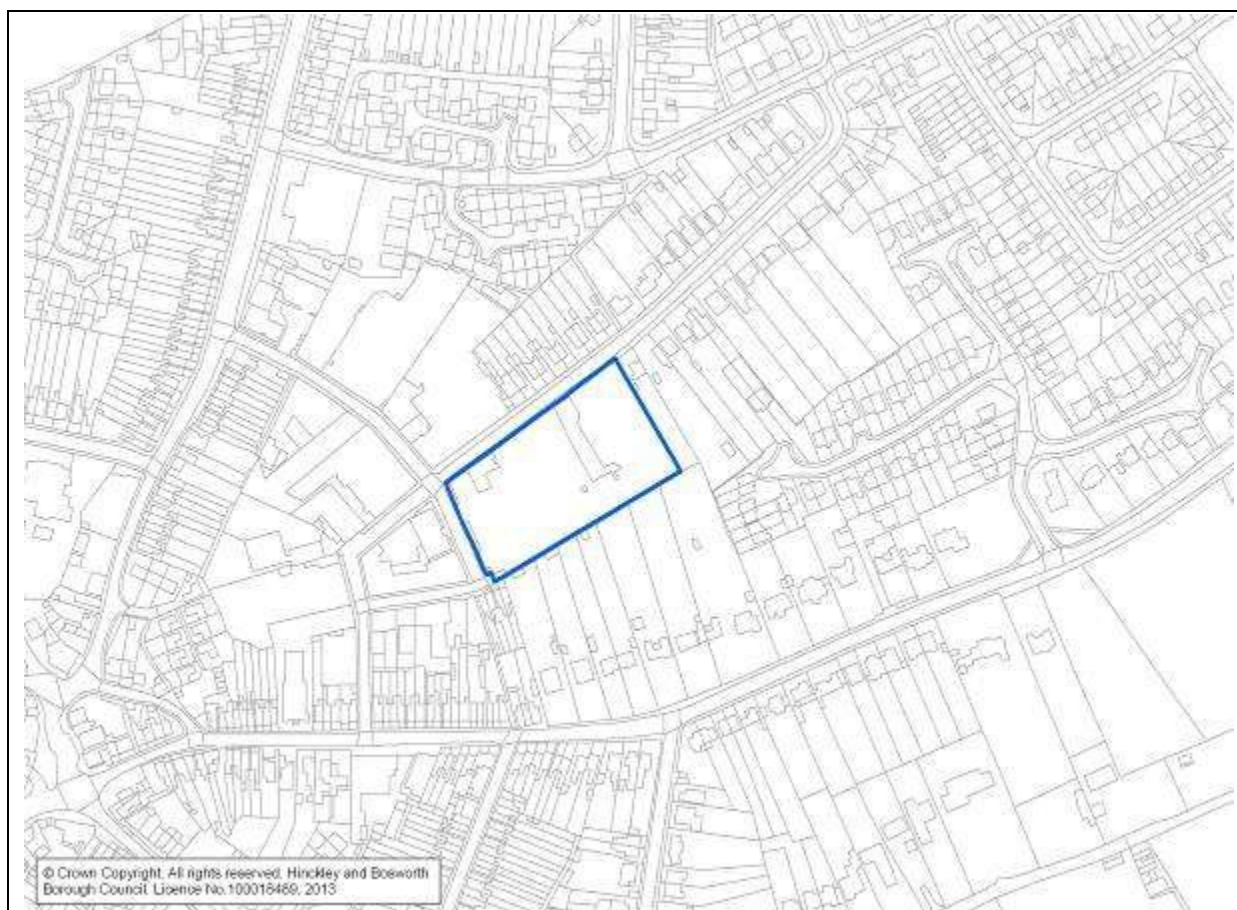
Address	Konfidence Works, Arthur Street, Barwell
Original Local Plan 2001 Category	B - Urban
Description	Small business centre
Occupier(s)	Various
Prominence	Low
Current Use	Light industrial
Size, ha	0.69
Building Age	Pre 1960's
Building Quality	Moderate/poor
Access Constraints	Village centre location
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	In the Barwell Conservation Area. Based on the clustering of employment uses retain. But the area is gradually being redeveloped for housing. Once the SUEs come forward, alternative uses can be more proactively encouraged on this site and in the surrounding area.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



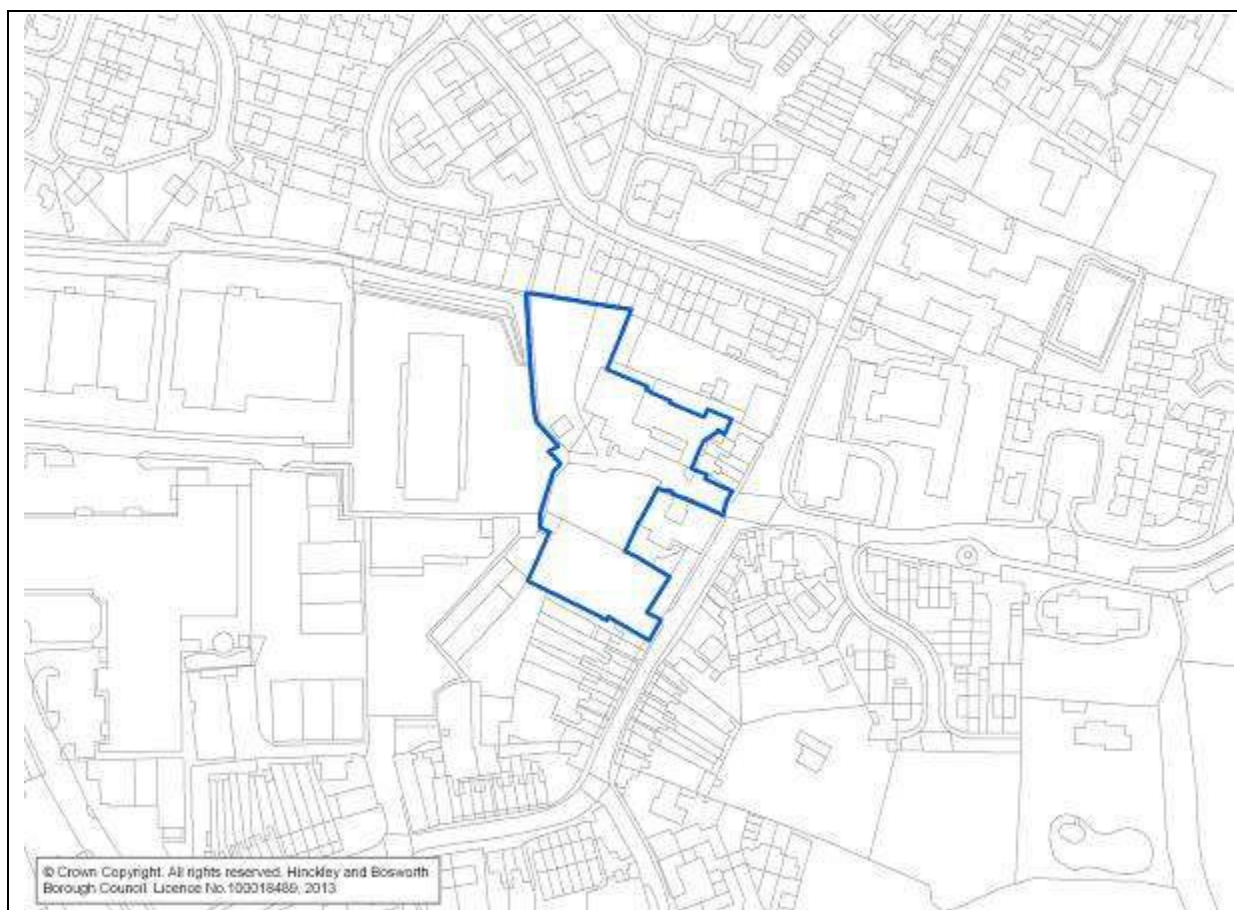
Address	Barton Building, King Street, Barwell
Original Local Plan 2001 Category	B - Urban
Description	Small factory unit
Occupier(s)	REM Footwear
Prominence	Low
Current Use	Light industrial
Size, ha	0.13
Building Age	Pre 1960's
Building Quality	Moderate/poor
Access Constraints	Village centre location
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	In the Barwell Conservation Area. Active factory for small local employer. Based on the clustering of employment uses retain. But the area is gradually being redeveloped for housing. Once the SUEs come forward, alternative uses can be more proactively encouraged on this site and in the surrounding area.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100 (In the long term)



Address	Works, South of Stapleton Lane, Barwell
Original Local Plan 2001 Category	B - Urban
Description	Vacant building in reasonable condition, benefiting from recent development
Occupier(s)	Vacant
Prominence	Moderate
Current Use	Industrial
Size, ha	1.00
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Reasonably modern fit-for-purpose building and yard in accessible location on periphery of the settlement.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

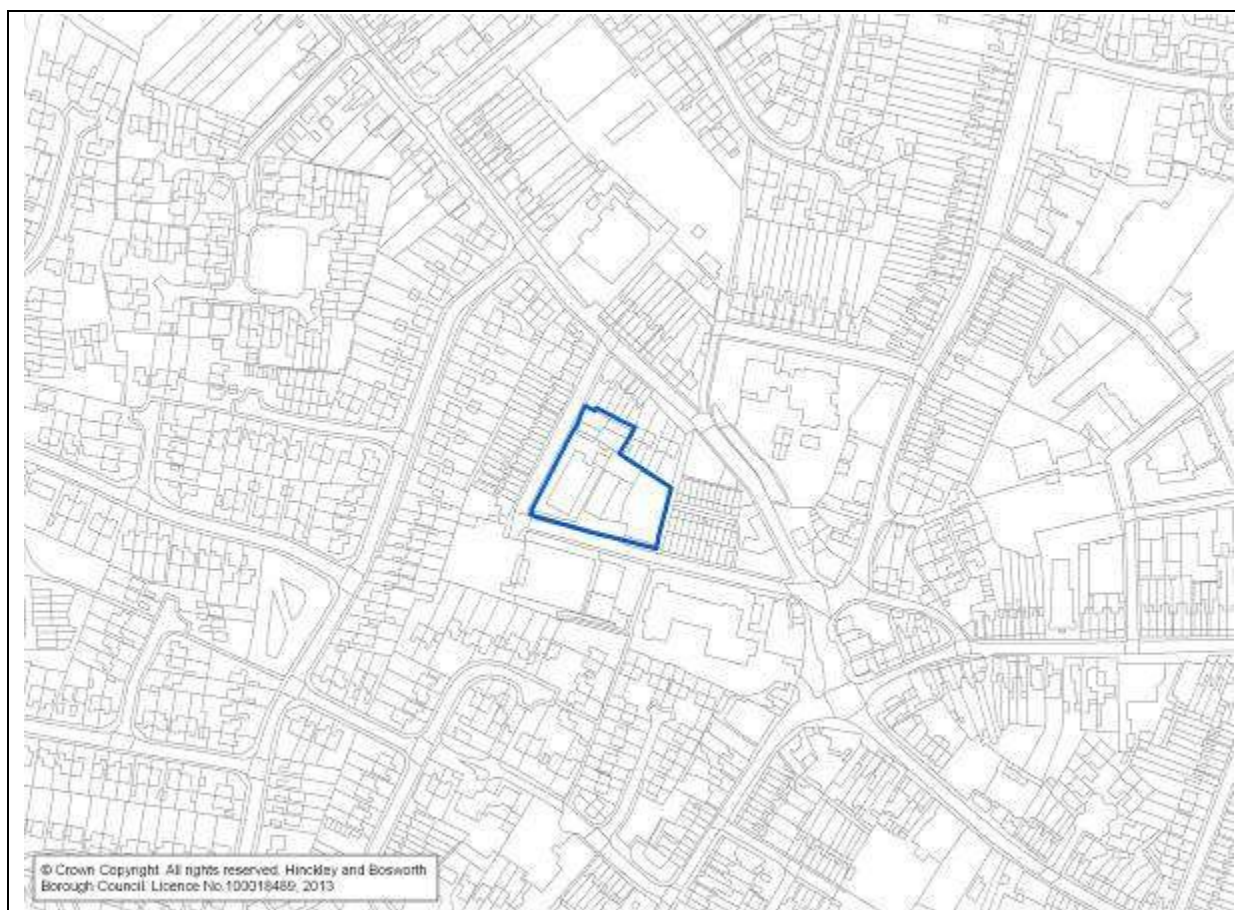


Address	Barwell Business Centre, Kingsfield Road, Barwell
Original Local Plan 2001 Category	B - Urban
Description	Small business centre in mill building
Occupier(s)	Various
Prominence	Low
Current Use	Light industrial
Size, ha	0.72
Building Age	Pre 1960's
Building Quality	Moderate/poor
Access Constraints	Village centre location
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	In the Barwell Conservation Area. Based on the clustering of employment uses retain. But the area is gradually being redeveloped for housing. Once the SUEs come forward, alternative uses can be more proactively encouraged on this site and in the surrounding area.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

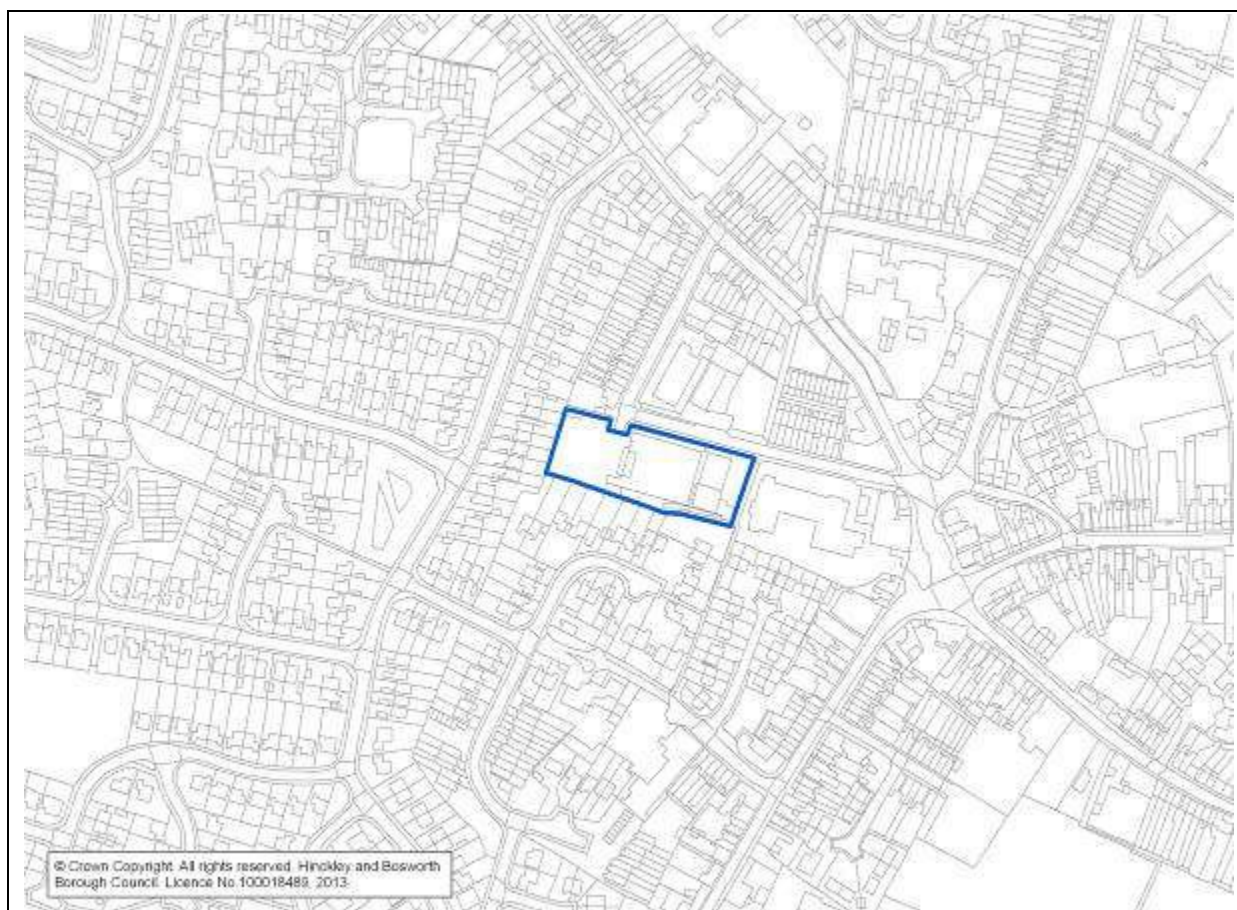


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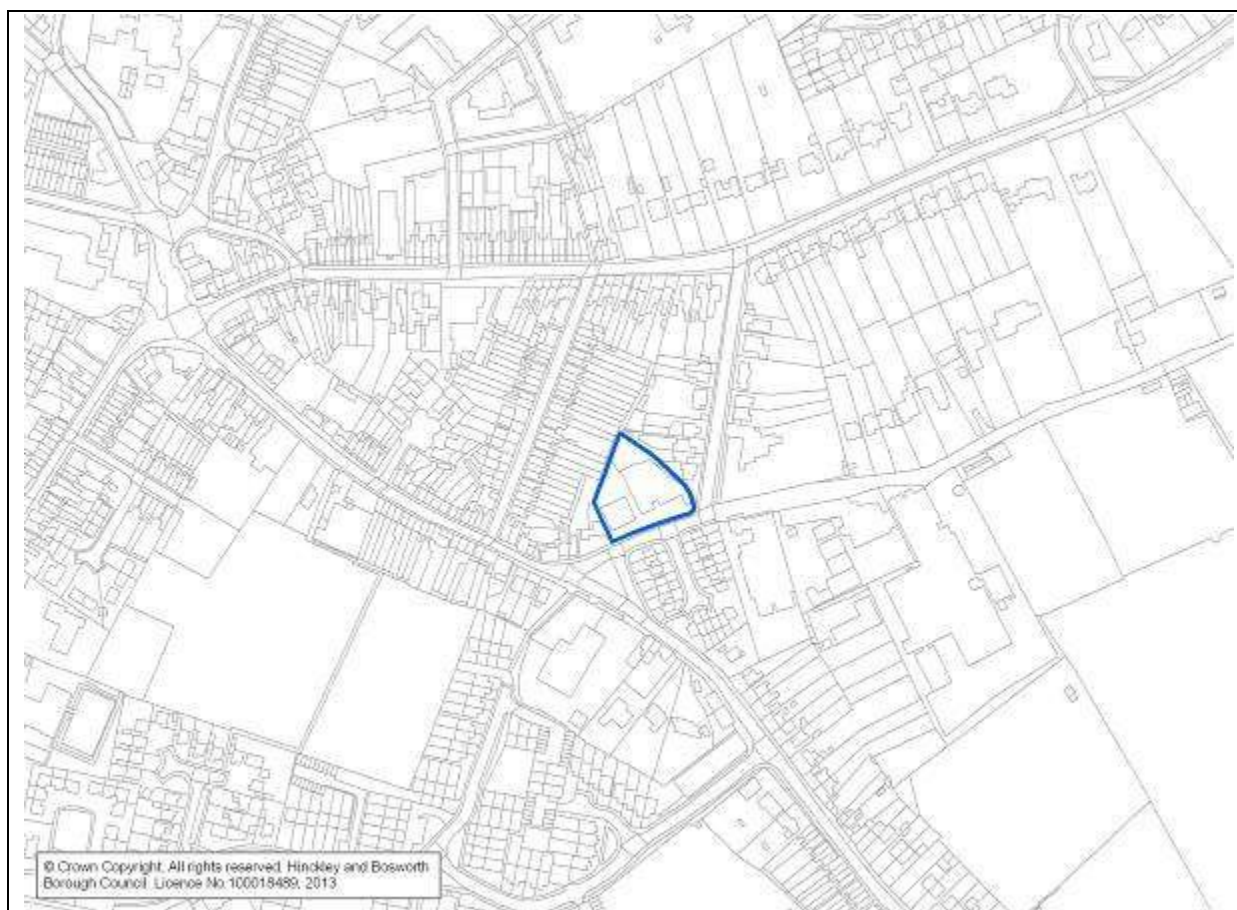
Address	Land fronting on to the High Street at the rear of Mill Street Industrial Estate, Barwell
Original Local Plan 2001 Category	B - Urban
Description	Various old buildings on the fringe of the village centre
Occupier(s)	Various, including Crawfoot Carriers
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.61
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	Village centre edge
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	In the Barwell Conservation Area. Area has planning consent for housing, converting one factory unit and developing several new residential units.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Works, off Bank Terrace, Barwell (North)
Original Local Plan 2001 Category	C - Urban
Description	Isolated village centre industrial units
Occupier(s)	George Denby Engineering
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.32
Building Age	Pre 1960's
Building Quality	Poor
Access Constraints	Poor
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Outdated isolated buildings (size and configuration) in a village centre location, with relatively limited commercial demand and poor access. Their loss would have little impact on the land supply of Barwell and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Works, off Bank Terrace, Barwell (South)
Original Local Plan 2001 Category	C - Urban
Description	Isolated village centre business unit
Occupier(s)	Astley Shopfitters
Prominence	Low
Current Use	Light industrial
Size, ha	0.39
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	Poor
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Moderate quality building in a residential location. Appears to remain fit-for-purpose.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

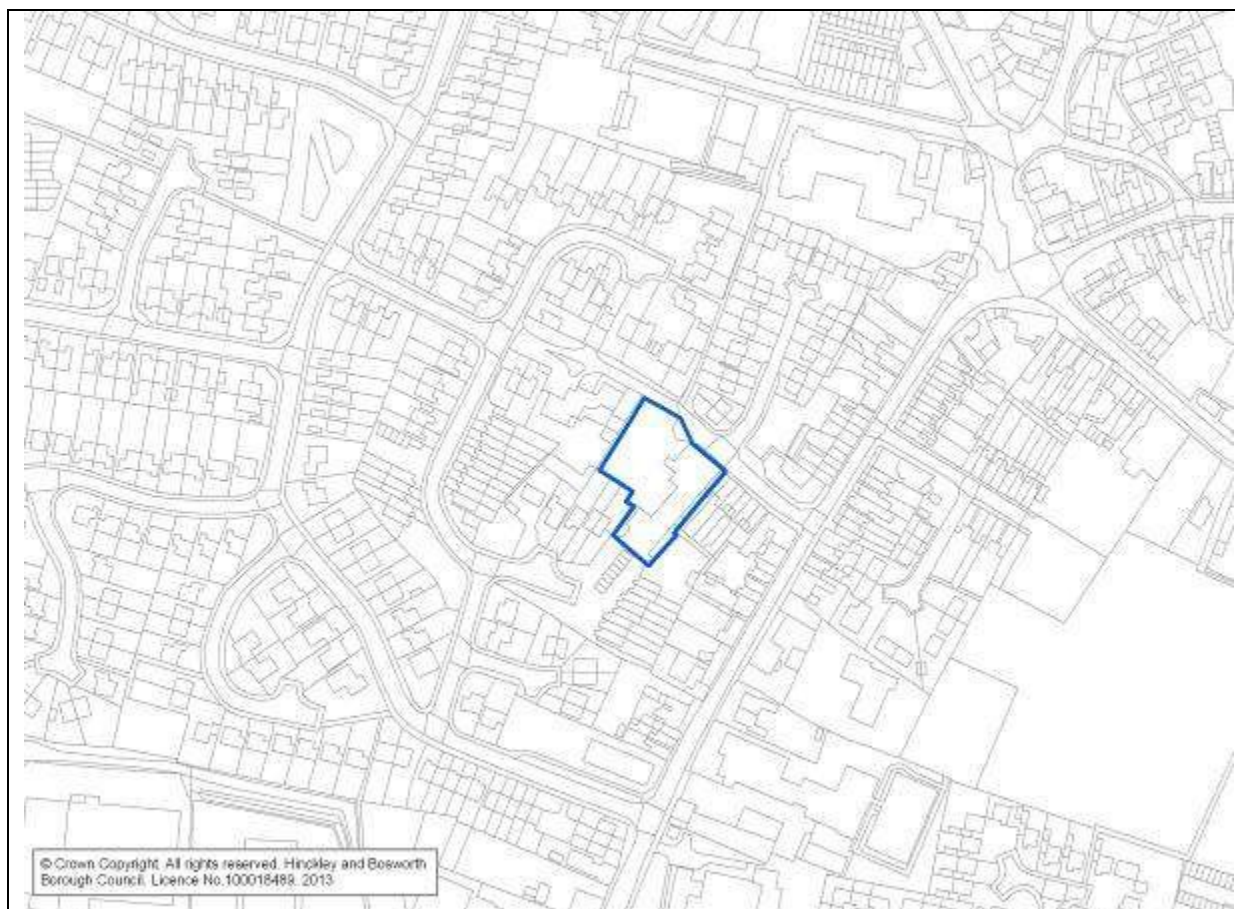


Address	Works, West of Hill Street, Barwell
Original Local Plan 2001 Category	C - Urban
Description	Small industrial area on edge of the settlement
Occupier(s)	Various, including Glendale Auto
Prominence	Low
Current Use	Light Industrial
Size, ha	0.20
Building Age	1970s
Building Quality	Moderate
Access Constraints	Village centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Small, sustainable employment area on the edge of the village centre. Relatively modern workshops that remain fit-for-purpose. Compared to other employment areas in Barwell, these units are better quality and better located, thus should be retained.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Factory, Arthur Street, Barwell
Original Local Plan 2001 Category	B - Urban
Description	Mill building
Occupier(s)	Formerly Arden Direct Marketing
Prominence	Low
Current Use	Light industrial
Size, ha	0.17
Building Age	Pre 1960's
Building Quality	Poor
Access Constraints	Village centre location
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Fire damage Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	In the Barwell Conservation Area Main factory recently burned down, a secondary office building is also severely fire damaged. Based on the clustering of employment uses retain. But the area is gradually being redeveloped for housing. If existing buildings are damaged beyond repair, then a redevelopment for alternative uses can be encouraged on this site.
Recommendation	C
Percent Employment Use Retained	0

Percent Other Uses Allowed	100
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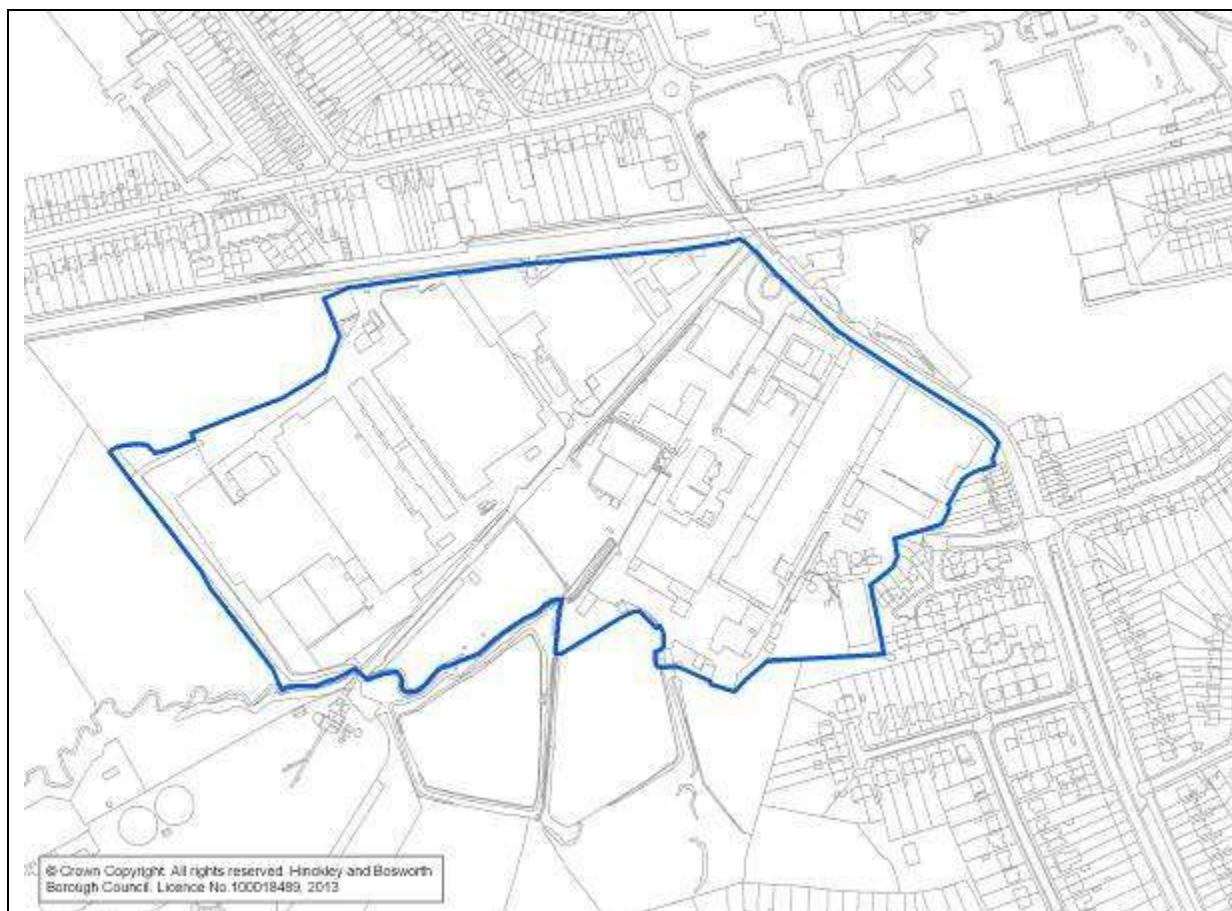


Address	Factory, off The Barracks, Barwell
Original Local Plan 2001 Category	B - Urban
Description	Two storey industrial unit in residential area
Occupier(s)	Exquisite Ceramics
Prominence	Low
Current Use	Industrial
Size, ha	0.19
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	Village centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	Conservation area
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	In the Barwell Conservation Area. Isolated village centre location with limited commercial demand and poor access. Surrounded by residential areas. The area has a minor employment role and its loss would be insignificant.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



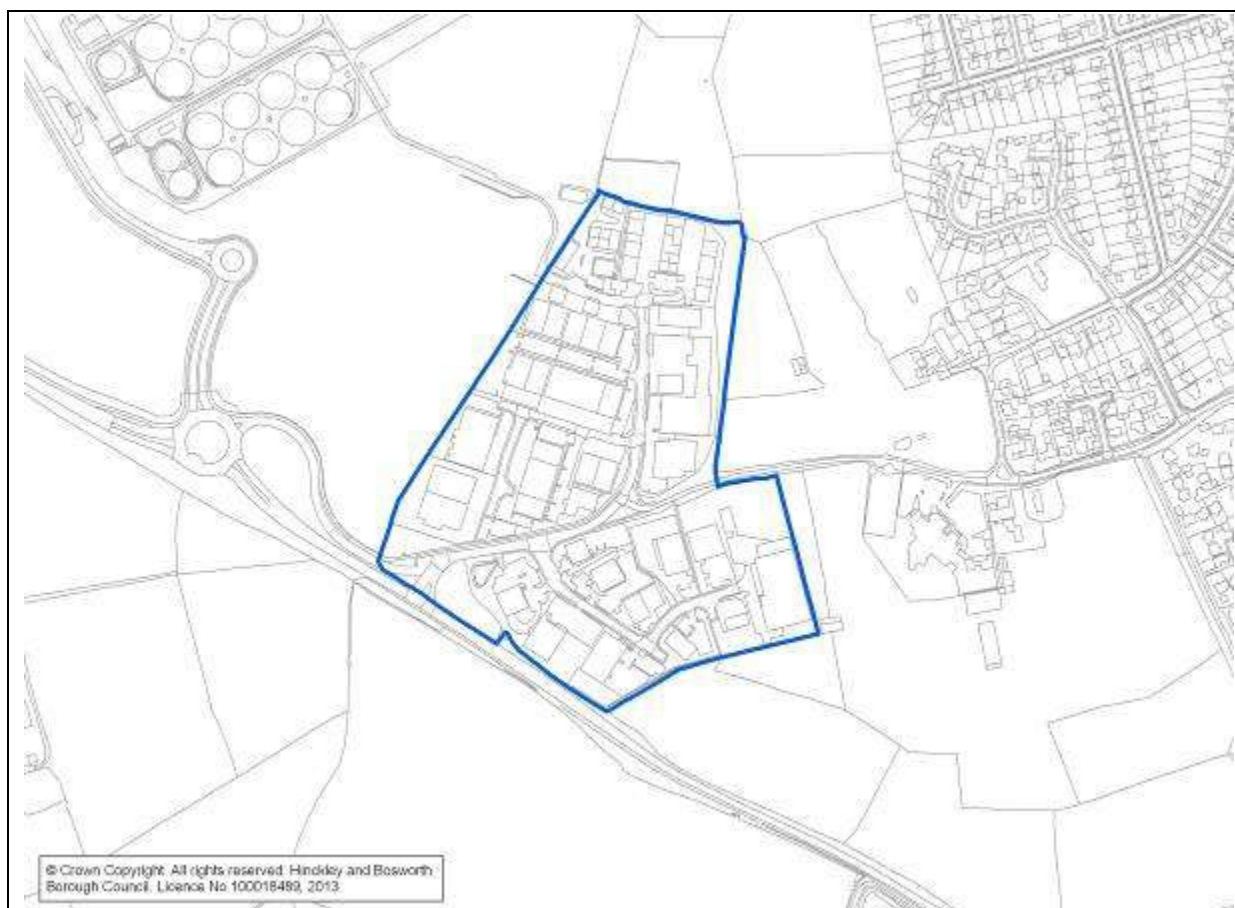
Address	Workshop Units, George Street, Barwell
Original Local Plan 2001 Category	B - Urban
Description	Small business centre
Occupier(s)	Various, including Colmar Construction and Jewson Plumbing and Heating
Prominence	Low
Current Use	Light industrial
Size, ha	0.19
Building Age	Pre 1960's
Building Quality	Moderate/poor
Access Constraints	Village centre location
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	In the Barwell Conservation Area. Based on the clustering of employment uses retain. But the area is gradually being redeveloped for housing. Once the SUEs come forward, alternative uses can be more proactively encouraged on this site and in the surrounding area.
Recommendation	C
Percent Employment Use Retained	0

Percent Other Uses Allowed	100 (In the long term)
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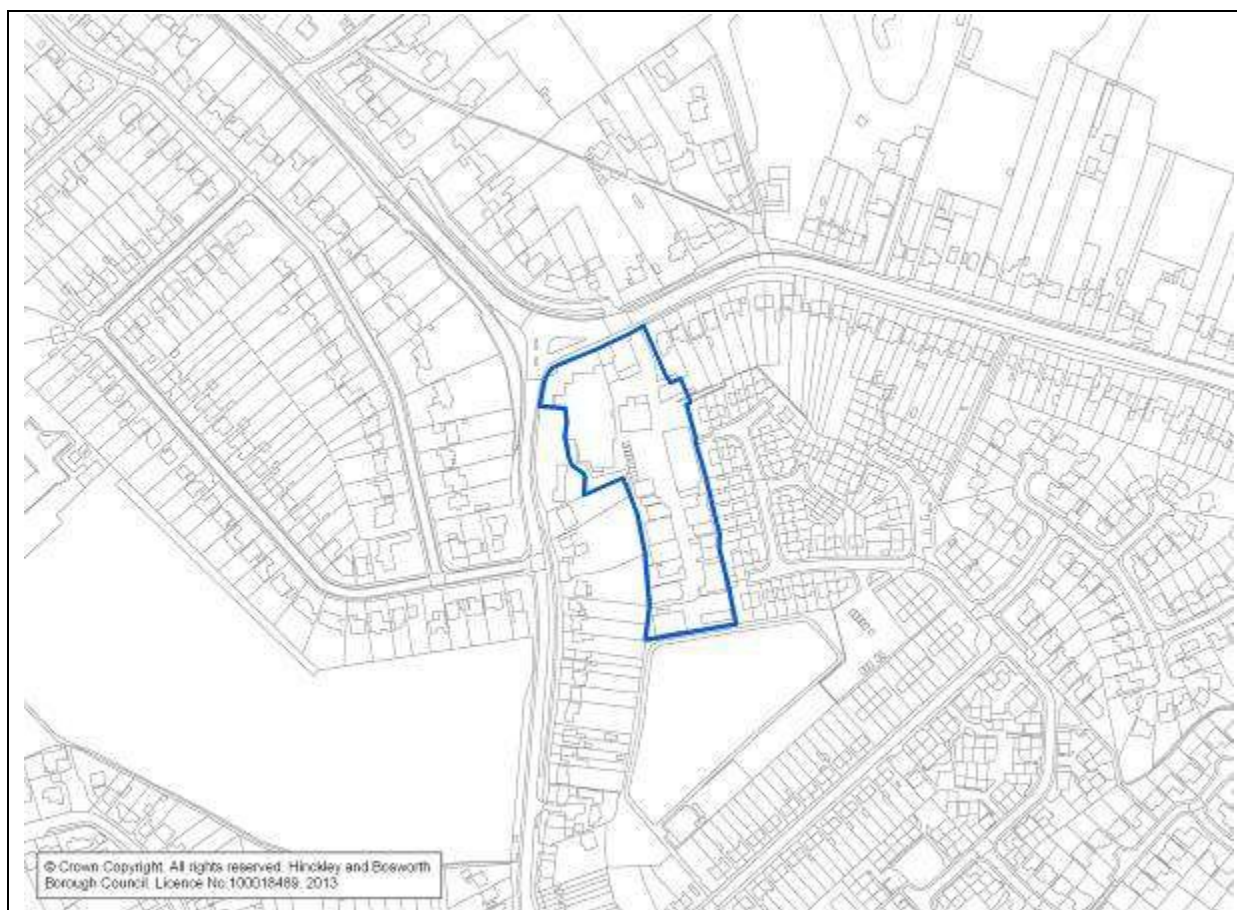


Address	Industrial Units West of Rugby Road, Burbage
Original Local Plan 2001 Category	A - Urban
Description	Former industrial estate, now being redeveloped for housing
Occupier(s)	Various
Prominence	Moderate
Current Use	Cleared land
Size, ha	13.22
Building Age	Pre 1960
Building Quality	Average/poor
Access Constraints	Edge village centre
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Average
Servicing	Average
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No

Other Information	<p>Includes some vacant land in the south and east. The area is included in the Sketchley Brook scheme which has outline planning permission (10/00518/OUT) for a mixed-use housing, employment and retail scheme. Within that permission, this land is designated for retail and B1/B2 office and industrial uses in the north and east (retaining one existing factory complex), while the south and west is proposed for housing. The infrastructure and open space elements of the proposal now have full planning permission (11/00856/REM). The south of the area has now been cleared for development. Upon completion, the boundary should be amended to exclude all land which has been lost to alternative uses (but including the new employment premises)</p>
Recommendation	C
Percent Employment Use Retained	50
Percent Other Uses Allowed	50



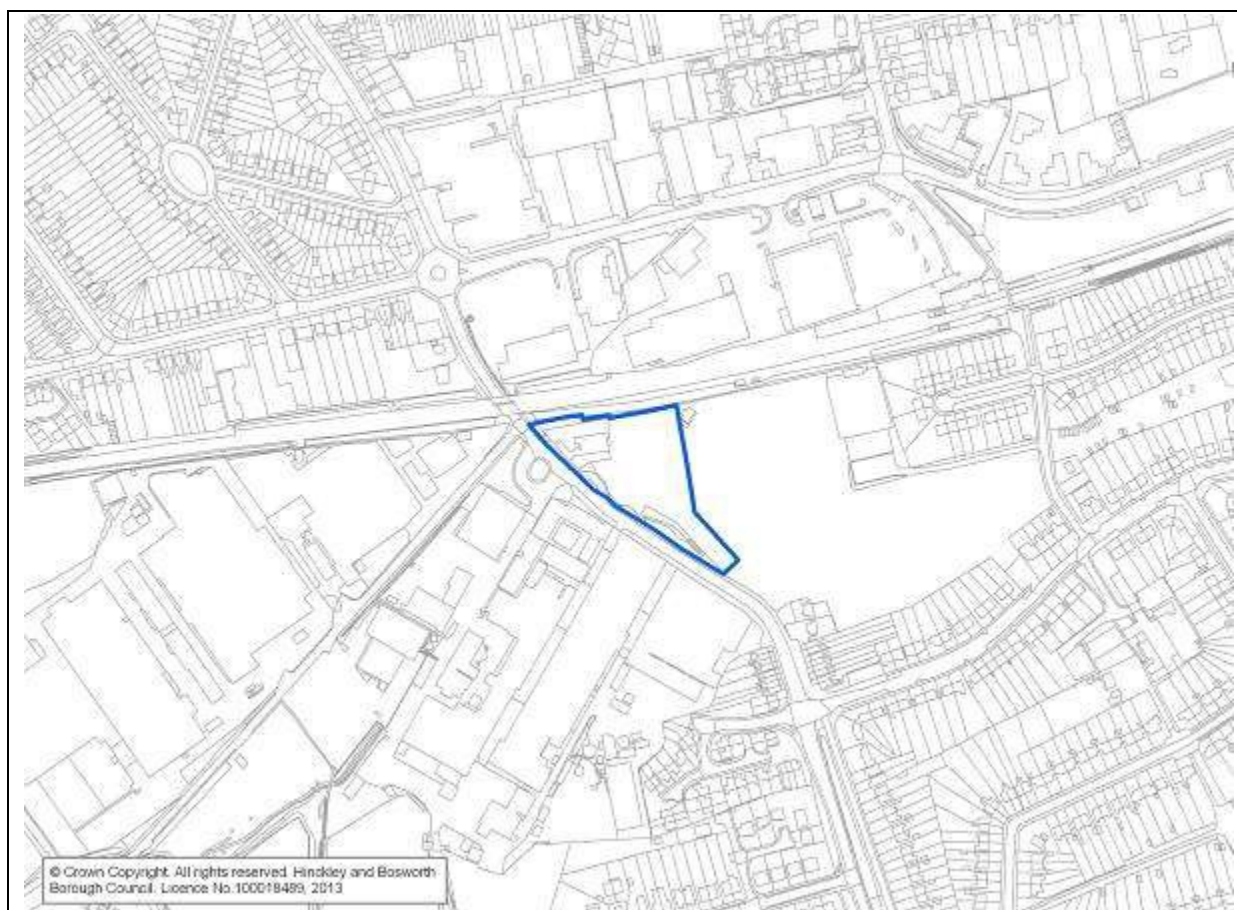
Address	Sketchley Meadows Industrial Estate, Burbage
Original Local Plan 2001 Category	A - Urban
Description	Key industrial estate for the Borough
Occupier(s)	Various
Prominence	High
Current Use	Industrial estate
Size, hectares	13.07
Building Age(s)	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Sapcote Road Industrial Estate, Burbage
Original Local Plan 2001 Category	B - Urban
Description	Small industrial estate on the edge of Hinckley
Occupier(s)	Various
Prominence	Low
Current Use	Industrial estate
Size, ha	1.24
Building Age	Various
Building Quality	Various
Access Constraints	No
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Provides budget small business space with continuing demand for premises. Remains viable scheme. Minor unimplemented planning permission within the area.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

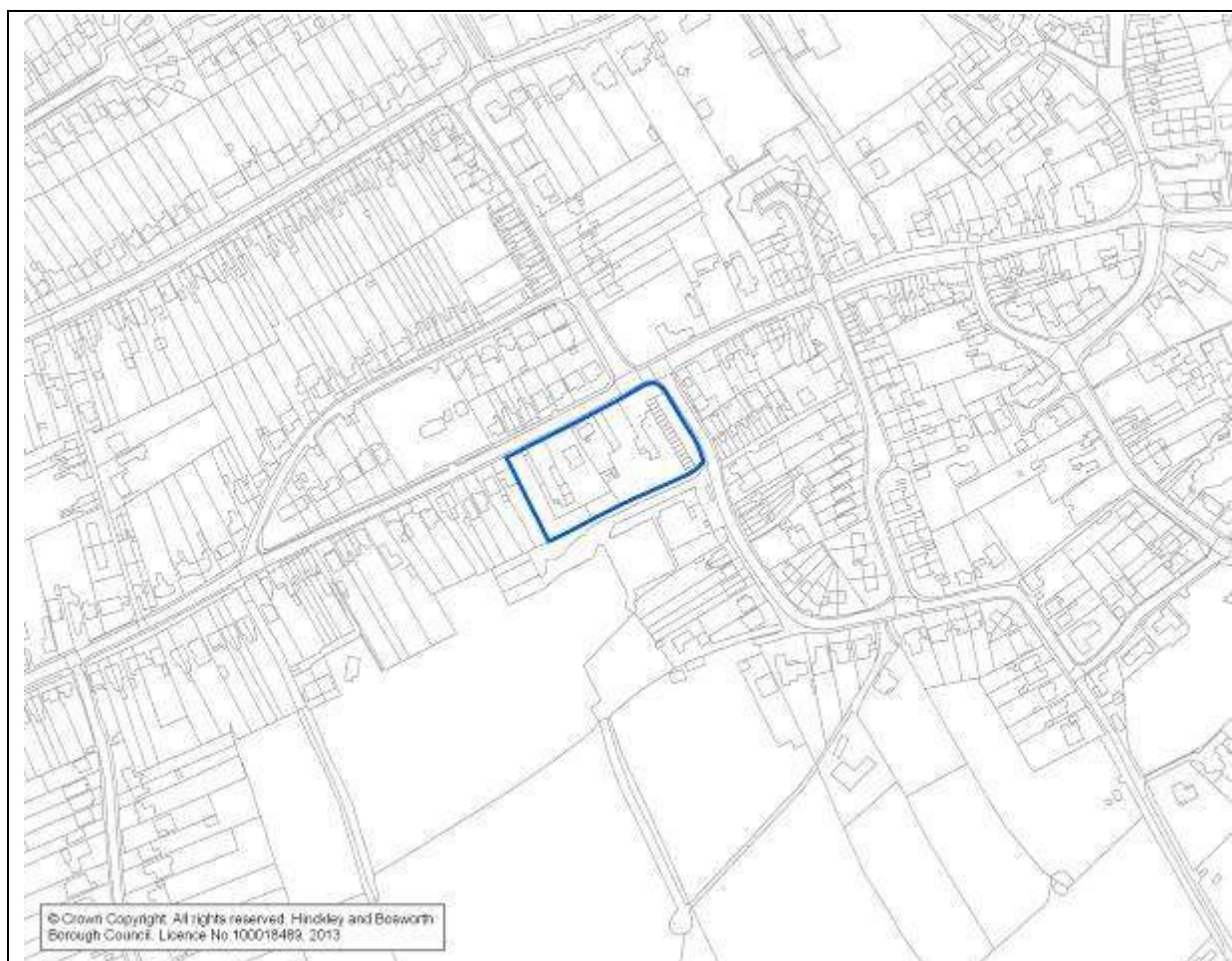


Address	Hinckley Business Centre, London/Burbage Road, Burbage
Original Local Plan 2001 Category	B - Urban
Description	Converted small business complex on edge of Hinckley
Occupier(s)	Various
Prominence	Low
Current Use	Light industrial
Size, ha	1.12
Building Age	Post 1960
Building Quality	Poor
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Provides budget small business space with continuing demand for premises. Remains viable scheme.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Johnson Ltd, Rugby Road, Burbage
Original Local Plan 2001 Category	A - Urban
Description	Retail unit, car park and vacant land
Occupier(s)	Johnsons
Prominence	Moderate
Current Use	Retail/car park/vacant land
Size, ha	0.72
Building Age	1960/1970
Building Quality	Moderate
Access Constraints	Edge village centre
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	N/k
Critical Mass	Yes
Limited other Employment Space in Settlement	No

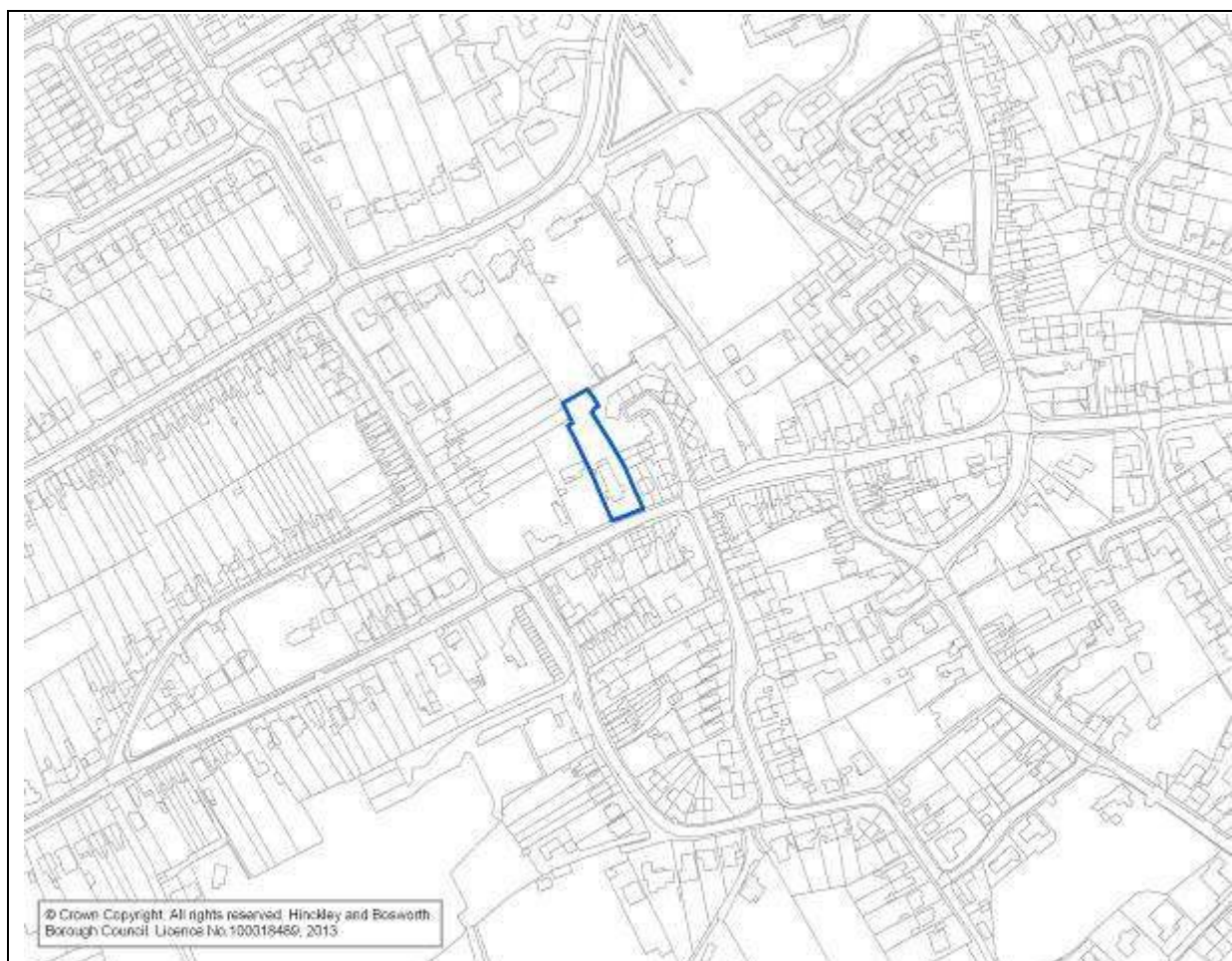
Other Information	<p>Includes some vacant land in the south and east. The area is included in the Sketchley Brook scheme which has outline planning permission (10/00518/OUT) for a mixed-use housing, employment and retail scheme. This land is designated for open space/recreation uses, within that permission.</p> <p>The infrastructure and open space elements of the proposal now have full planning permission (11/00856/REM). Work on Sketchley Brook has begun. This area will therefore shortly be lost to alternative uses and should be removed from the schedule of Employment Areas when that occurs.</p>
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



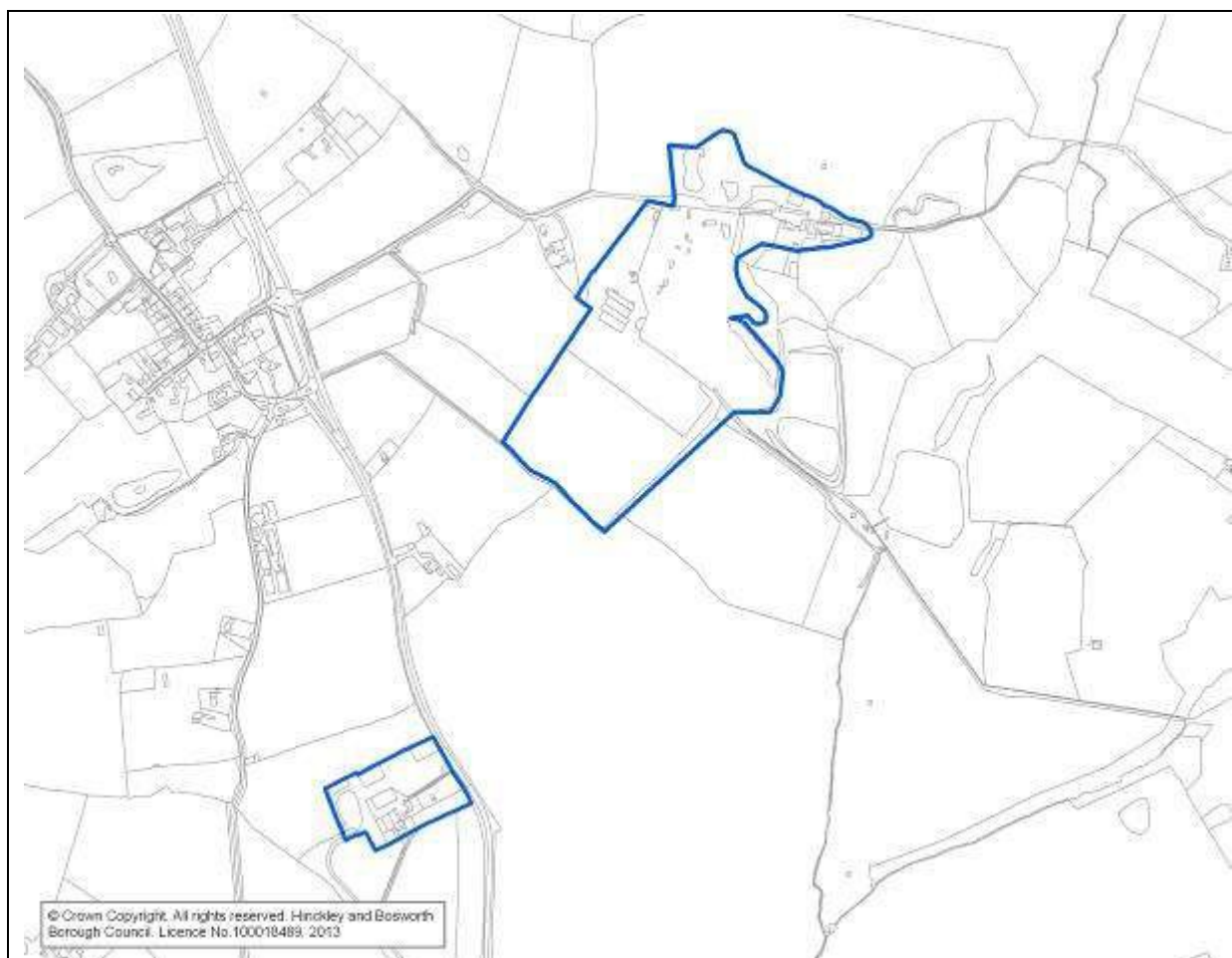
Address	Works, West of Britannia Road, Burbage
Original Local Plan 2001 Category	C - Urban
Description	Area of low grade employment space in residential area including Britannia Buildings and Taragon Business Centre
Occupier(s)	Various
Prominence	Low
Current Use	Light industrial
Size, ha	0.54
Building Age	Pre 1960
Building Quality	Poor
Access Constraints	Through residential areas
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Low grade employment space. Its loss would have little impact on the land supply of Burbage and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



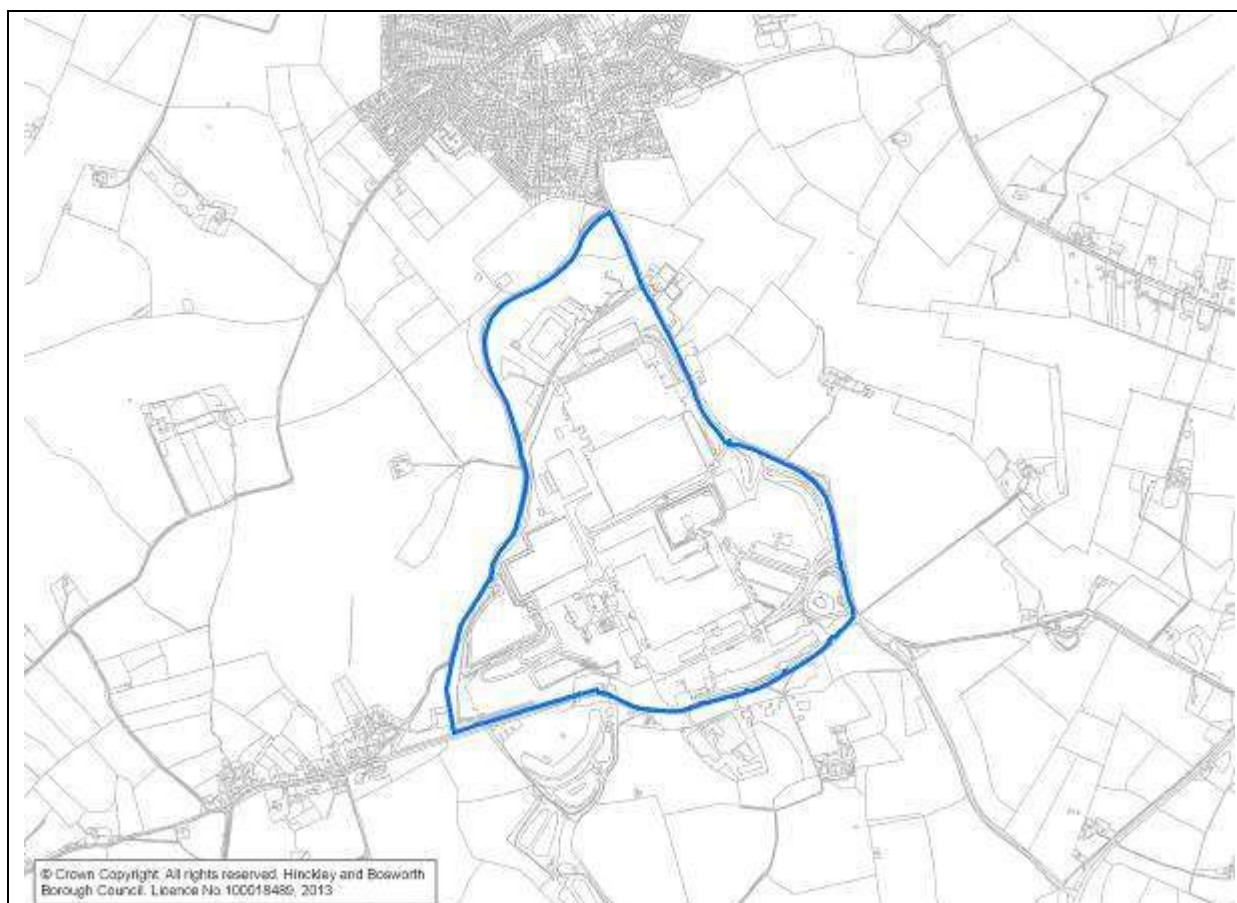
Address	Warehouse, South of Coventry Road, Burbage
Original Local Plan 2001 Category	C - Urban
Description	Isolated factory premises
Occupier(s)	North Wiltshire Carpets, Britannia Boxing Club
Prominence	Low
Current Use	Warehouse and leisure
Size, ha	0.20
Building Age	Pre 1960
Building Quality	Poor
Access Constraints	Through residential areas
Distance to Motorway, km	1
Distance to A-road, km	2
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Outdated building (size and configuration) in a suburban area location with limited commercial demand and poor access. Its loss would have little impact on the land supply of Burbage and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Works, North of Windsor Street, Burbage
Original Local Plan 2001 Category	B - Urban
Description	Converted factory now used as office close to centre of Burbage
Occupier(s)	Intramark
Prominence	Low
Current Use	Office
Size, ha	0.13
Building Age	Pre 1960
Building Quality	Good/moderate
Access Constraints	Village centre
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	No need to lose/redevelop as the area has limited impact on the surrounding residential neighbourhood and building appears to remain fit-for-purpose.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

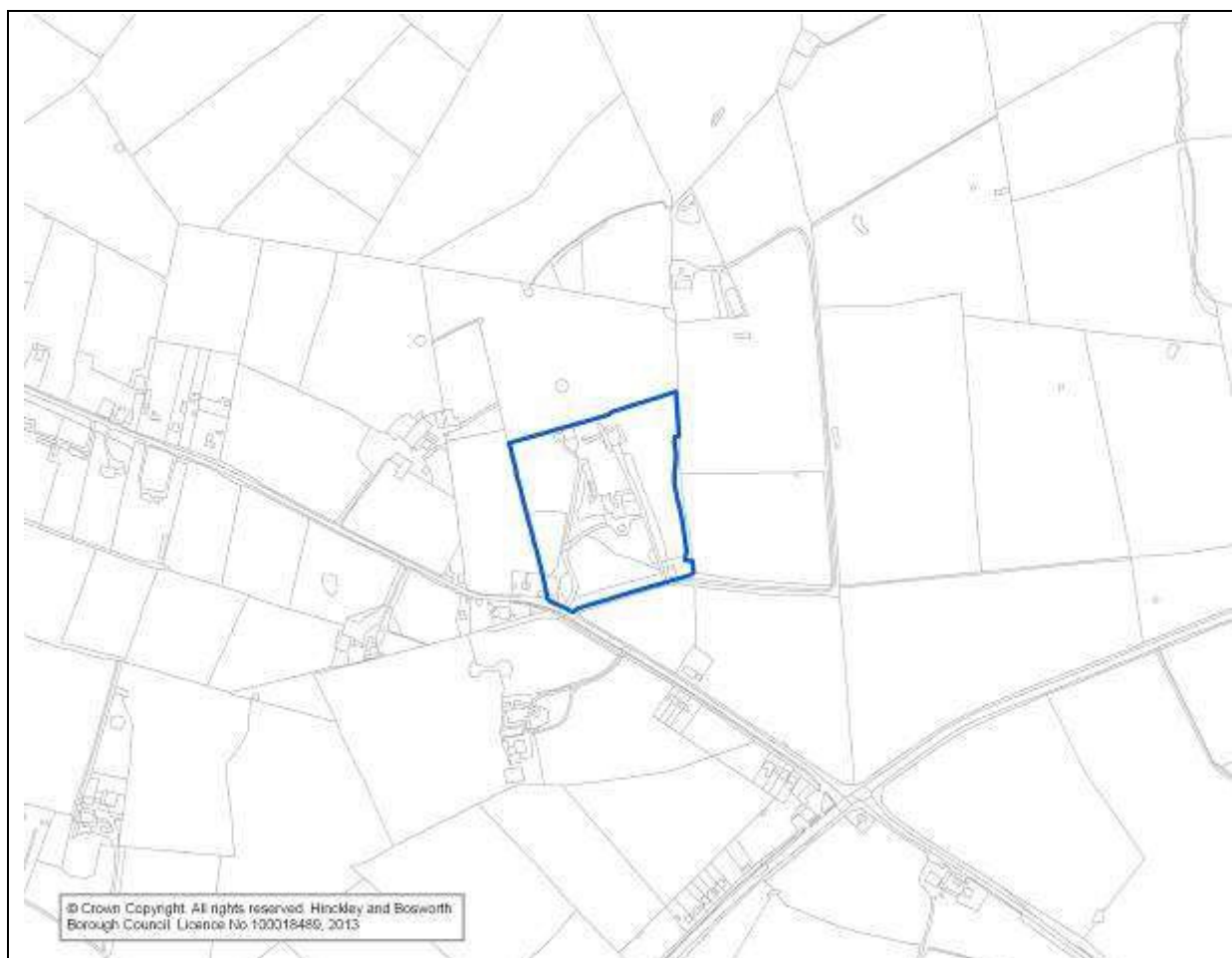


Address	Theobalds Rural Industry and FP McCann, Cadeby
Original Local Plan 2001 Category	None
Description	Two rural employment areas, east and west of the A447
Occupier(s)	Theobalds Timber and FP McCann
Prominence	Low
Current Use	Industrial
Size, ha	Theobalds 2.26, FP McCann 15.4
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	Rural Location
Distance to Motorway, km	16
Distance to A-road, km	0.5
Distance to Rail Station, km	10
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	None
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

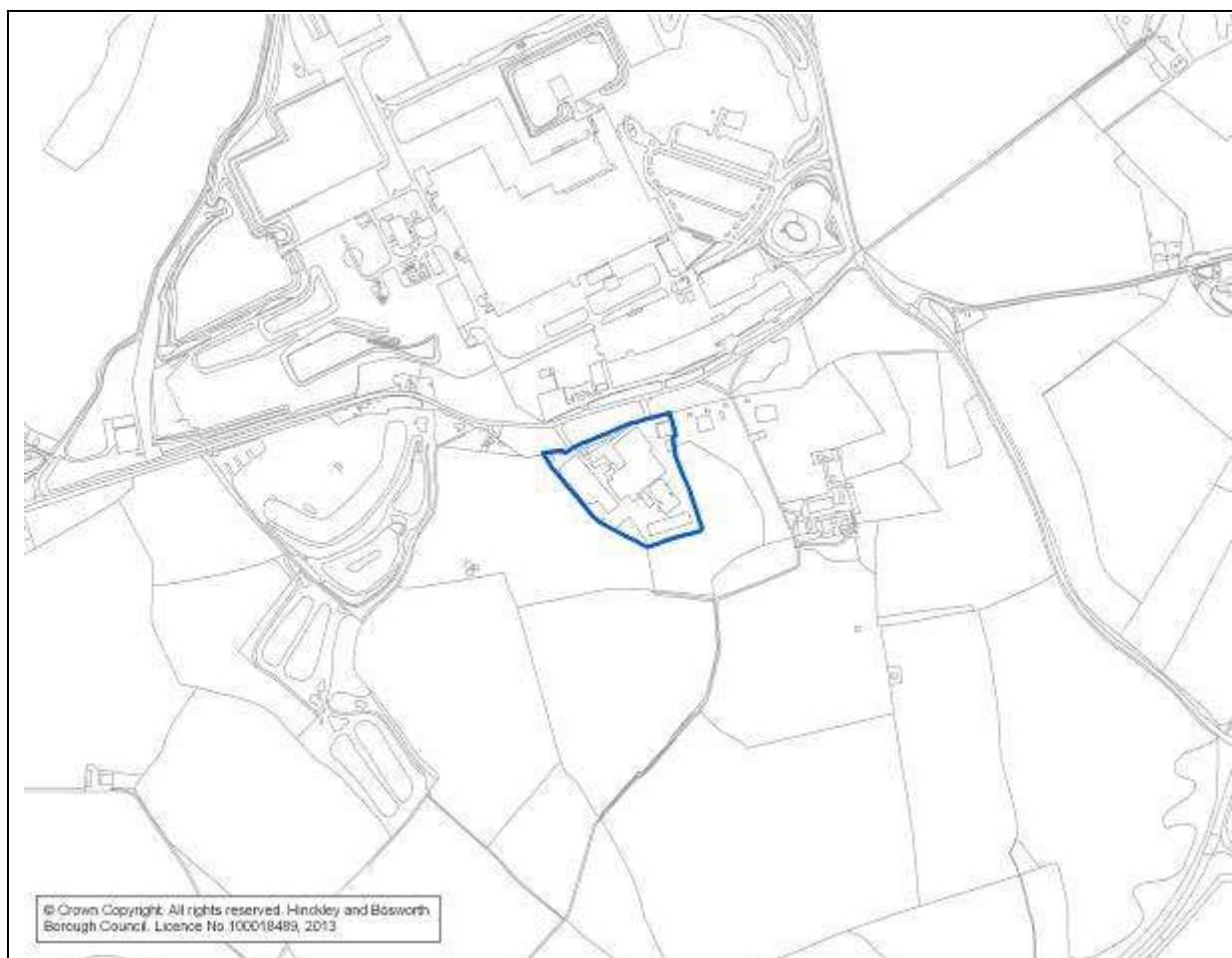


Address	Caterpillar (UK) Ltd, Desford
Original Local Plan 2001 Category	A – Rural
Description	Greenfield site for major employer
Occupier(s)	Caterpillar Building Construction Products and Neovia
Prominence	Moderate
Current Use	Industrial
Size, ha	99.67
Building Age	Modern
Building Quality	Good
Access Constraints	Rural location
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

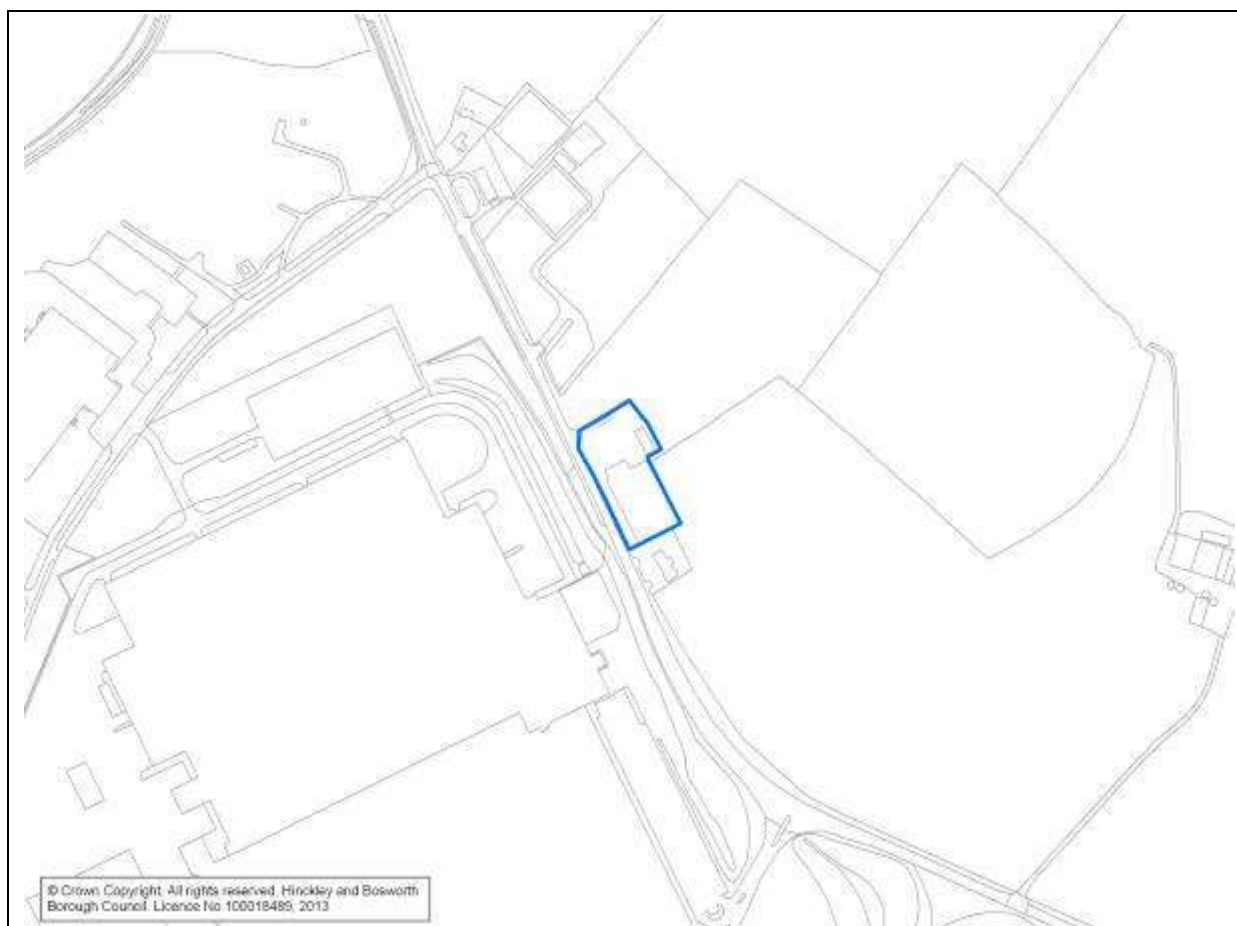
Other Information	<p>The north of the area (owned by Platinum Equity) is now let to Neovia. Caterpillar and Neovia are in the process of dividing utilities on the site.</p> <p>There is an outstanding full planning permission (99/00853/FUL) for B8 storage and distribution within the land now let to Neovia. If implemented, this would provide expanded storage facilities (61,583 sqm, on 15.79 ha) for Neovia, realignment of highway, hard standing areas, moulding and landscaping.</p> <p>The highway, hard standing areas, moulding and landscaping elements of the permission have been completed. The additional B8 space is not required by Neovia in the short term.</p> <p>It is expected that the whole of this area will be allocated as an employment development site in the Council's Site Allocations document</p>
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



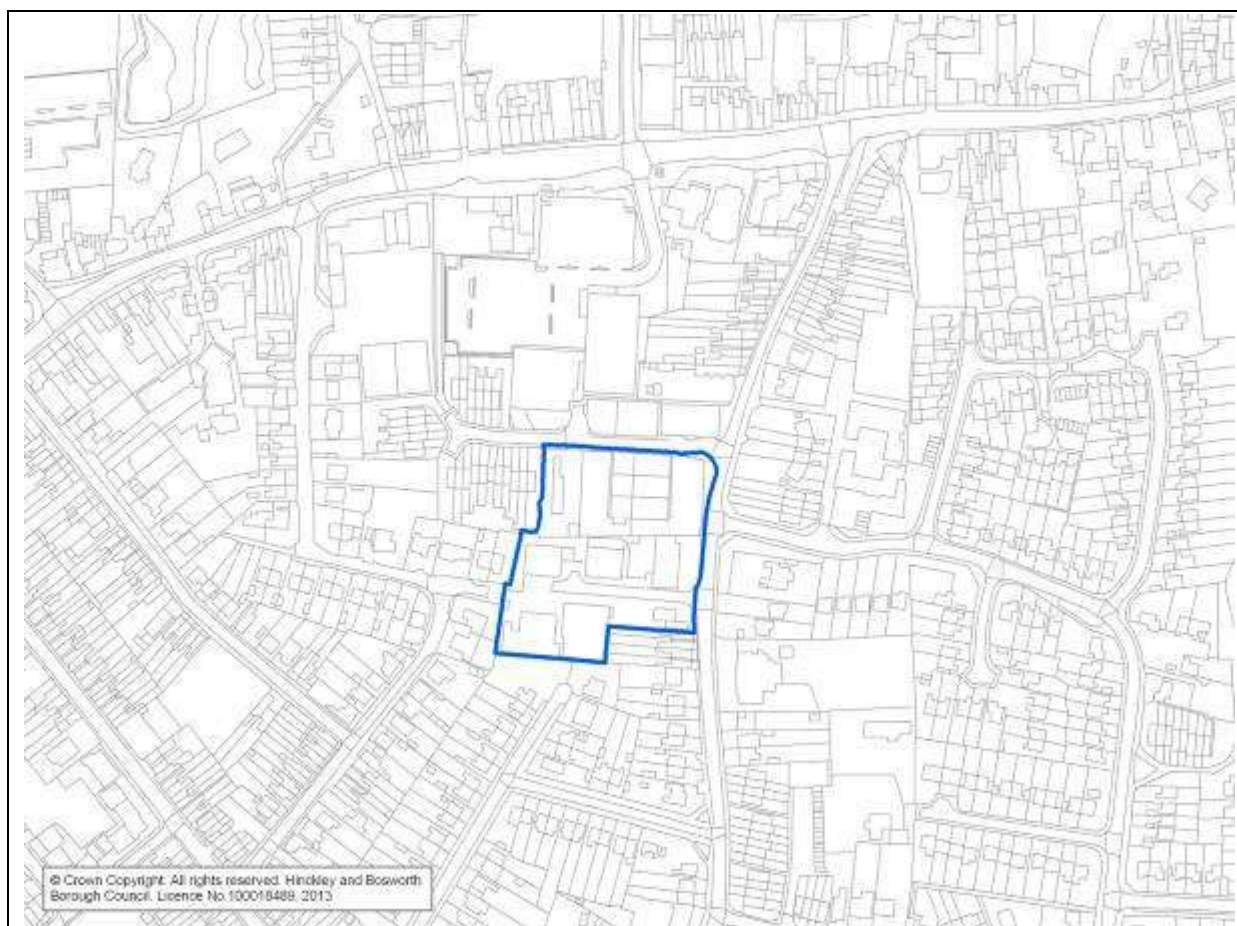
Address	Former Glengate Hospital Site, Leicester Lane, Desford
Original Local Plan 2001 Category	B - Rural
Description	Rural business park in converted Victorian hospital (Desford Hall and Coach House)
Occupier(s)	Various
Prominence	Low
Current Use	Office
Size, ha	5.16
Building Age	Historic
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Good quality successful small business centre in a relatively accessible, albeit rural, location.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



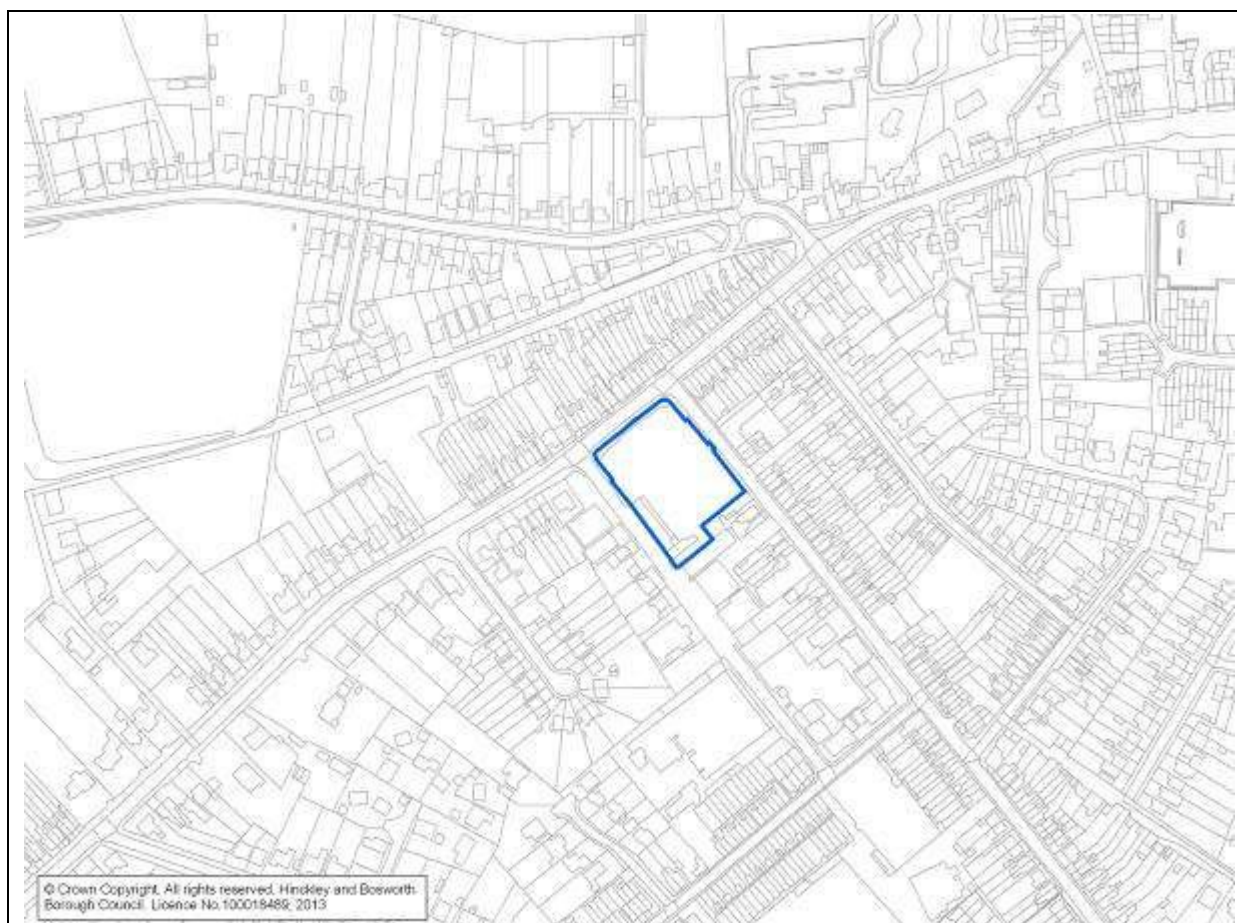
Address	Ratby Engineering, Peckleton Common Employment Area, Desford
Original Local Plan 2001 Category	A – Rural
Description	Key local industrial estate (Peckleton Lane Business Park)
Occupier(s)	Various, including Midland Precision
Prominence	Moderate
Current Use	Industrial estate
Size, hectares	3.29
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	-
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



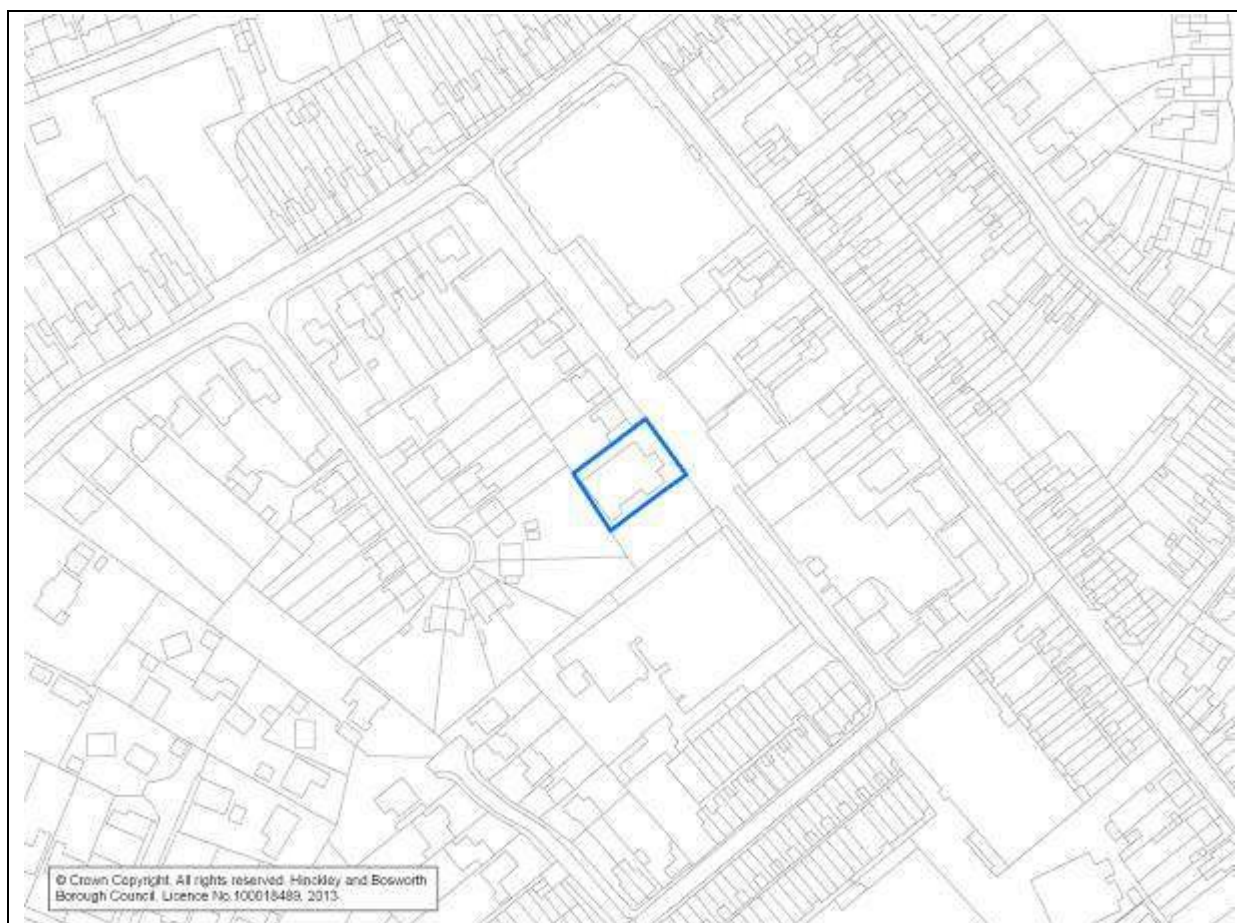
Address	Highfields Seeds, Peckleton Lane, Desford
Original Local Plan 2001 Category	None
Description	Single factory/wholesaler
Occupier(s)	Highfields Seeds
Prominence	Low/Moderate
Current Use	Wholesale
Size, ha	0.40
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	Rural location
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	None
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Oaks Industrial Estate, Station Road, Earl Shilton
Original Local Plan 2001 Category	C - Urban
Description	Small, modern industrial estate in town centre
Occupier(s)	Various
Prominence	Low
Current Use	Industrial estate
Size, ha	0.89
Building Age	Modern
Building Quality	Good
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Retain for employment. A key local employment area, although not ideally located. However, area is of an appropriate scale for such a town centre location.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



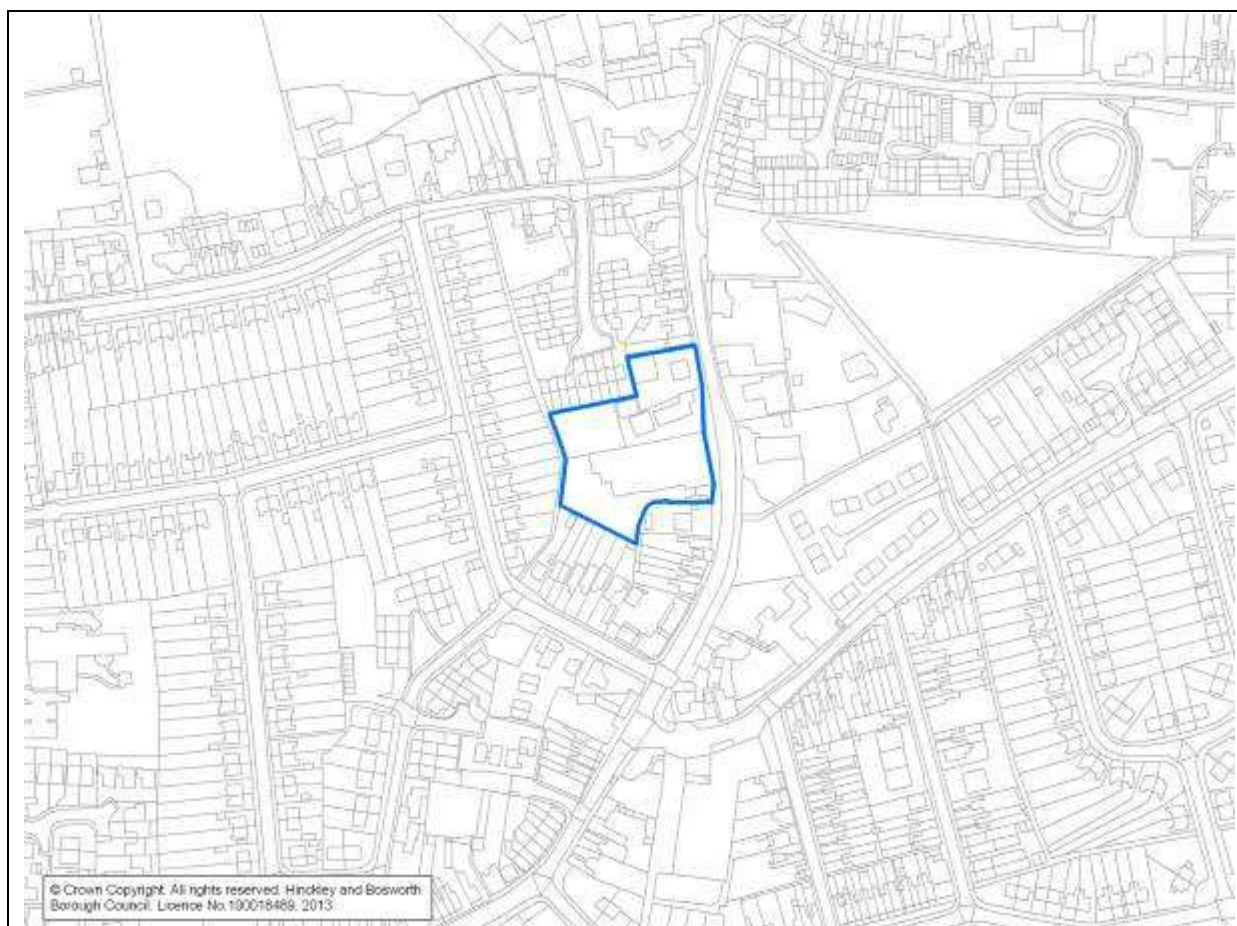
Address	Factory/Works, Rossendale Road, Earl Shilton
Original Local Plan 2001 Category	C - Urban
Description	Small area of light industrial/office uses on edge of town centre
Occupier(s)	Various
Prominence	Low
Current Use	Light industrial/office
Size, ha	0.42
Building Age	Various
Building Quality	Moderate
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Area has permission for housing subject to the signing of a Section 106 agreement.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Telephone Exchange, Rossendale Road, Earl Shilton
Original Local Plan 2001 Category	C - Urban
Description	Telephone exchange and depot in a primarily residential area
Occupier(s)	British Telecom
Prominence	Low
Current Use	Light industrial
Size, ha	0.07
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	Town centre Accessed via narrow residential road
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Active BT facility.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



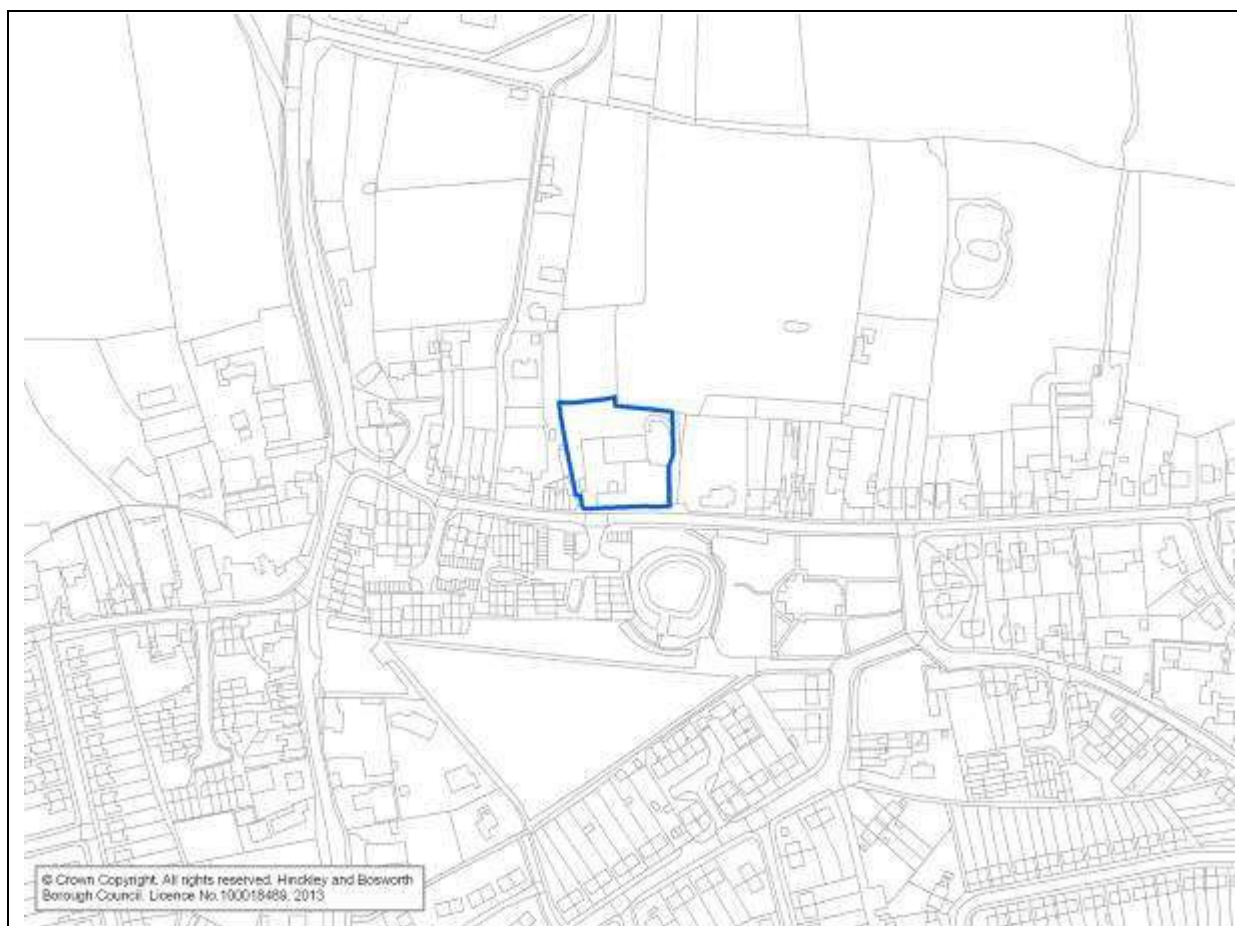
Address	Gamma Hose, New Street, Earl Shilton
Original Local Plan 2001 Category	C - Urban
Description	Solus industrial unit in a primarily residential area
Occupier(s)	Gamma Hose
Prominence	Low
Current Use	Light industrial
Size, ha	0.05
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	Town centre Accessed via narrow residential road
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	None
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



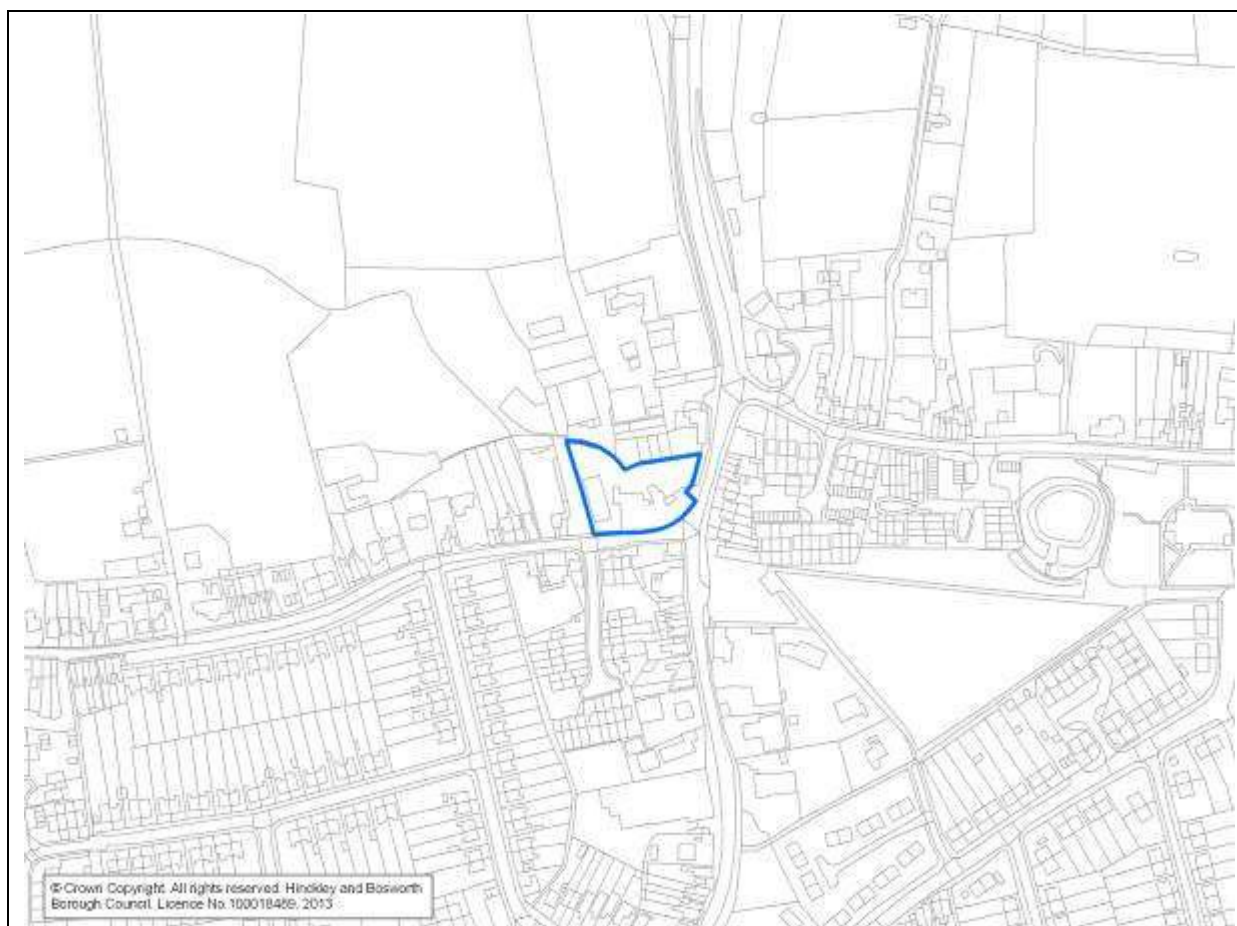
Address	Workshop Units, High Street, Earl Shilton
Original Local Plan 2001 Category	C - Urban
Description	Small industrial area on edge of town centre
Occupier(s)	Vacant
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.51
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Outdated building (size and configuration) on the edge of the town centre, with poor access. Its loss would have little impact on the land supply of Earl Shilton and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Factory Units, Wood Street, Earl Shilton
Original Local Plan 2001 Category	C - Urban
Description	Small units on edge of town centre
Occupier(s)	B.S. Labels
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.51
Building Age	1970/80s
Building Quality	Moderate
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Reasonably fit-for-purpose industrial workshops in an edge of centre location. The units are suitable for small local businesses. Adequate access and servicing areas. The overall scale of the area is suitable for its location.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



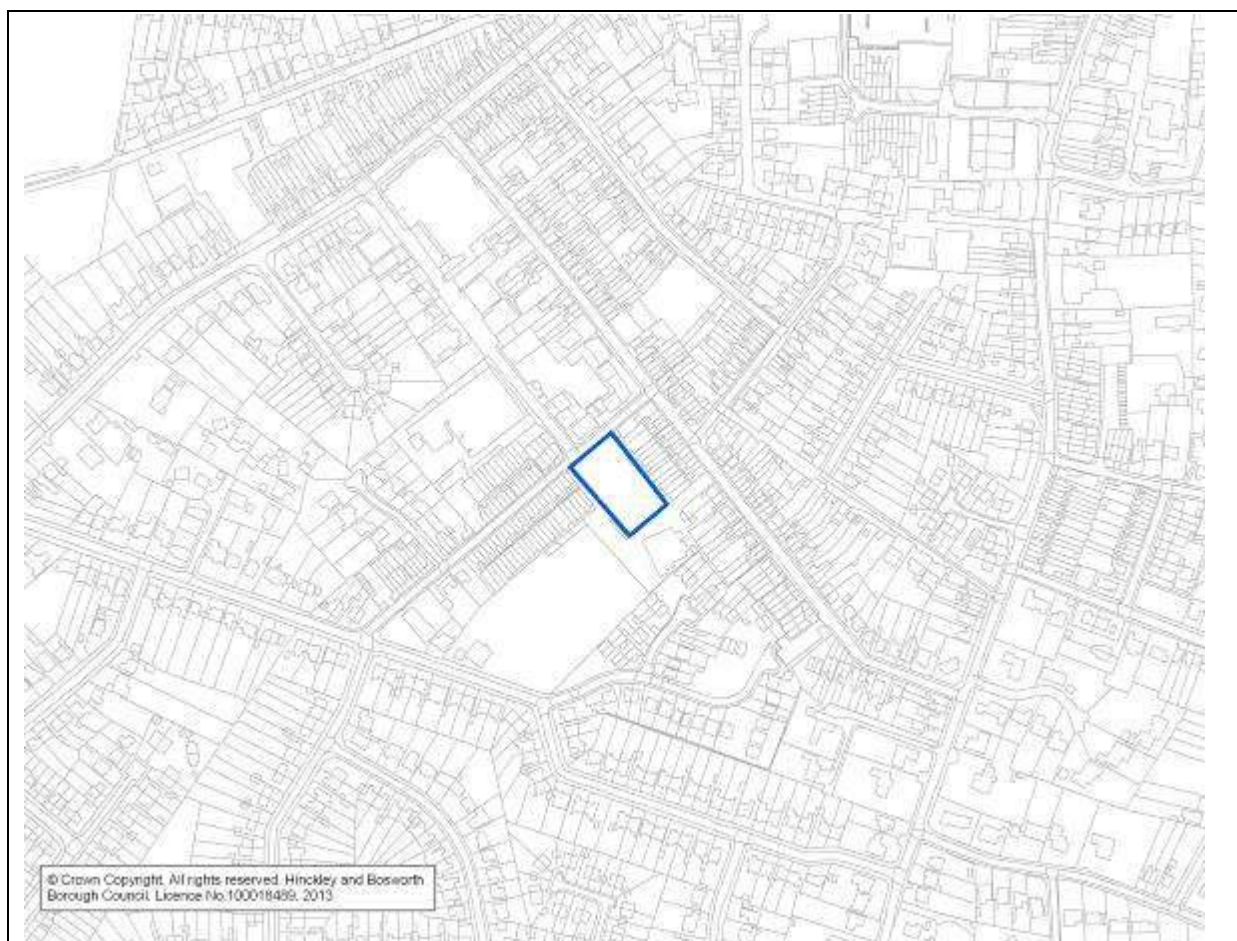
Address	Factory, Church Street, Earl Shilton
Original Local Plan 2001 Category	C - Urban
Description	Industrial unit on edge of town
Occupier(s)	Furniture Warehouse, Scallywags
Prominence	Low
Current Use	Light industrial
Size, ha	0.31
Building Age	Pre 1960's
Building Quality	Poor
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Outdated building (size and configuration) in a residential location. Its loss would have little impact on the land supply of Earl Shilton and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



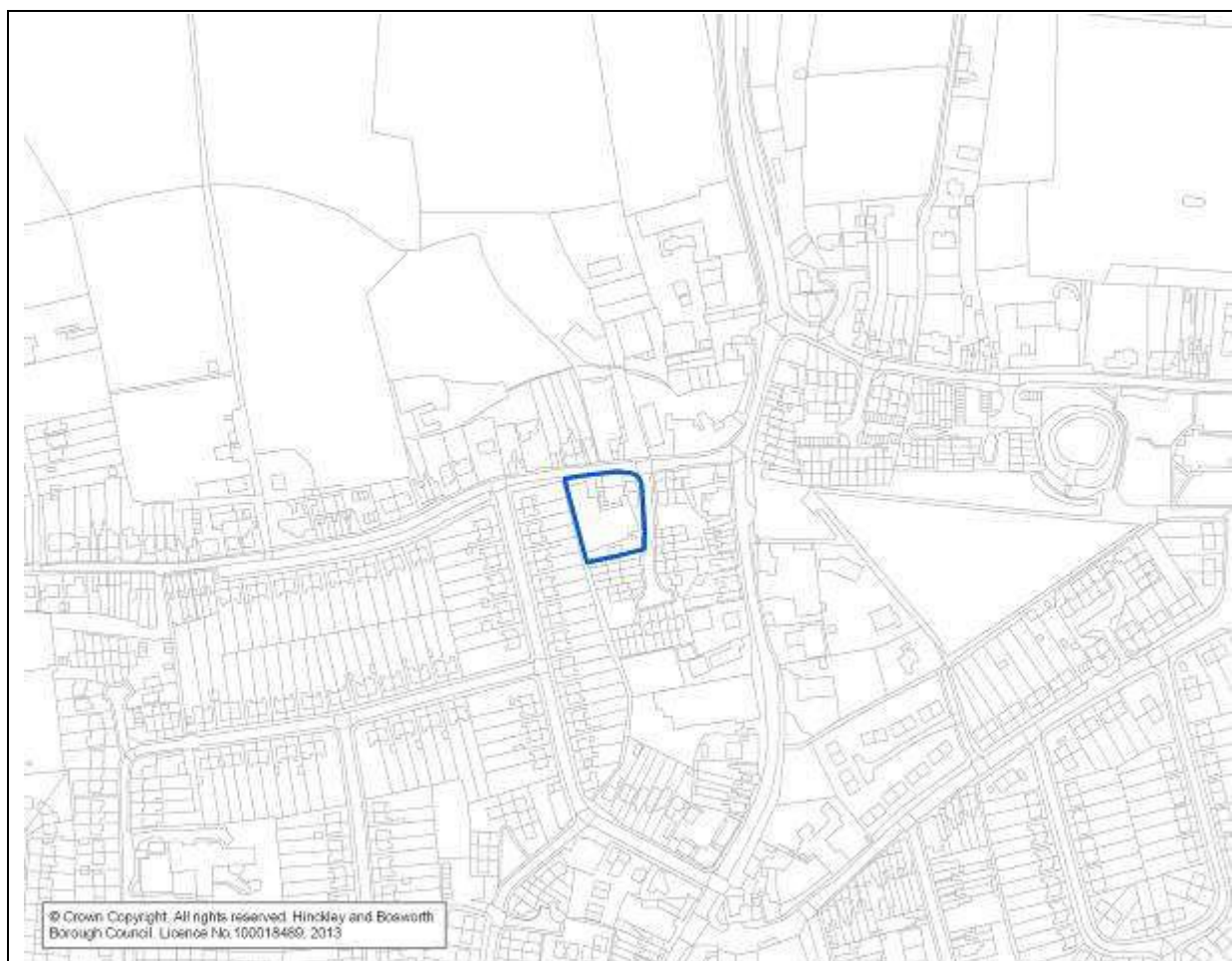
Address	Factory, West of Hill Top, Earl Shilton
Original Local Plan 2001 Category	B - Urban
Description	Small industrial area on edge of town
Occupier(s)	Various
Prominence	Moderate
Current Use	Light industrial/office
Size, ha	0.23
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Local employment area and small business space (including Abbey Business Centre and Hill Top Works). Provides small business space in relatively accessible, peripheral location off main route into town.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Works, South of West Street, Earl Shilton
Original Local Plan 2001 Category	B - Urban
Description	Small industrial units on edge of town
Occupier(s)	Smith Bowling/Inspiration
Prominence	Low
Current Use	Light Industrial
Size, ha	0.05
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Outdated, isolated building in a residential location. Most of the area has now been redeveloped for housing.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Churchill Works, Highfield Street, Earl Shilton
Original Local Plan 2001 Category	C - Urban
Description	Small workshops on edge of town centre
Occupier(s)	Various
Prominence	Low
Current Use	Light industrial
Size, ha	0.22
Building Age	Historic
Building Quality	Poor
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Outdated industrial buildings (size and configuration) in a town centre location, with limited commercial demand and poor access. Its loss would have limited impact on employment supply. However, the current use appears to have minimal impact on neighbouring residential amenity.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



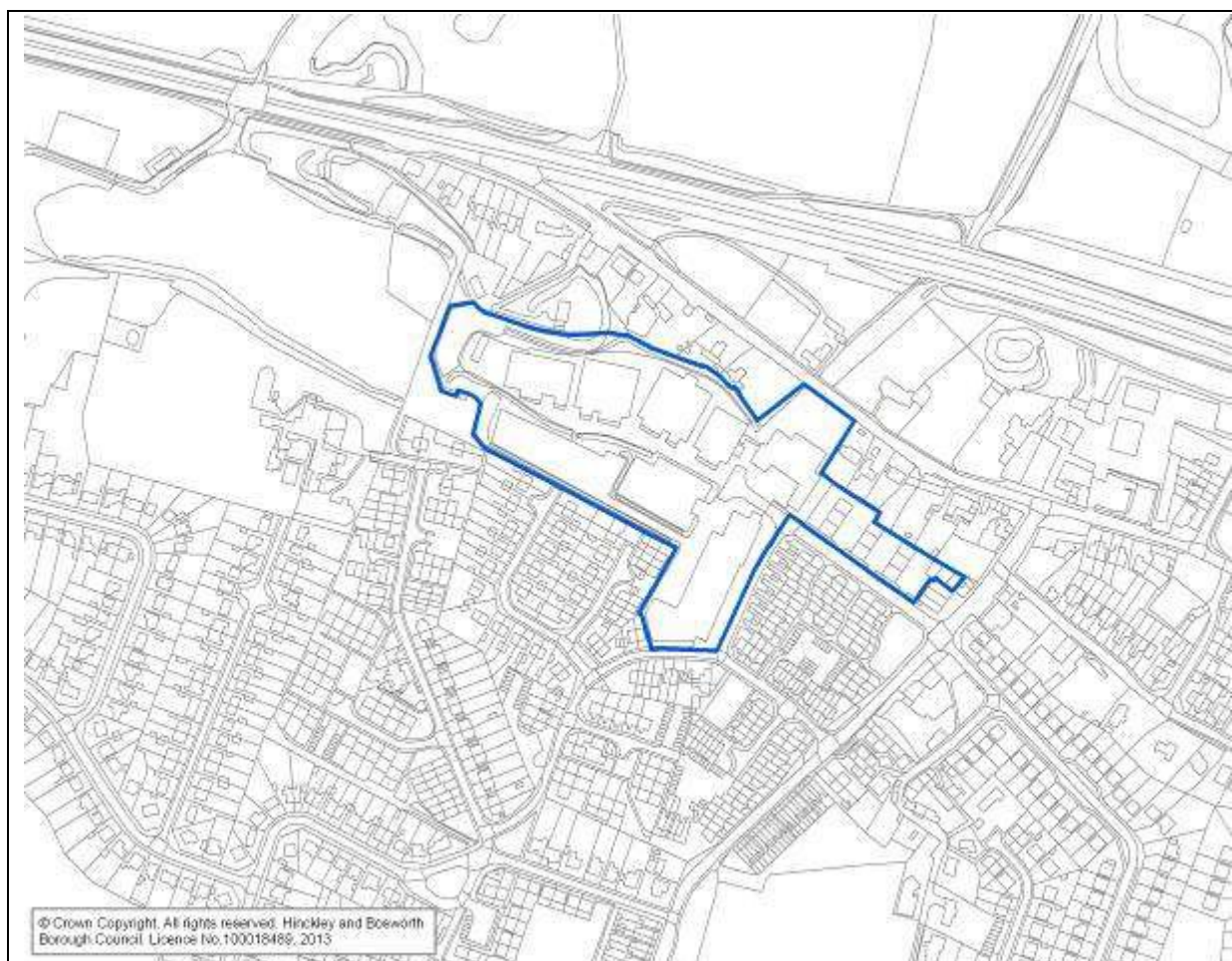
Address	Factory, Keats Lane, Earl Shilton
Original Local Plan 2001 Category	C - Urban
Description	Small industrial unit on edge of town centre
Occupier(s)	Vacant
Prominence	Low
Current Use	Light industrial
Size, ha	0.11
Building Age	Pre 1960's
Building Quality	Poor
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Outdated isolated building (size and configuration) in a residential location with limited commercial demand. Most of area has now been redeveloped for housing. The remaining land has planning permission for further housing
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



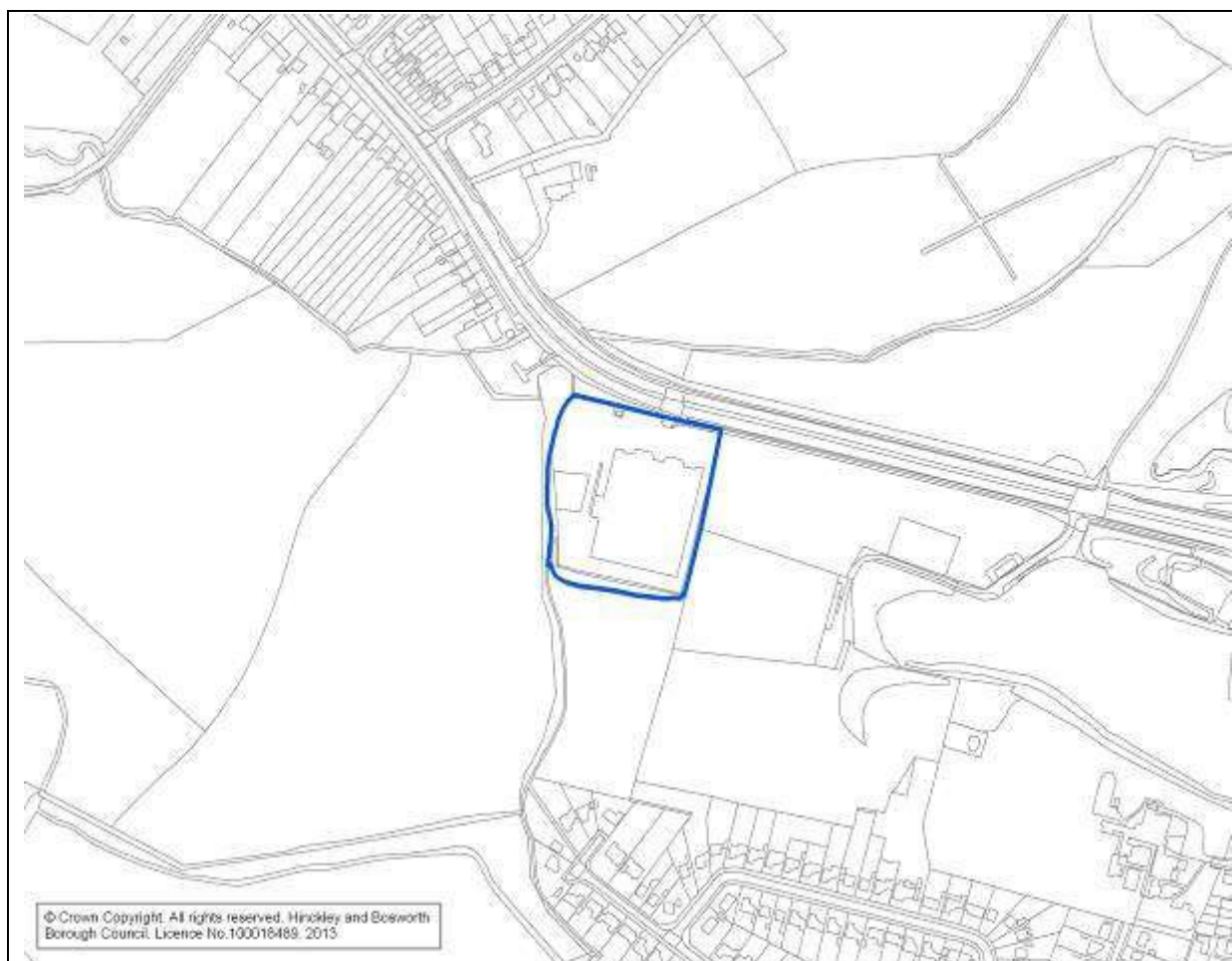
Address	Warwick Building, Rossendale Road, Earl Shilton
Original Local Plan 2001 Category	C - Urban
Description	Small unit on edge of town centre
Occupier(s)	Various
Prominence	Low
Current Use	Light industrial
Size, ha	0.07
Building Age	Post 1960
Building Quality	Poor
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Outdated isolated buildings in a residential location suitable for redevelopment for alternative uses. Its loss would have limited impact on employment supply. However, the current use appears to have minimal impact on neighbouring residential amenity.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



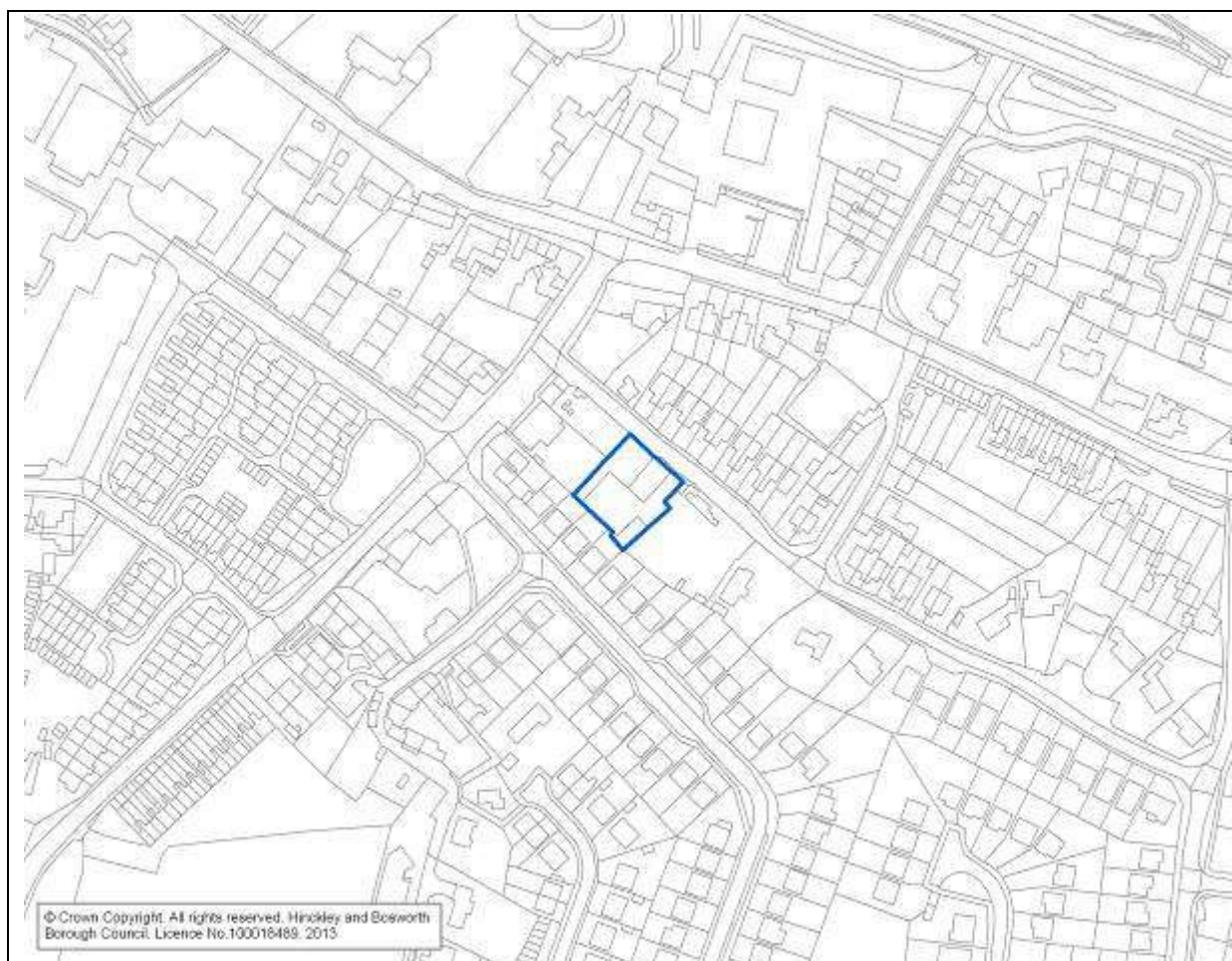
Address	Factory, West Street, Earl Shilton
Original Local Plan 2001 Category	B - Urban
Description	Small unit on edge of town
Occupier(s)	Scantex
Prominence	Low
Current Use	Light Industrial
Size, ha	0.06
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Area already has some new residential development. Its loss would have limited impact on the employment land supply.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



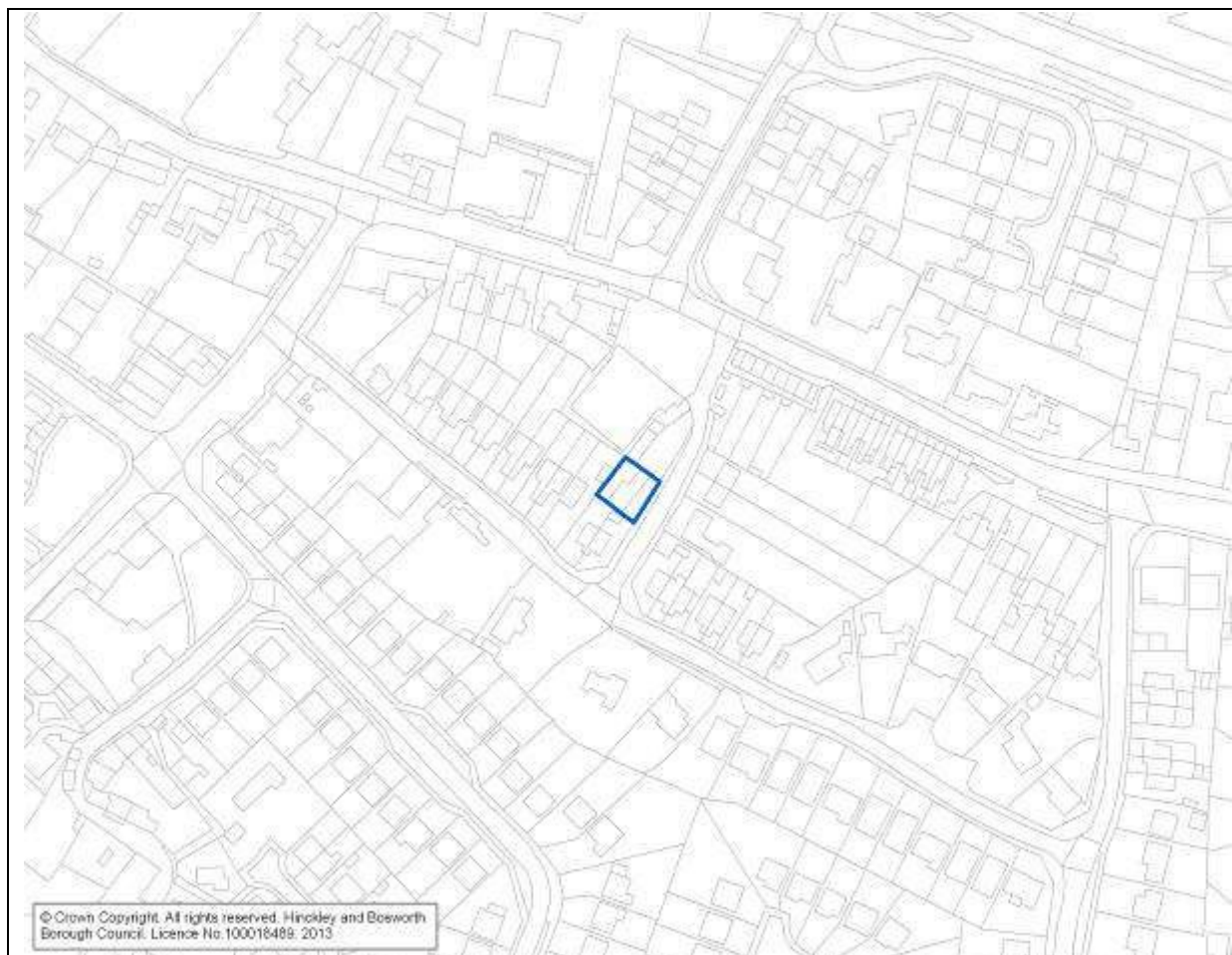
Address	Groby Trading Estate, Fir Tree Lane, Groby
Original Local Plan 2001 Category	B - Rural
Description	Small business park in the town centre
Occupier(s)	Various, including General Electric
Prominence	Low
Current Use	Industrial estate/business park
Size, ha	3.40
Building Age	Various – modern
Building Quality	Various – moderate
Access Constraints	Village centre
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	Tight, residential location
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Retain as an important local employment area.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



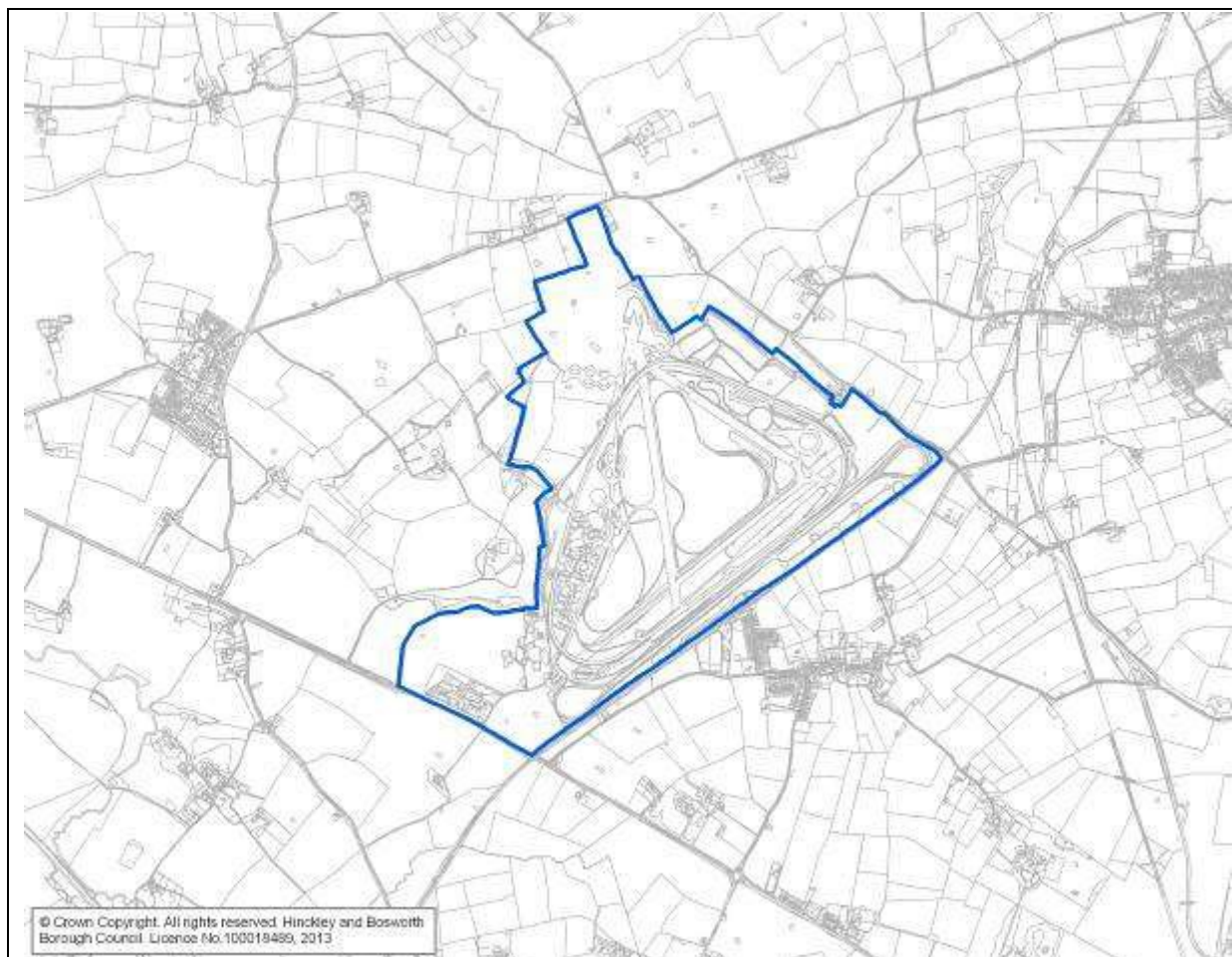
Address	Scania Depot, Markfield Road, Groby
Original Local Plan 2001 Category	C – Rural
Description	Isolated warehouse on outskirts of the settlement
Occupier(s)	Keltruck
Prominence	High
Current Use	Warehouse
Size, ha	1.27
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	In a peripheral, accessible location suited to business use.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Walker-Smiths Haulage Site, Rookery Lane, Groby
Original Local Plan 2001 Category	C - Rural
Description	Small factory in village centre
Occupier(s)	APT Leicester
Prominence	Low
Current Use	Light Industrial
Size, ha	0.11
Building Age	1960s
Building Quality	Moderate
Access Constraints	Village centre
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Tight, residential location Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	In the Groby Conservation area Very small, low quality industrial unit in a primarily residential area. Its loss would have little impact on the wider land supply of Groby and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100

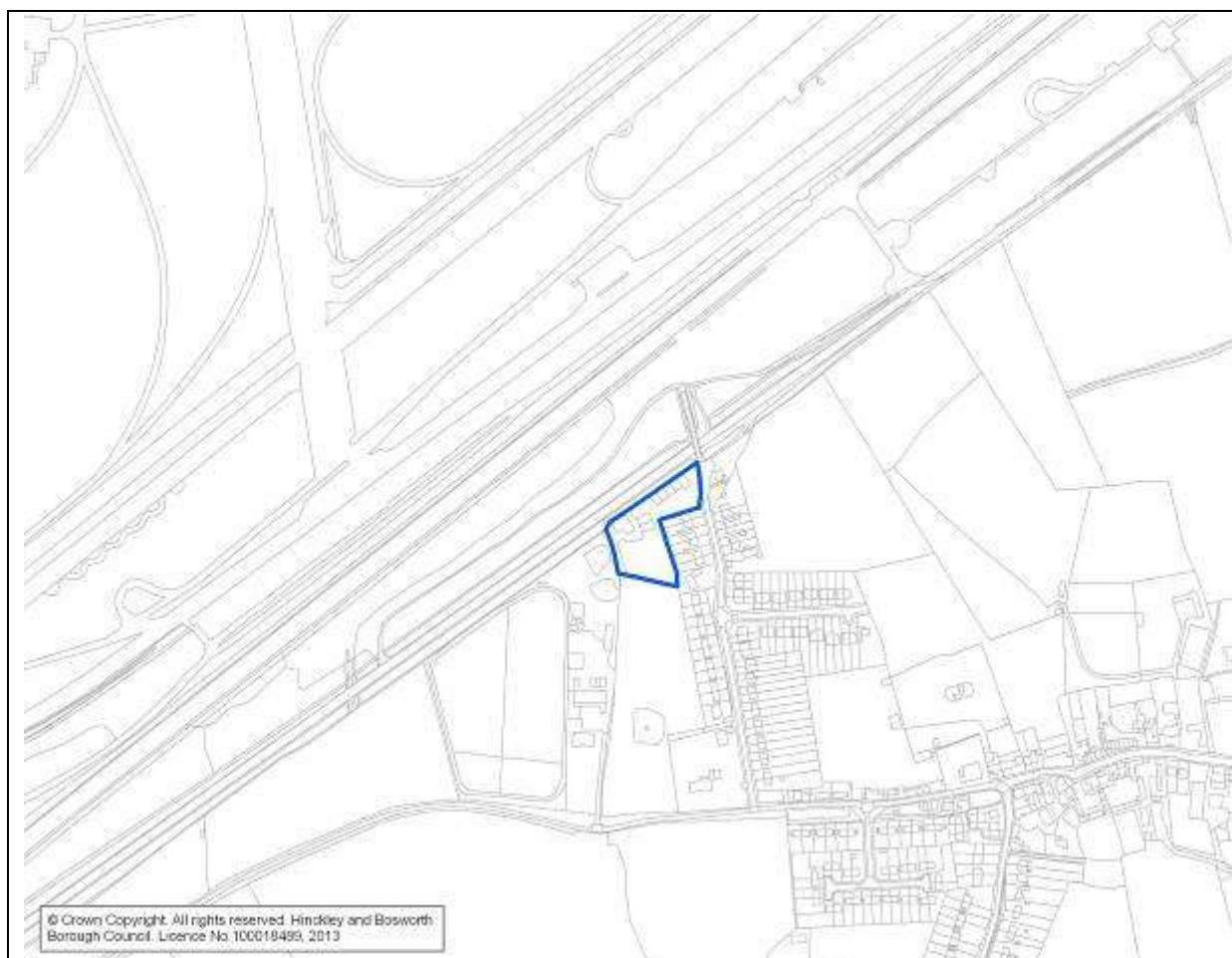


Address	Workshops, The Rookery, Groby
Original Local Plan 2001 Category	C - Rural
Description	Small workshop in village centre
Occupier(s)	Unknown
Prominence	Low
Current Use	Light industrial
Size, ha	0.02
Building Age	1960s
Building Quality	Poor
Access Constraints	Village centre
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Tight, residential location Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	In the Groby Conservation Area Part of area redeveloped for housing. Its loss would have little impact on the land supply of Groby and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100

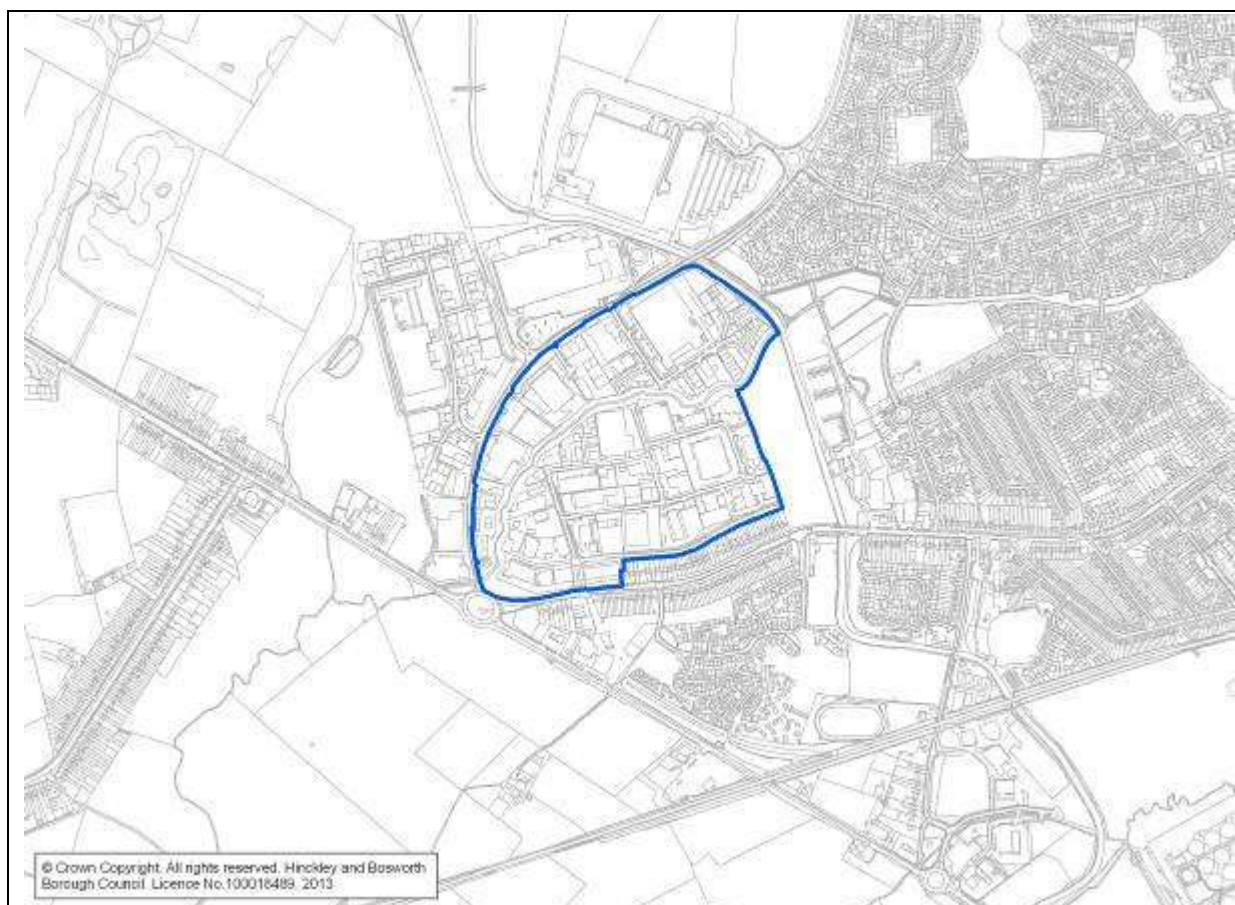


Address	MIRA, Watling Street, Higham on the Hill
Original Local Plan 2001 Category	A – Rural
Description	Greenfield site, contains range of buildings as well as test tracks
Occupier(s)	MIRA (plus over thirty transport related companies including Continental, Goodyear Dunlop, Jaguar and Michelin)
Prominence	High
Current Use	Specialist industrial, office and test track uses
Size, hectares	307.20
Building Age	Various
Building Quality	Various
Access Constraints	Backland parts of estate have poor access
Distance to Motorway, km	8
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

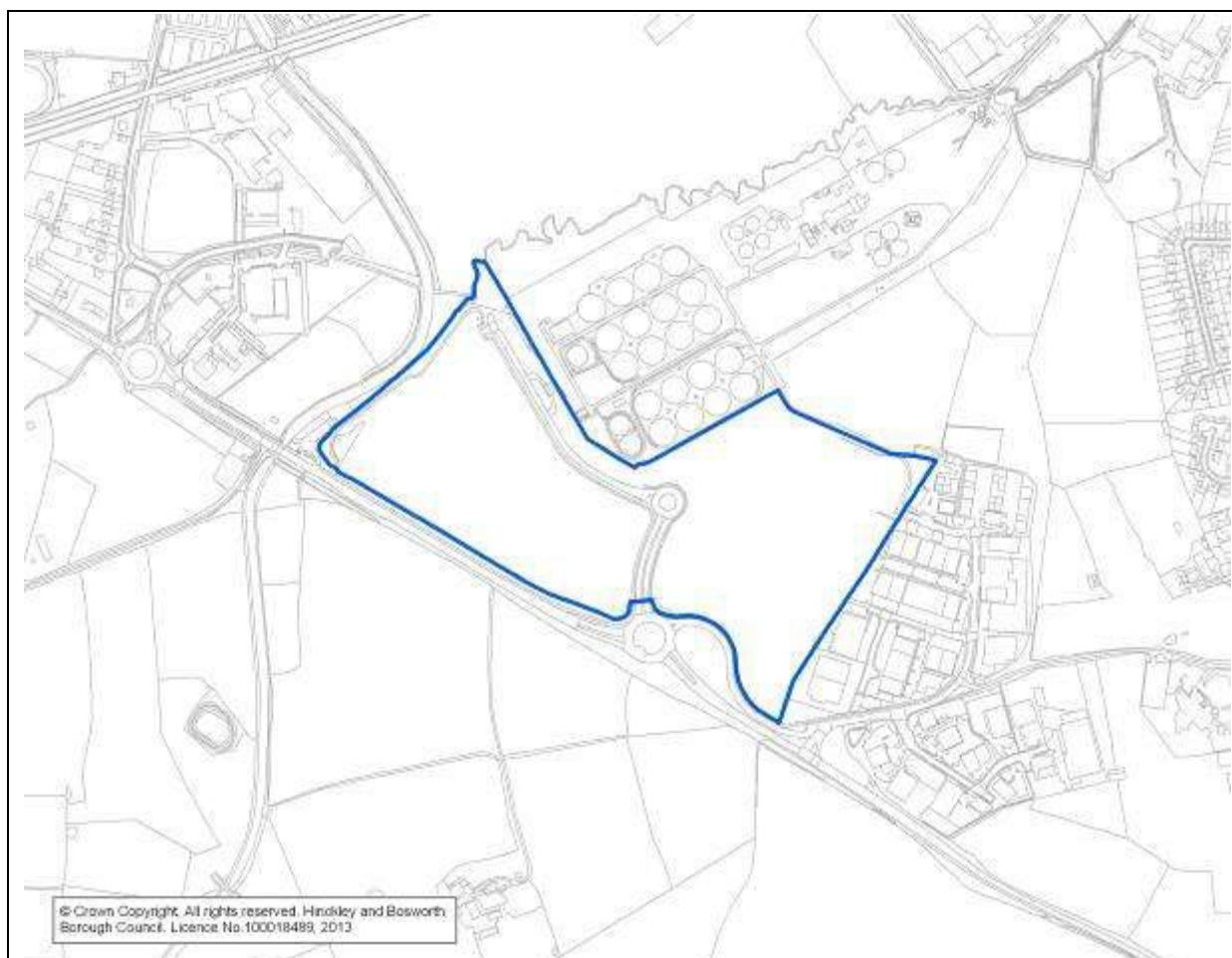
Other Information	<p>MIRA was awarded Enterprise Zone status in 2011. Occupancy within the Enterprise Zone will be limited to companies in a range of transport sectors including automotive, aerospace, rail and defence</p> <p>It also has outline planning permission (11/00360/OUT) for a business technology 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>Only 34.03 ha will be developed for employment uses with the present planning permission. The full MIRA area will be allocated as an employment development site in the Council's Site Allocations document.</p>
Recommendation	A
Percent Employment Use Retained	96
Percent Other Uses Allowed	4 (Reflects non-employment uses in the planning permission)



Address	Industrial Estate, West of Station Road, Higham on the Hill
Original Local Plan 2001 Category	B - Rural
Description	Small, modern industrial estate on edge of village
Occupier(s)	Various, including Nopac
Prominence	Low
Current Use	Industrial estate
Size, ha	0.52
Building Age	Modern
Building Quality	Moderate
Access Constraints	Through rural roads
Distance to Motorway, km	8
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Retain for employment uses. Key rural employment area.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

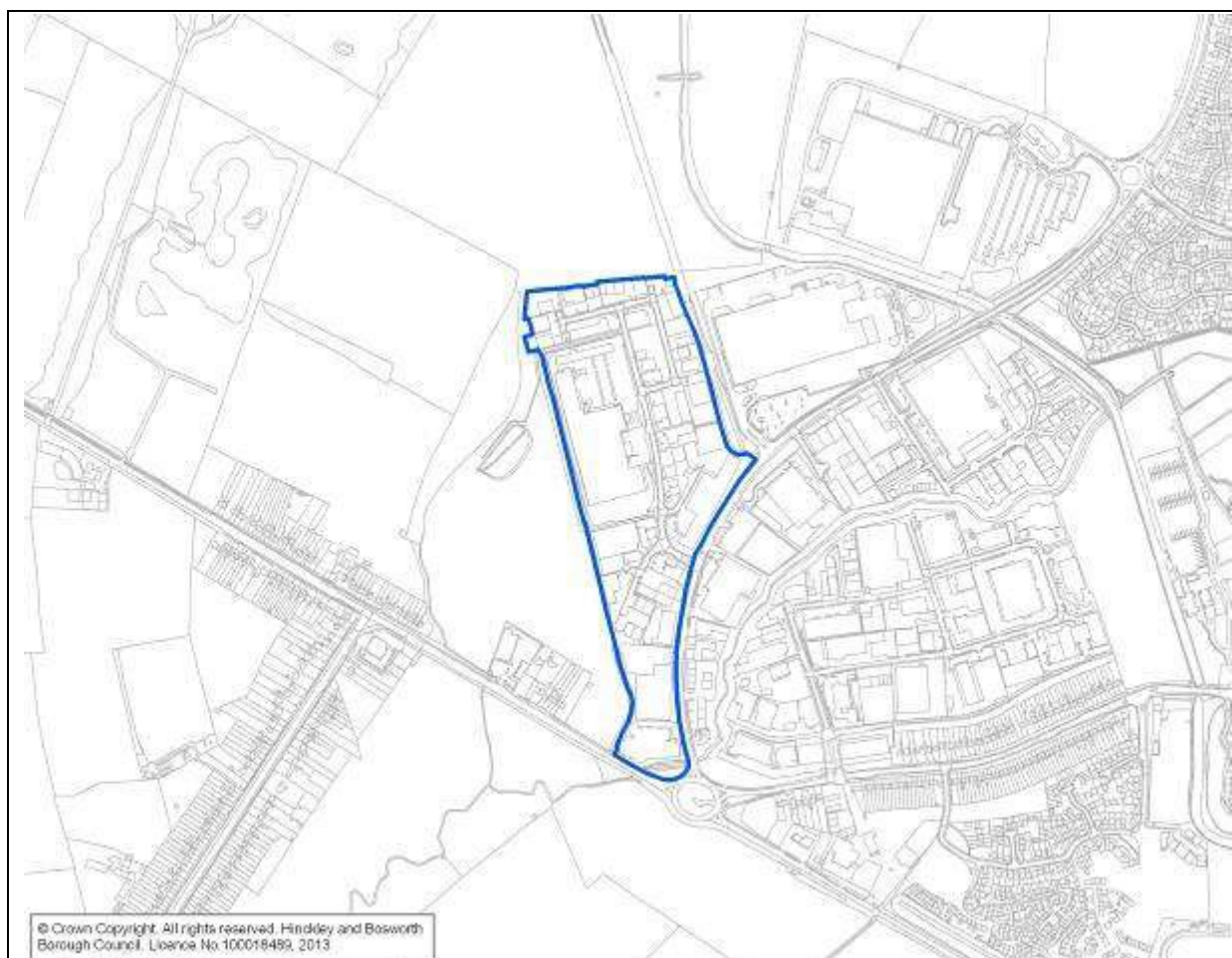


Address	Harrowbrook Industrial Estate, Hinckley
Original Local Plan 2001 Category	A – Urban
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including Hammonds and Firecraft
Prominence	High
Current Use	Industrial estate
Size, hectares	37.16
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

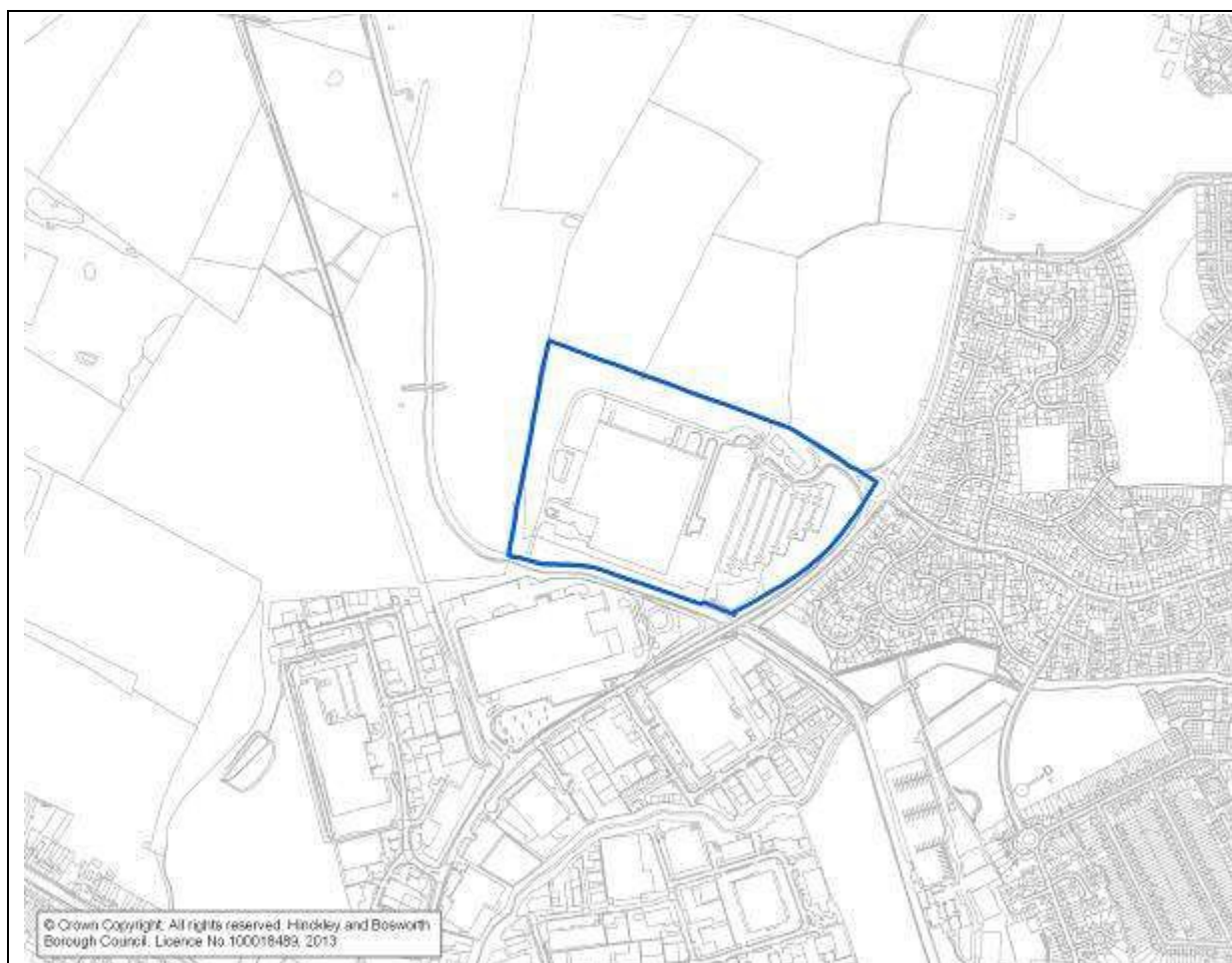


Address	Logix Distribution Park, Hinckley
Original Local Plan 2001 Category	None
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including Johnson Apparelmaster, Armstrong Logistics and Syncreon
Prominence	High
Current Use	Industrial estate/distribution park
Size, ha	19.15
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	0
Distance to Rail Station, km	2.5
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No

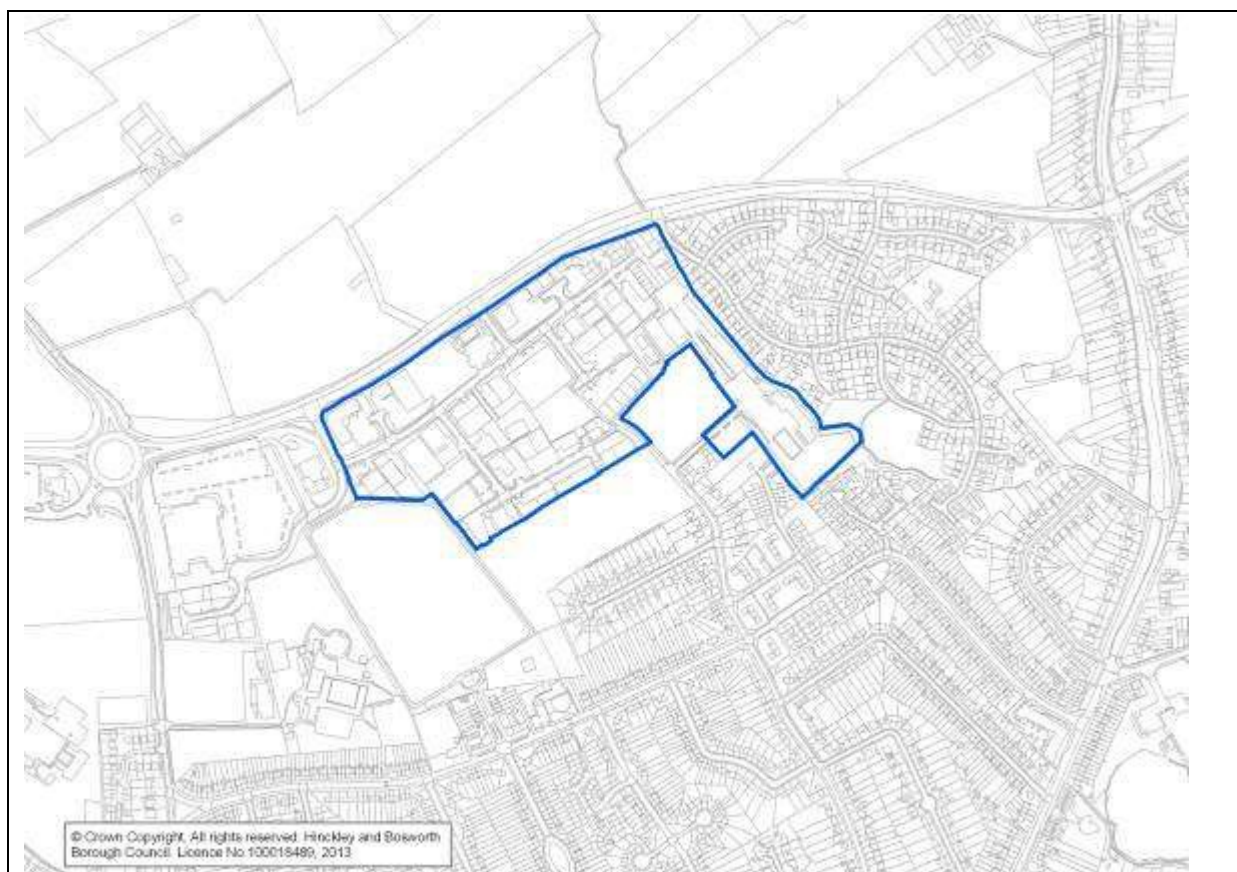
Other Information	<p>Second phase of the Distribution Park is now under construction (linked to adjacent Sketchley Meadows scheme). Marketed as Hinckley Commercial Park, Phase II will offer five logistics units, 4,200-37,600 sqm in size. Further B1/B2/B8 accommodation is also proposed within the Sketchley Brook planning permission (10/00518/OUT) for land to the east.</p> <p>Upon completion of this scheme, the boundary of this employment area will have to be significantly enlarged to include all new premises.</p>
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



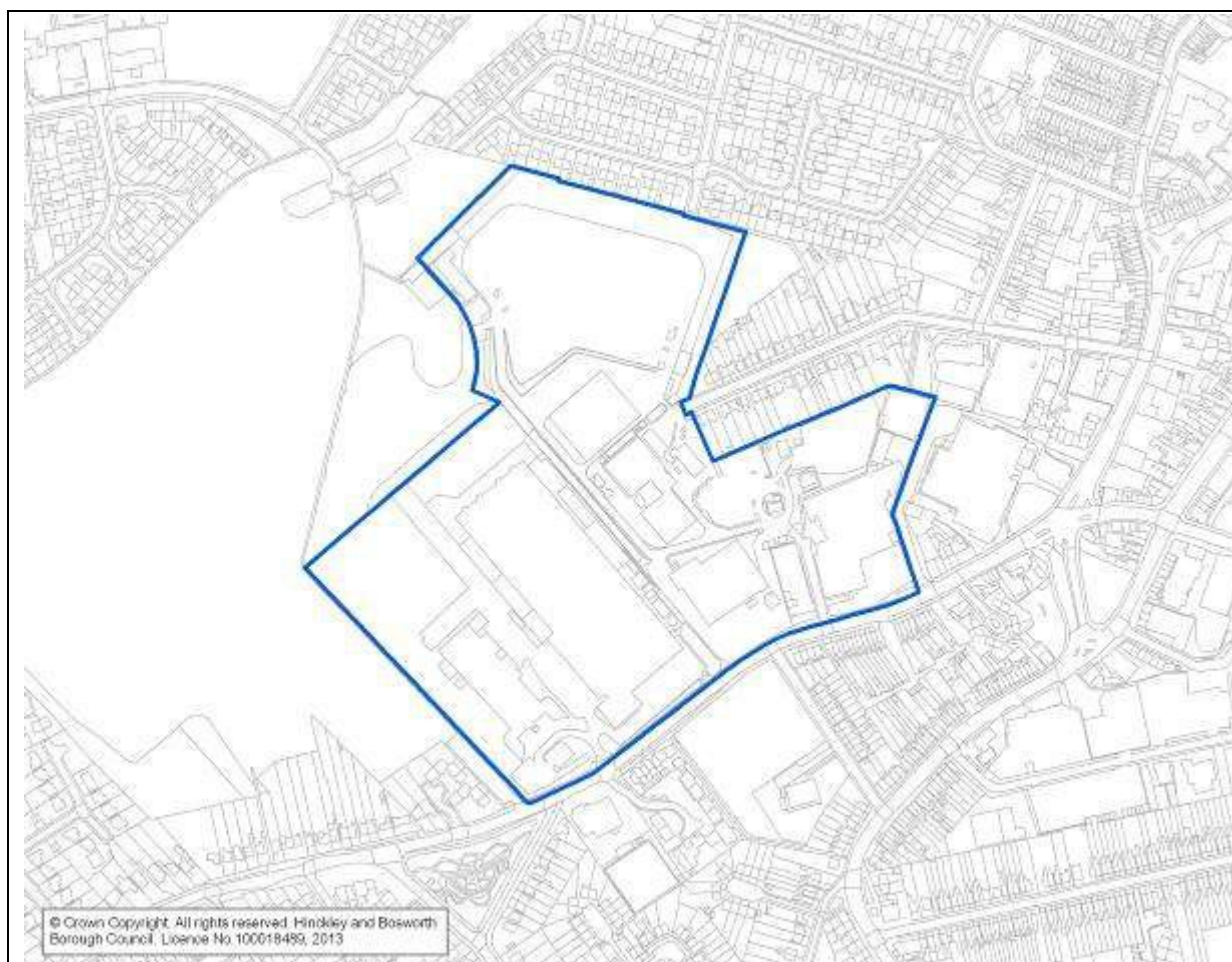
Address	Dodwells Bridge Industrial Estate, Jacknell Road, Hinckley
Original Local Plan 2001 Category	A - Urban
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including Sigma and Triumph
Prominence	High
Current Use	Industrial estate
Size, hectares	15.41
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Triumph Motorcycles, Dodwells Road, Hinckley
Original Local Plan 2001 Category	A - Urban
Description	Key employer for Hinckley/Borough
Occupier(s)	Triumph
Prominence	High
Current Use	Industrial
Size, hectares	16.70
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Hinckley Fields Industrial Estate, Hinckley
Original Local Plan 2001 Category	A – Urban
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including First Assist. Area also includes McDonalds restaurant, nursery and gym
Prominence	High
Current Use	Industrial estate
Size, hectares	12.03
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	5
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	New scheme of 16 wood framed, hybrid business units now completed in the South East (Greenfields Business Park), on land formally occupied by a Council Depot. The remainder of that depot will now be allocated for housing. The loss of such a backland site will have little impact on the wider Employment Area.
Recommendation	A
Percent Employment Use Retained	95
Percent Other Uses Allowed	5 (Allows for the area of the former Council Depot which will be lost to housing)

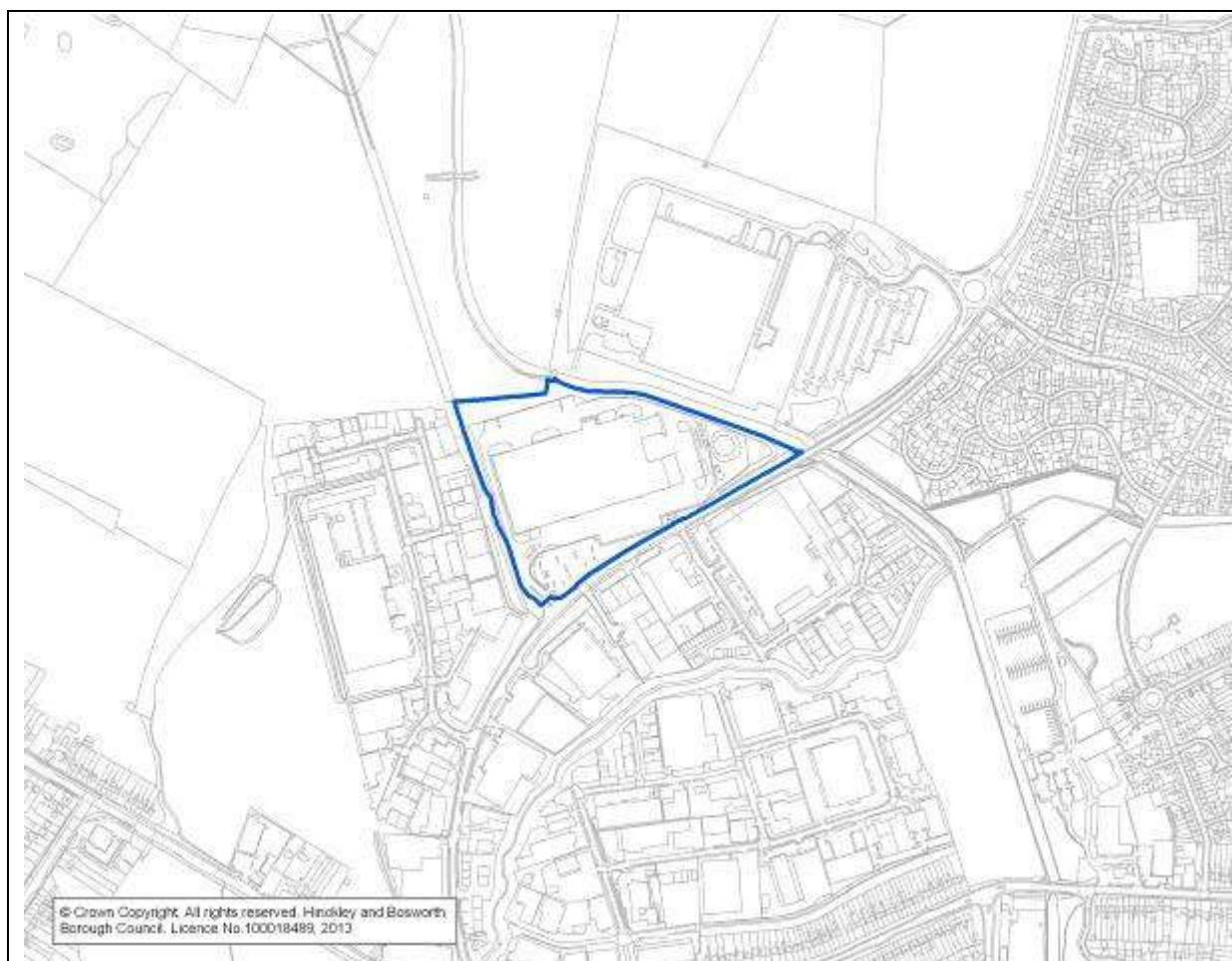


Address	Transco HQ/Jarvis Porter, Coventry Road, Hinckley
Original Local Plan 2001 Category	A - Urban
Description	Edge of town centre employment area comprising of 3 main building complexes
Occupier(s)	National Grid/ H.J Hall
Prominence	Moderate
Current Use	Industrial/office
Size, ha	12.18
Building Age	Modern
Building Quality	Average
Access Constraints	Fringe town centre
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Area within Hinckley Town Centre Area Action Plan boundary. The development site (Jarvis Porter) in middle of the area has full planning permission (11/00046/FUL) for a mixed-use development comprising 9,195 sqm of non-food retail and 3,524 sqm of warehousing.
Recommendation	B
Percent Employment Use Retained	69

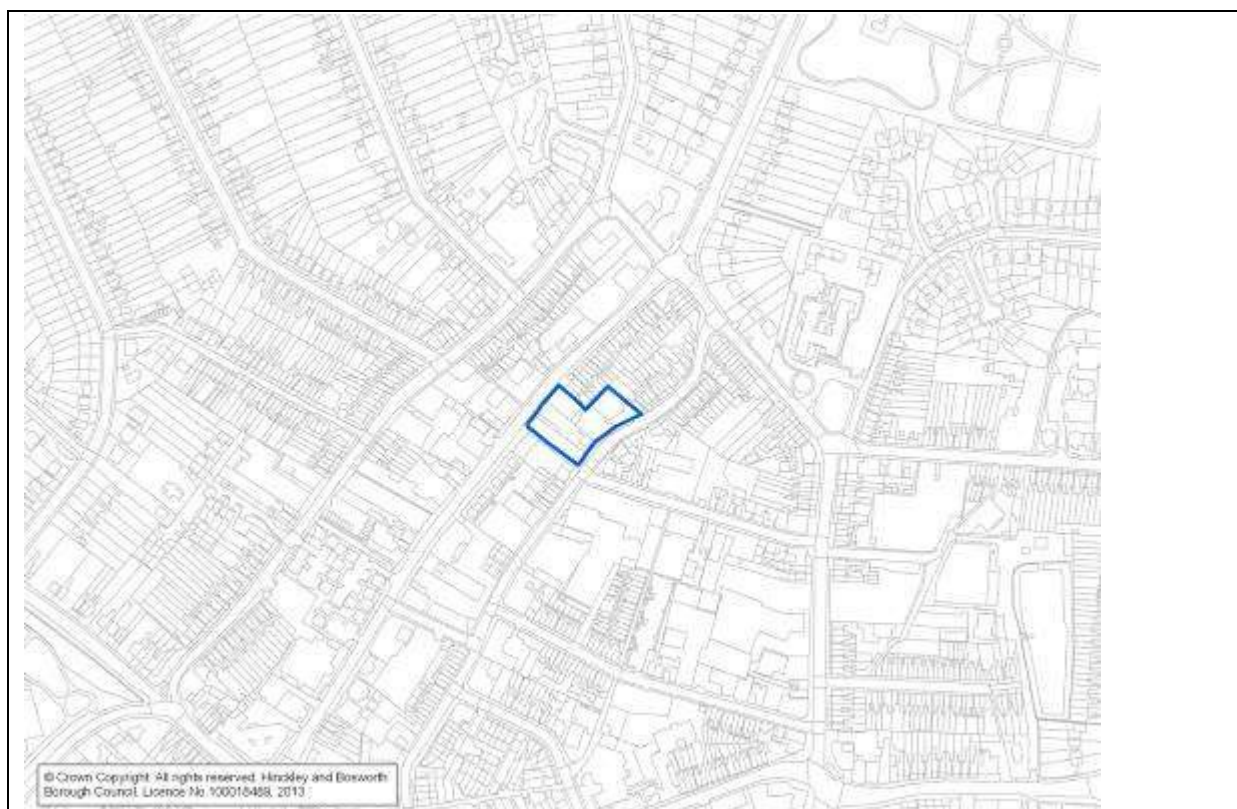
Percent Other Uses Allowed	31 (Reflects the planning permission and the Town Centre Area Action Plan which allows 3.8 ha of the site to be developed for non-employment uses)
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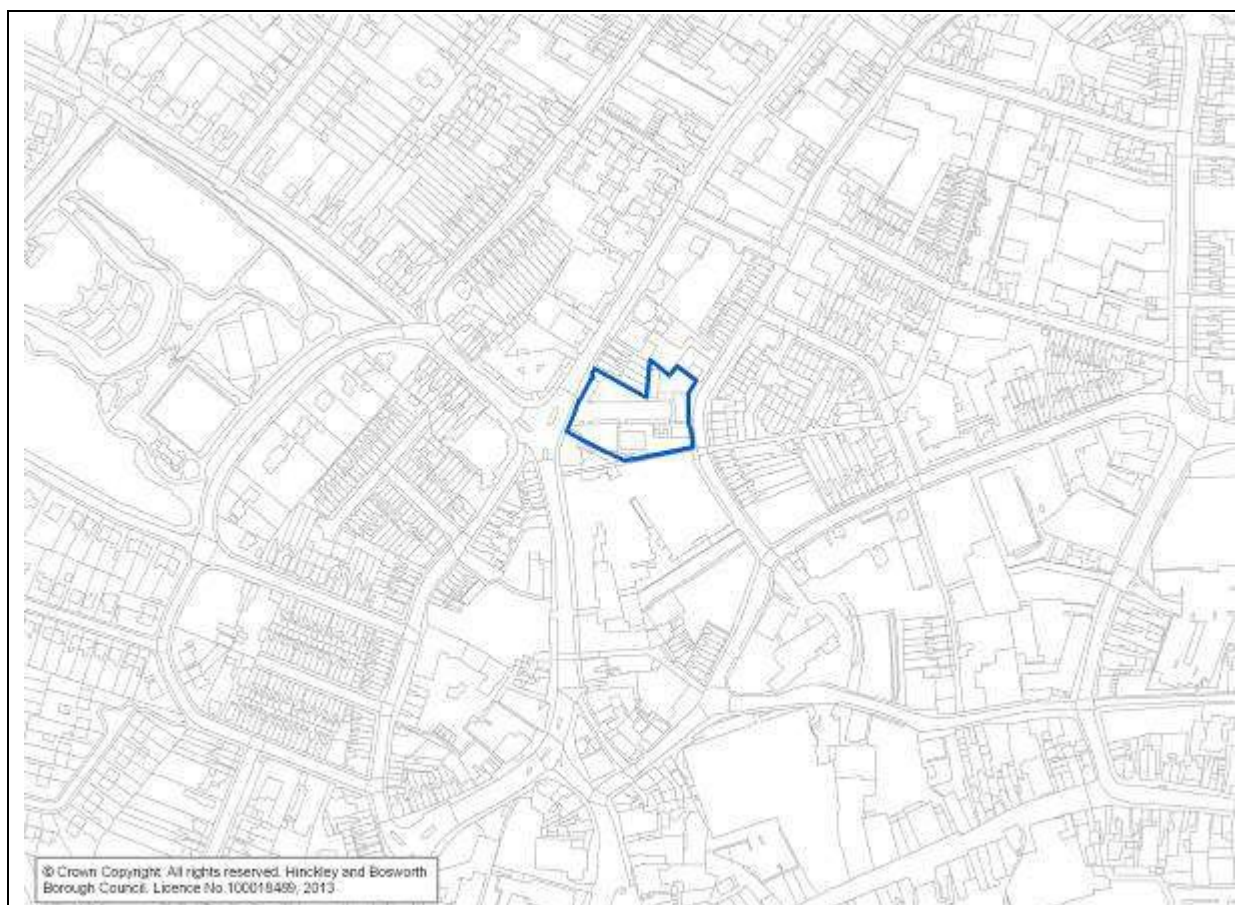
Address	Nutts Lane Industrial Estate/EME Site, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Industrial Estate
Occupier(s)	Various, including Hammonds, E.On and Western Power
Prominence	High
Current Use	Industrial/infrastructure
Size, ha	8.47
Building Age	N/a
Building Quality	N/a
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Minor unimplemented planning permissions within the area.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



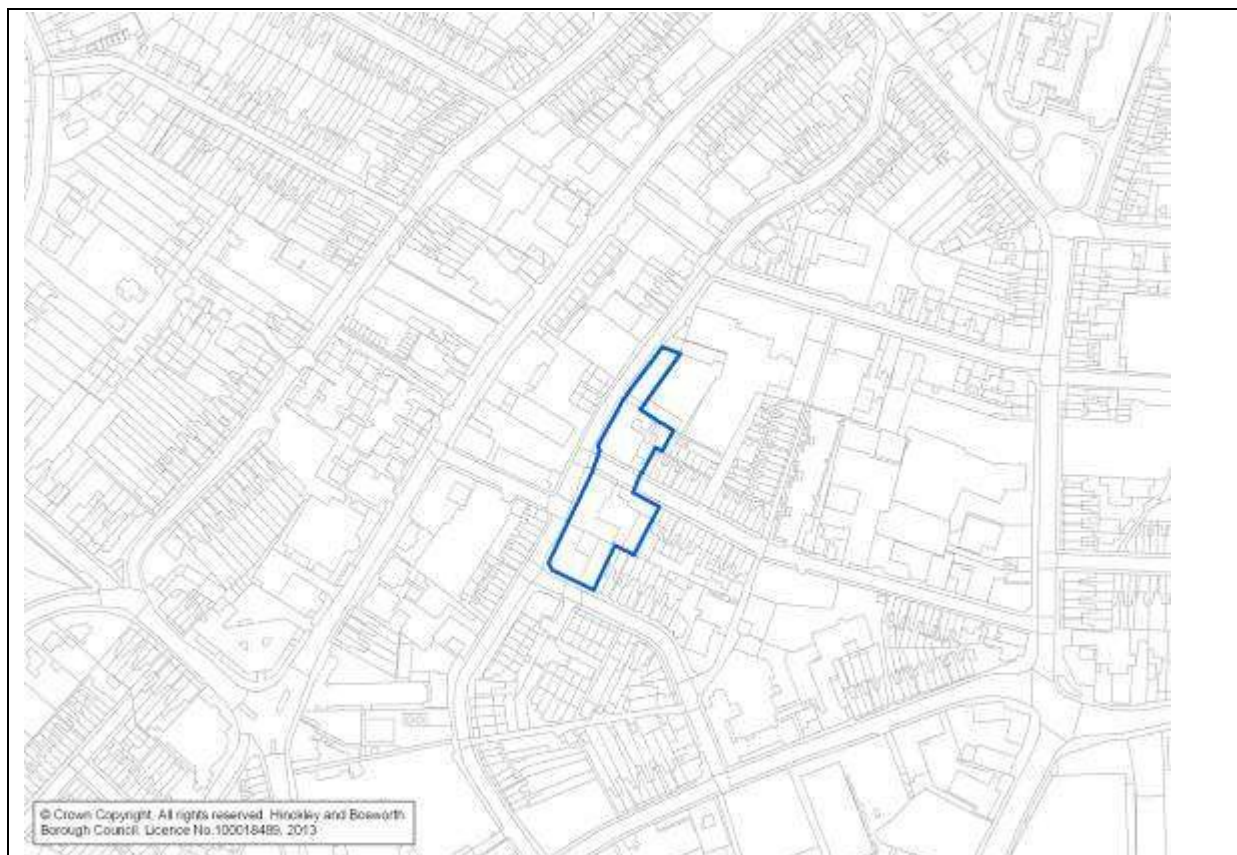
Address	Tescos Distribution Depot, Dodwells Road, Hinckley
Original Local Plan 2001 Category	A - Urban
Description	Key employer for Hinckley/Borough
Occupier(s)	Tesco
Prominence	High
Current Use	Distribution
Size, hectares	8.30
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Bond Street Glass and Adjacent Units, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Low grade industrial uses on a main road location in Hinckley Town Centre
Occupier(s)	Various, primarily Bond Street Glass
Prominence	High
Current Use	Light industrial
Size, ha	0.23
Building Age	Historic
Building Quality	Poor
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Area within Hinckley Town Centre Area Action Plan boundary. In the Druid Street Conservation Area. Property has an unimplemented full planning permission (11/00058/EXT) for 262 sqm of B1(a) offices. Outdated (configuration and size) buildings, in a town centre location, suitable for mixed use redevelopment. Any architecturally significant buildings should be retained.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Land north of Atkins Building, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Good quality town centre office building
Occupier(s)	Leicestershire County Council
Prominence	High
Current Use	Office
Size, ha	0.32
Building Age	Historic
Building Quality	Good
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Area within Hinckley Town Centre Area Action Plan boundary. In the Hollycroft Conservation Area. Area includes good quality offices for Leicestershire County Council. These should be protected.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



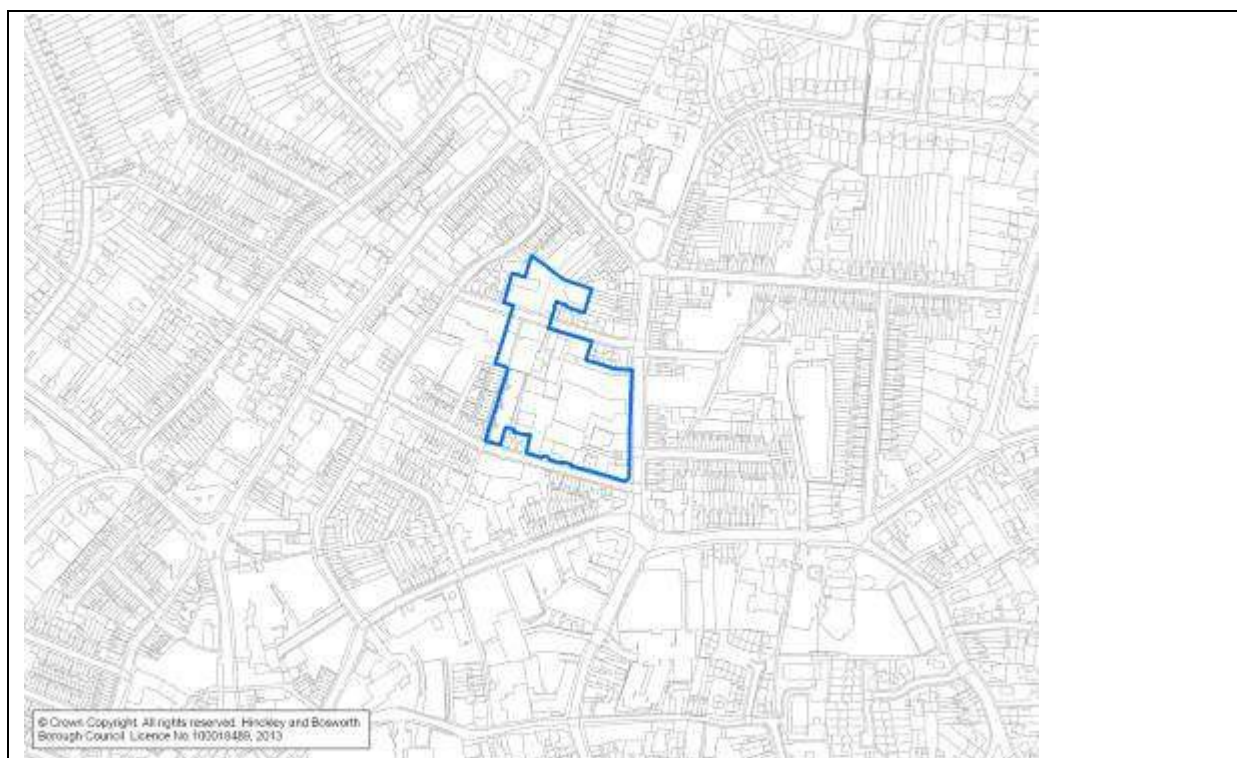
Address	Units on Druid Street, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Older mill properties in a backland location in Hinckley Town Centre
Occupier(s)	Various, including Acorn Designs
Prominence	Low
Current Use	Office/light industrial
Size, ha	0.34
Building Age	Historic
Building Quality	Good
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Area within Hinckley Town Centre Area Action Plan boundary. In the Druid Street Conservation Area. Good quality, historic mill properties which appear well occupied. The area should therefore be protected for employment uses.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



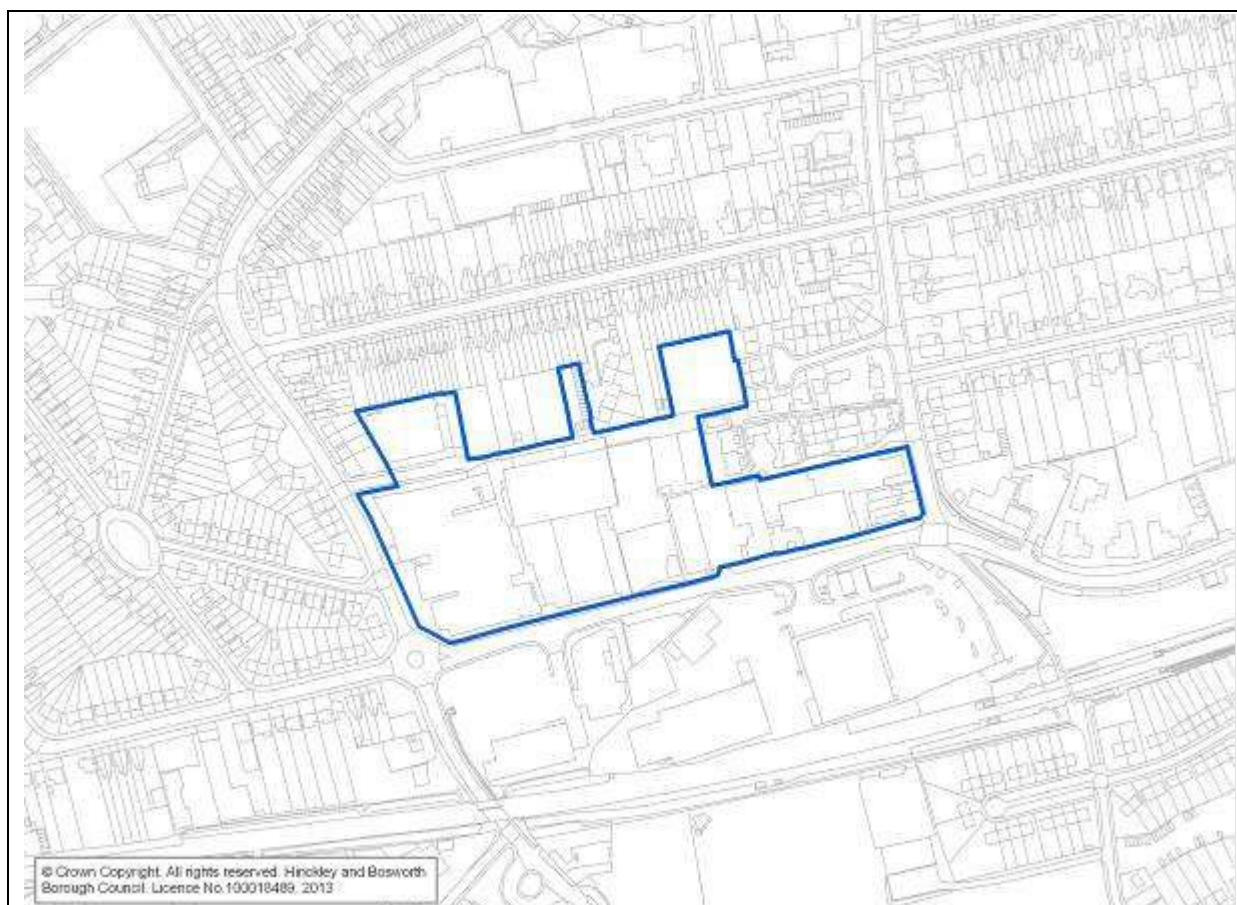
Address	Land North of Well Lane, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	An area of mixed retail and offices uses on a main road location in Hinckley Town Centre
Occupier(s)	Various, primarily G Seller and Co. (Funeral Directors)
Prominence	High
Current Use	Office/retail
Size, ha	0.37
Building Age	Various
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Area within Hinckley Town Centre Area Action Plan boundary. In the Druid Street Conservation Area. Area of older premises fronting Upper Bond Street. Home to one key local (retail) business, but otherwise of limited economic value. Prominent, main road position makes it a viable location for retail/leisure redevelopment options.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Garage on Druid Street, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Solus, moderate quality industrial unit, in retail use
Occupier(s)	Hinckley Fashion Outlet
Prominence	Low
Current Use	Retail
Size, ha	0.04
Building Age	Modern
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Area within Hinckley Town Centre Area Action Plan boundary. In the Druid Street Conservation Area. Solus industrial unit in a backland location. Occupied by trading (retail) business, but otherwise of limited economic value. Could form part of a larger redevelopment scheme, including adjacent properties on Upper Bond Street, if required.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100

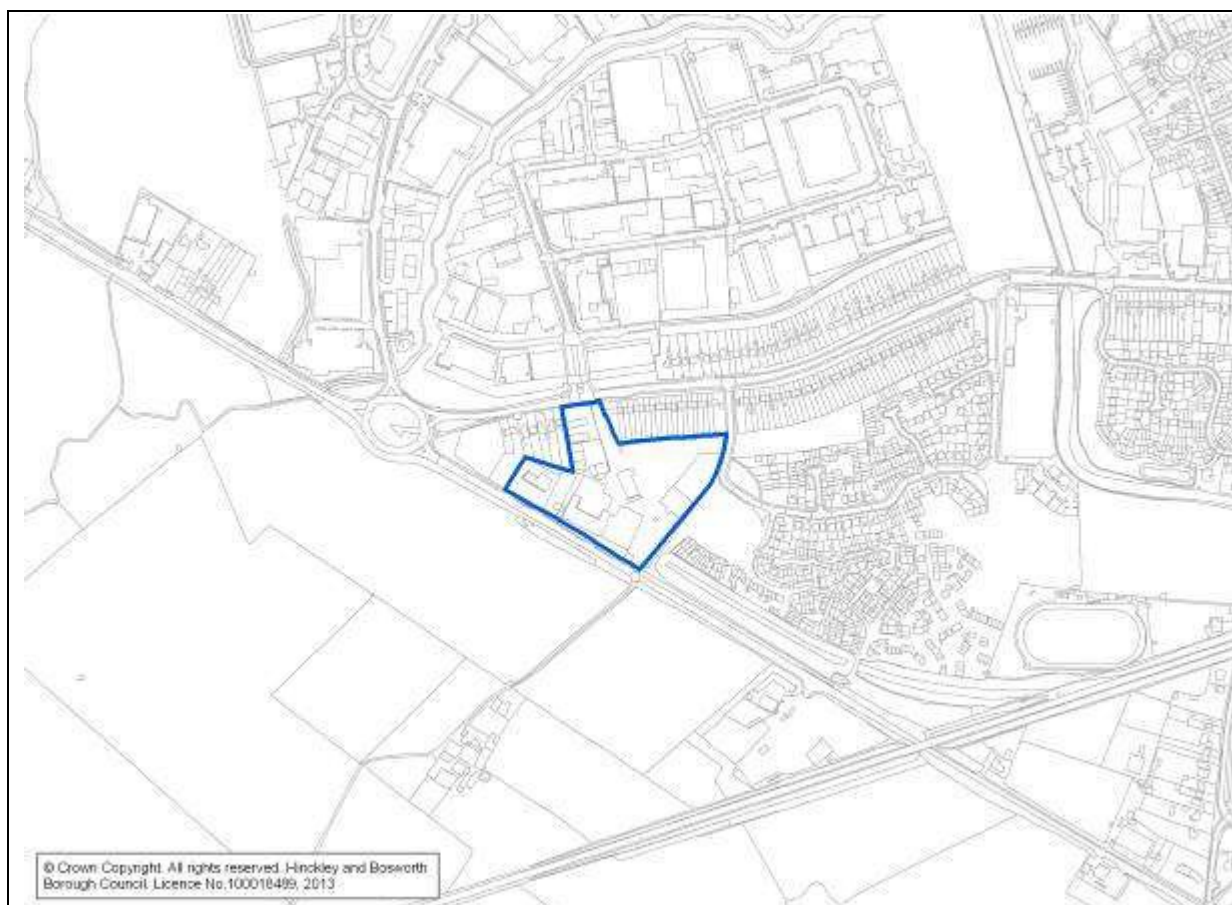


Address	Area of Mixed Uses, South of Upper Bond Street, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Substantial urban mixed use area, mostly redeveloped for housing
Occupier(s)	Various
Prominence	Low
Current Use	Light industrial/housing/retail
Size, ha	1.63
Building Age	Various
Building Quality	Various
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Various – mostly poor
Servicing	Various – mostly poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Area within Hinckley Town Centre Area Action Plan boundary. The majority of this area, fronting Derby Road and Alma Road, has now been redeveloped for housing. The remaining backland industrial units are of limited economic value and could be similarly redeveloped, if required.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100

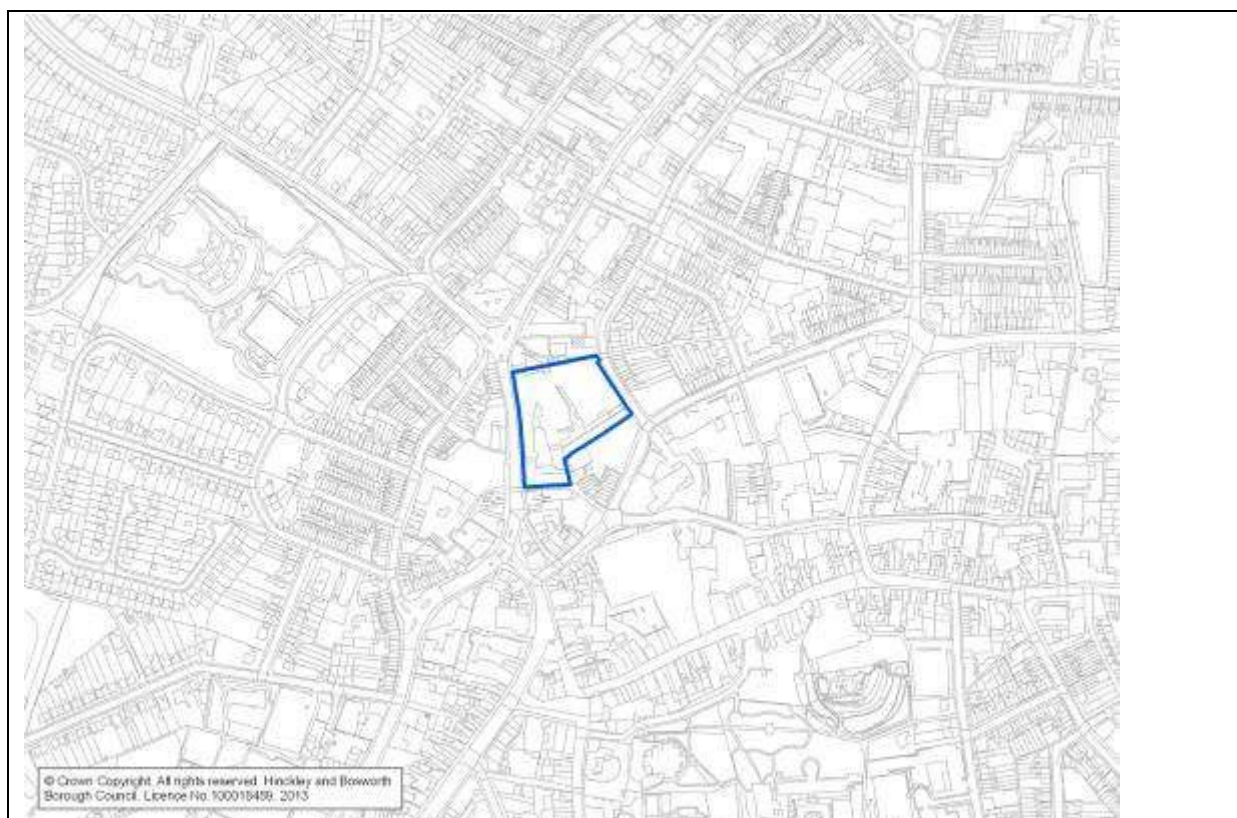


Address	Hawley Road Industrial Estate, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Moderate/low grade employment area to south of the town centre, close to rail station and out-of-town retail area
Occupier(s)	Various, including Sea Band, Dennis Self Storage, Dennis House Business Centre
Prominence	Moderate
Current Use	Light industrial/office/pub
Size, ha	3.25
Building Age	Various
Building Quality	Poor-Moderate
Access Constraints	Edge of town centre
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	N/k
Critical Mass	Yes
Limited other Employment Space in Settlement	No

Other Information	<p>Area within Hinckley Town Centre Area Action Plan boundary.</p> <p>Land in the centre of the area, south of Willowbank Road, has been redeveloped for housing. Boundary amendment required.</p> <p>The west of the area is under development for 5,569 sqm of office space (plus ground floor A2/D1 uses). This includes the 'Hinckley Hub', a new 3,800 sqm office facility to house Hinckley and Bosworth Borough Council. Additional space will be let to Leicestershire County Council and others.</p> <p>There is an unimplemented planning permission (10/00465/EXT) at Dennis House Business Centre for 594 sqm of A2/B1(a) offices</p> <p>The remaining premises functions well as a town centre employment area, providing prominently located budget accommodation close to Hinckley Railway Station.</p>
Recommendation	B
Percent Employment Use Retained	75
Percent Other Uses Allowed	25 (The housing, if this is removed then 100 percent of the remainder should be retained)

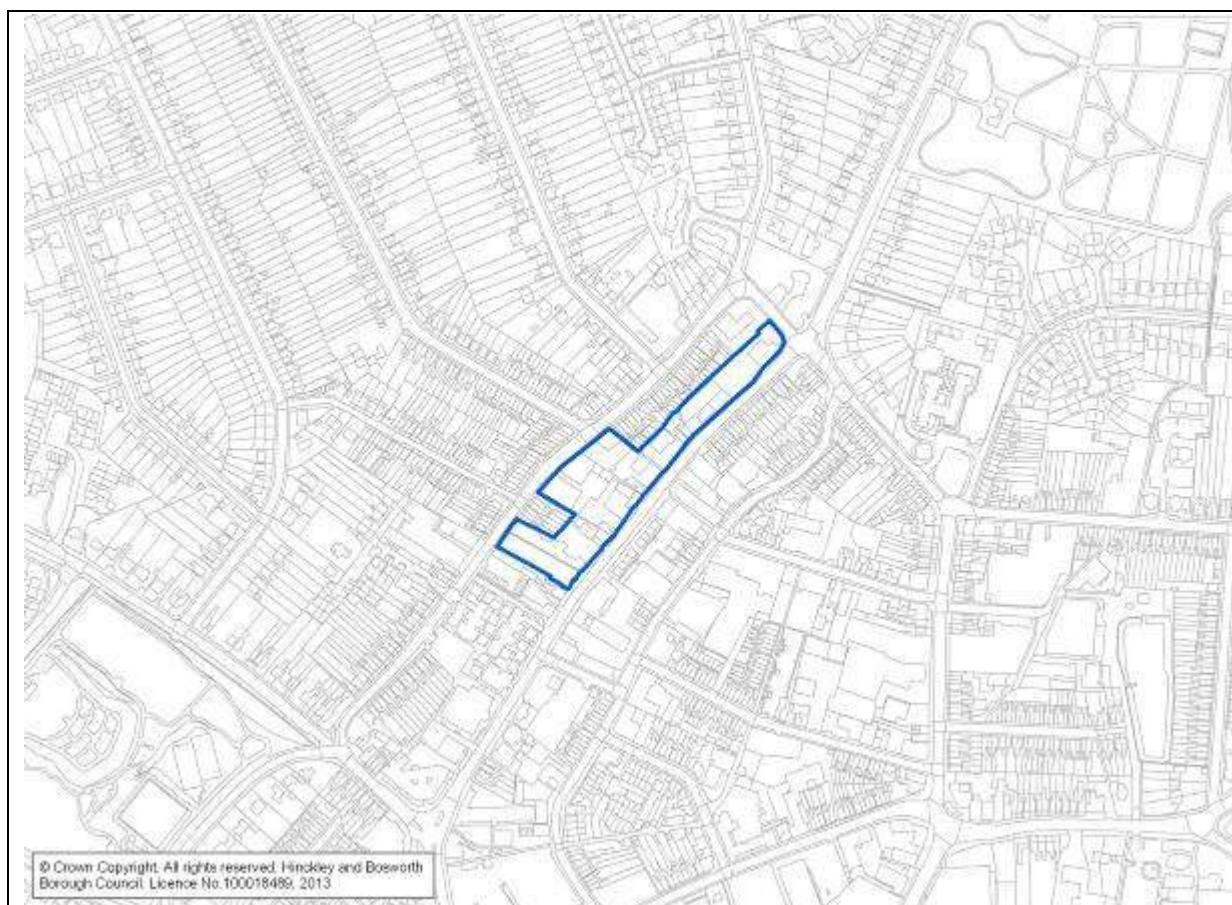


Address	Paynes Garage, South of Coventry Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Small motor trade related industrial estate close to A5, to west of Hinckley
Occupier(s)	Paynes of Hinckley
Prominence	High
Current Use	Industrial estate/motor garage/cafe
Size, ha	2.81
Building Age	1990s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	0.5
Distance to Rail Station, km	2
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Well located, accessible small industrial estate on the periphery of town. Provides accommodation for a large employer and small businesses. Area includes ancillary café/take away, fronting A5.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



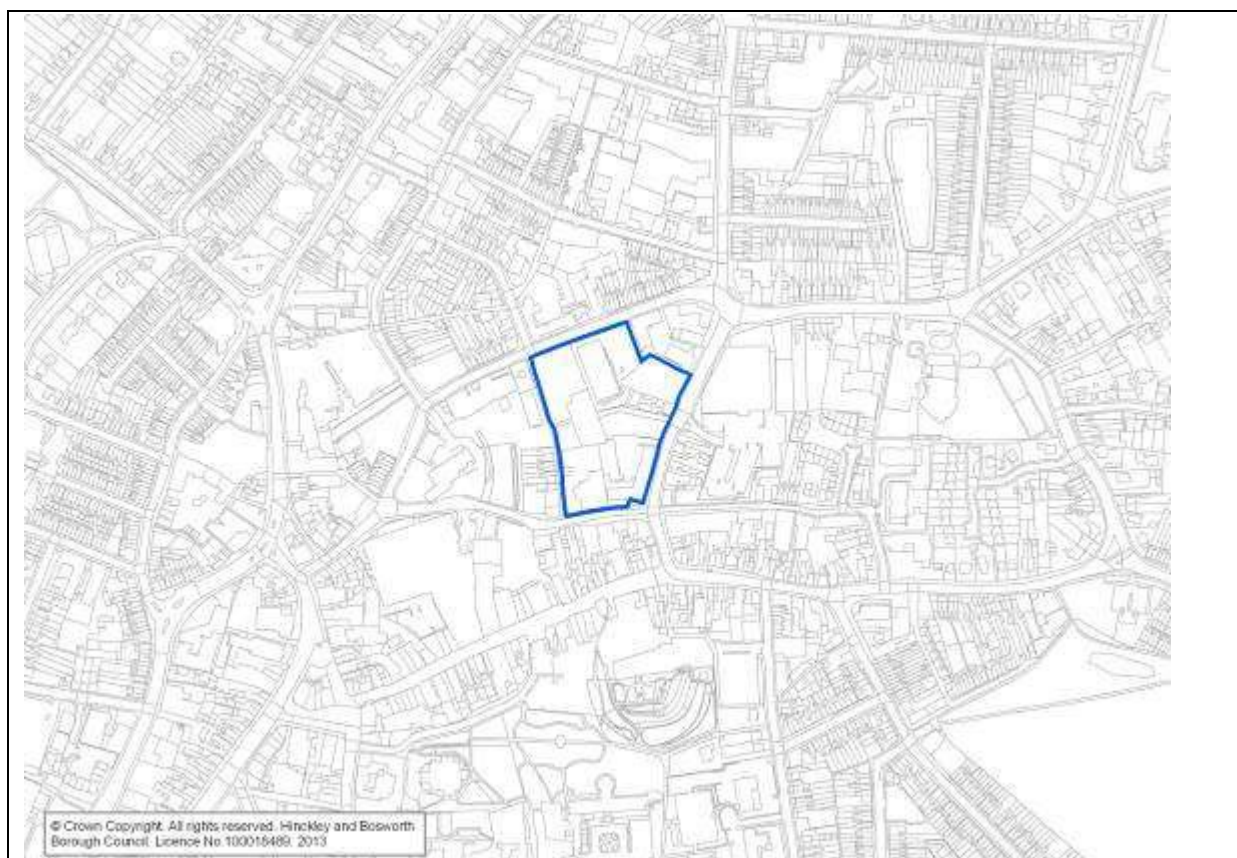
Address	Former Atkins Factory, Lower Bond Street, Hinckley
Original Local Plan 2001 Category	A - Urban
Description	Historic three storey factory, now refurbished as mixed-use scheme
Occupier(s)	Various, including North Warwickshire and Hinckley College, Hinckley Times
Prominence	Moderate
Current Use	Refurbished for mixed-use scheme including educational facilities, creative studios, serviced office space, an art gallery, café, meeting and function rooms.
Size, ha	0.86
Building Age	Historic
Building Quality	Good
Access Constraints	Edge of town centre
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	Listed building Conservation area
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	In Hinckley Town Centre Area Action Plan. A listed building in the Town Centre Conservation Area Key source of good quality small business accommodation in Hinckley Town Centre. A flagship scheme for the town. The serviced office space has proved popular and is presently fully let.
Recommendation	A

Percent Employment Use Retained	75
Percent Other Uses Allowed	25 (Reflects the existing mix of uses and excludes the North Warwickshire and Hinckley College building, which is in D1 (Non-Residential Institution) education use)

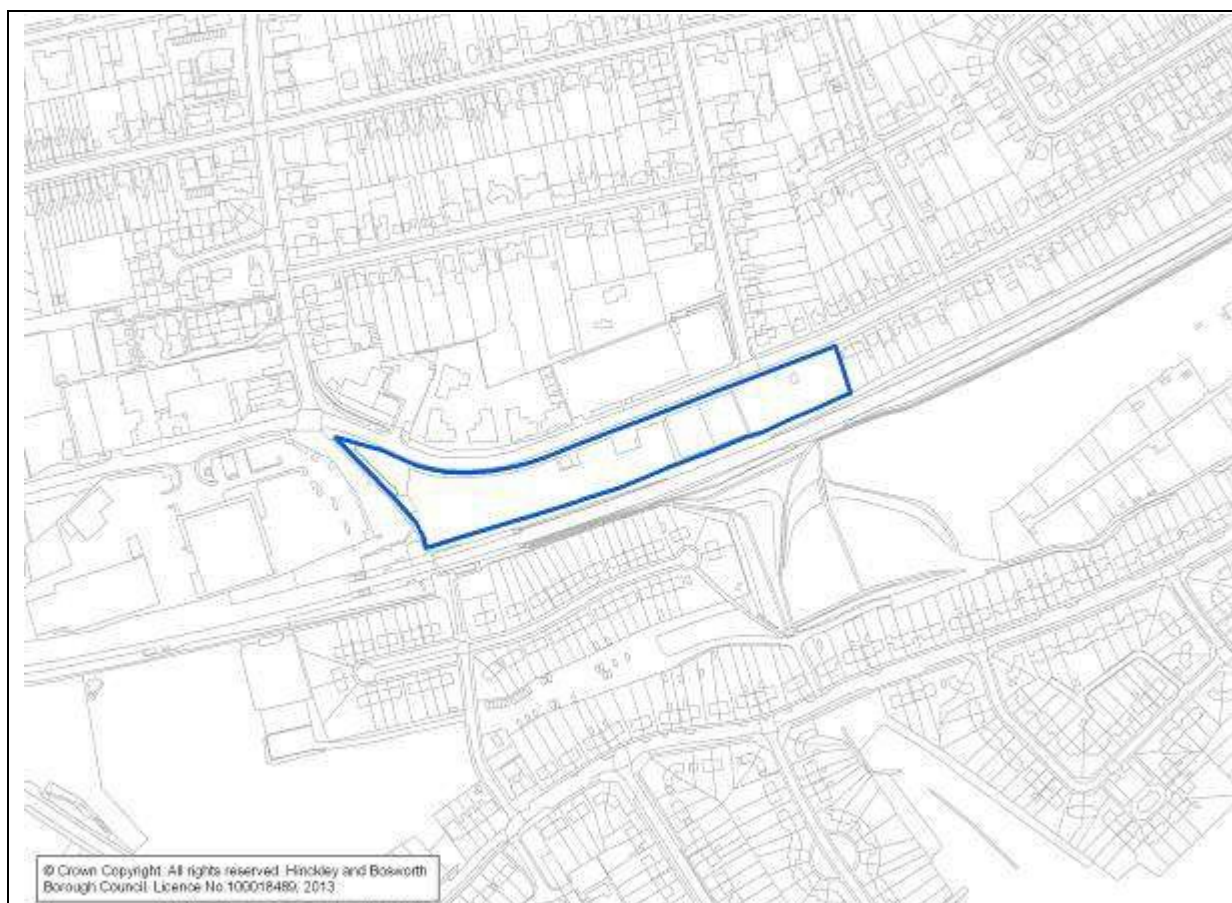


Address	Area of Mixed Uses, North of Upper Bond Street, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Mixed-use
Occupier(s)	Various
Prominence	Low/ Moderate
Current Use	Mixed use
Size, ha	1.00
Building Age	Historic
Building Quality	Various
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Various – usually poor
Servicing	Various – usually poor
Constraints	Various
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	<p>Area within Hinckley Town Centre Area Action Plan boundary.</p> <p>Outdated (configuration and size) buildings, for light industrial use, in a town centre location which are suitable for mixed use redevelopment.</p> <p>Need to clear poor grade space to enable sustainable employment use to operate – allowing improved car parking and servicing.</p> <p>Minor unimplemented planning permission within the area.</p> <p>Retain architecturally significant buildings.</p>

Recommendation	C
Percent Employment Use Retained	75
Percent Other Uses Allowed	25 (Allows for mixed use options)

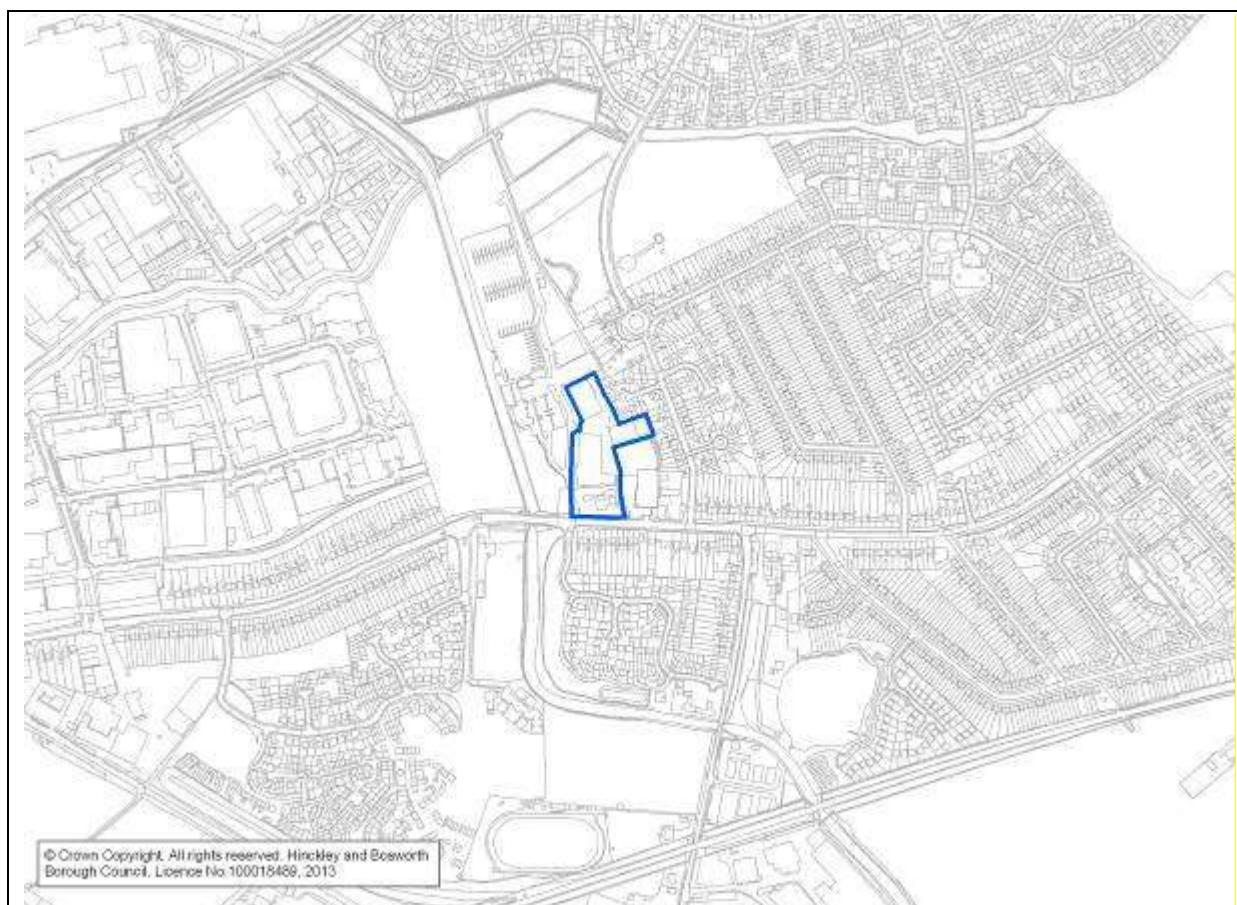


Address	Knitwear Factory, Holliers Walk, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Large industrial complex in retail area of Hinckley
Occupier(s)	Various, including Downes Properties, The Emporium and Galliford Try
Prominence	Moderate
Current Use	Industrial/office/cleared land
Size, ha	1.38
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	Town centre
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Site covered by Stockwell Head/Concordia Theatre area in Hinckley Town Centre Area Action Plan. Outdated (configuration and size) buildings in a town centre location. Some property has already been cleared at the rear of the area (fronting Hollier's Walk). The area is therefore appropriate as a redevelopment location, to enable the regeneration of the town centre.
Recommendation	C
Percent Employment Use Retained	25-50
Percent Other Uses Allowed	50-75

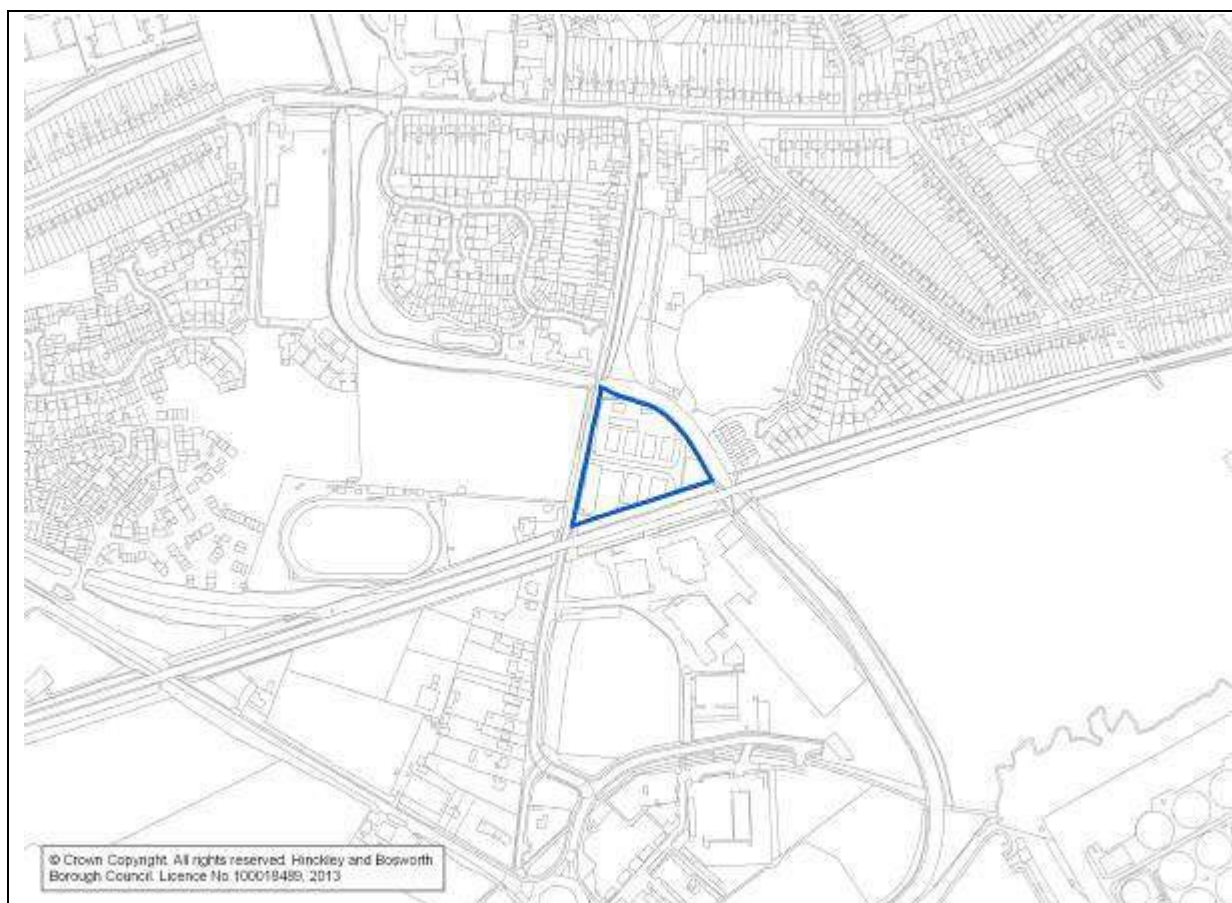


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Address	Richard Roberts Factory, Southfield Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Development site to south of the town centre, close to a rail station and out-of-town retail area
Occupier(s)	None
Prominence	Moderate
Current Use	None
Size, ha	1.24
Building Age	N/a
Building Quality	N/a
Access Constraints	Edge of town centre
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	N/a
Servicing	N/a
Constraints	N/K
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	This land forms the majority of Railway Station, Southfield Road regeneration area in Hinckley Town Centre Area Action Plan.
Recommendation	C
Percent Employment Use Retained	75
Percent Other Uses Allowed	25



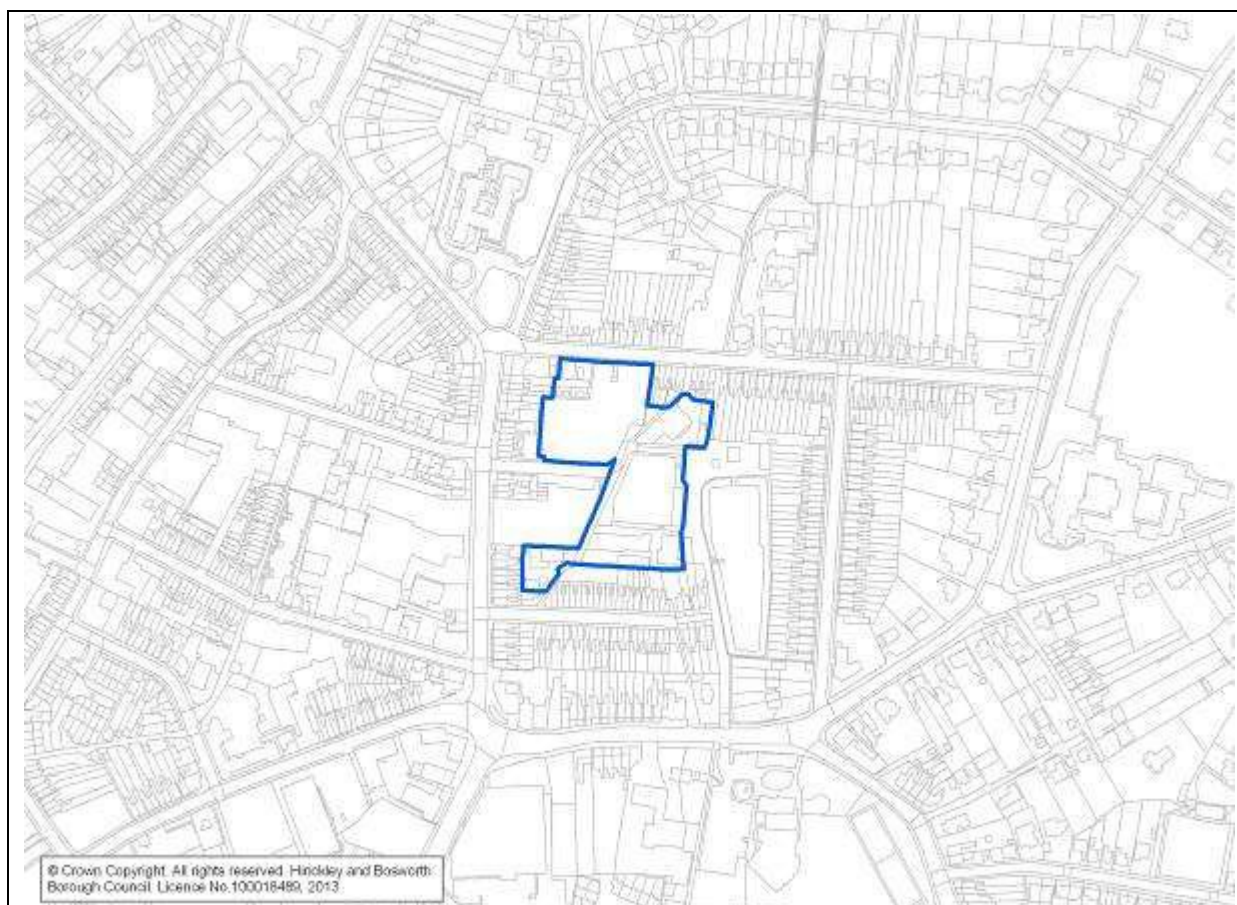
Address	Trinity Motors, North of Coventry Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Car retail/garage premises
Occupier(s)	Hall Assessment Centre
Prominence	Moderate
Current Use	Motor garage
Size, ha	1.24
Building Age	Post 1990
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



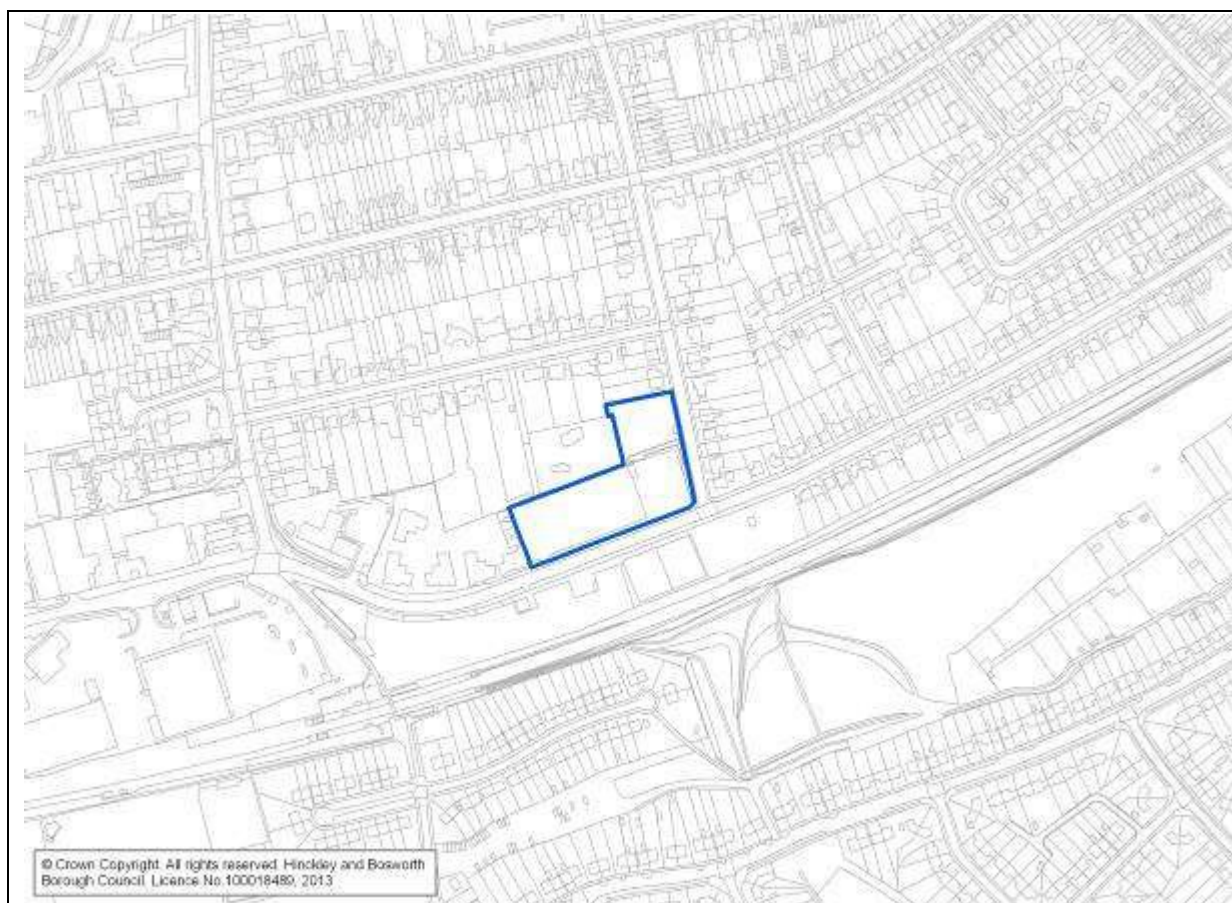
Address	Nutts Lane Industrial Estate, Hinckley
Original Local Plan 2001 Category	C – Urban
Description	Industrial estate to south of Hinckley
Occupier(s)	Various, including All Makes Garage
Prominence	Low
Current Use	Industrial estate/motor garage
Size, ha	1.05
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	0.5
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Minor unimplemented planning permission within the area.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Clover Park Industrial Estate, Hinckley
Original Local Plan 2001 Category	None
Description	Industrial estate
Occupier(s)	Various, including Thirteen Amp
Prominence	Low
Current Use	Industrial estate
Size, ha	0.81
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	5
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Hosiery Factory/Builders Yard, South of John Street, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Mass of low grade employment space to north of Hinckley Town Centre – includes small business centre
Occupier(s)	Various, including Davenport Business Centre
Prominence	Low
Current Use	Light industrial
Size, ha	0.98
Building Age	Not known
Building Quality	Poor
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Retain business centre as fit-for-purpose facility.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

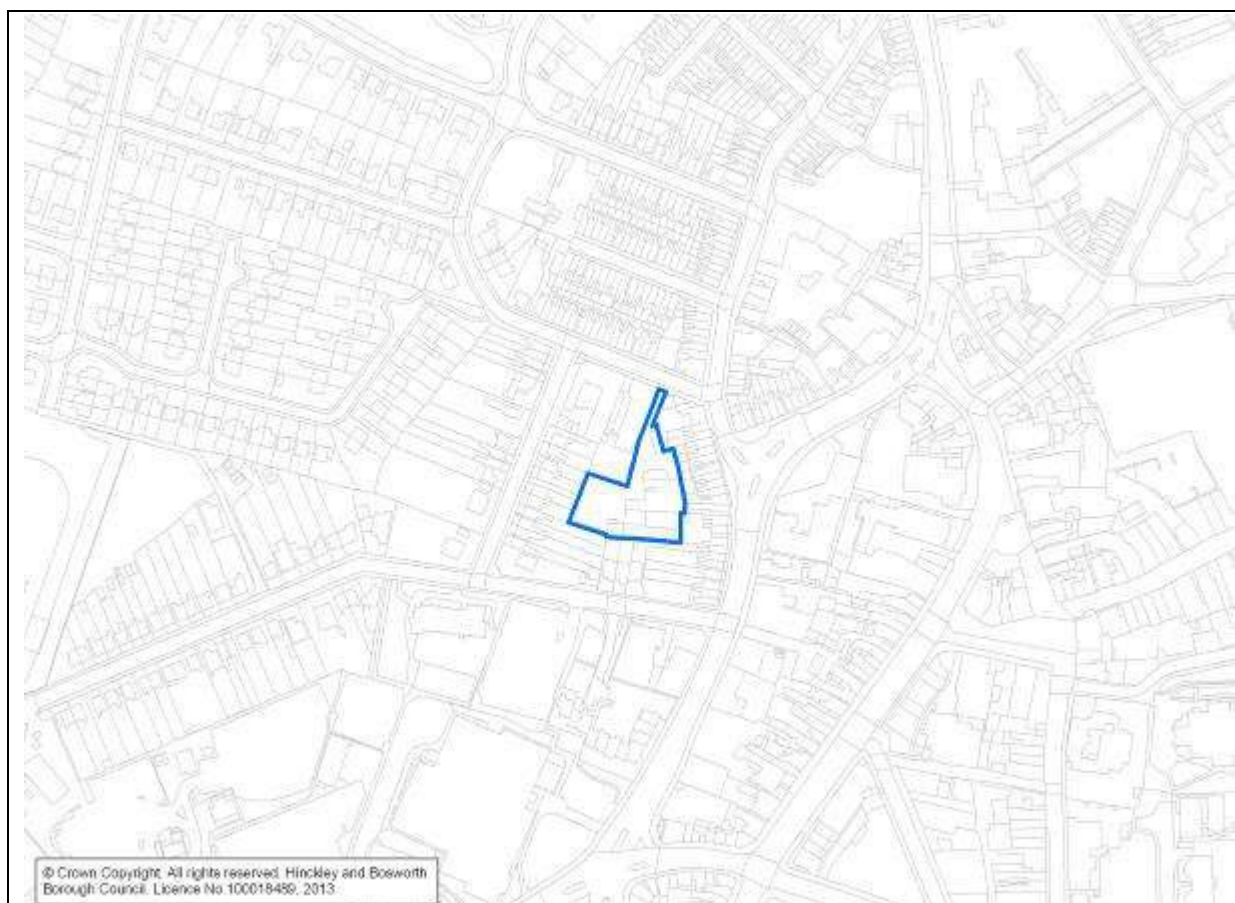


Address	Sparkenhoe Business Centre, Southfield Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Small business centre to south of the town centre, close to rail station and out-of-town retail area
Occupier(s)	Various, including Black Horse Business Machines, Milestone Games
Prominence	Moderate
Current Use	Light industrial/office
Size, ha	0.68
Building Age	Pre 1960s
Building Quality	Moderate
Access Constraints	Edge of town centre
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Average
Servicing	Average
Constraints	N/k
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Established business centre. Provides extensive small business accommodation (70 units), including incubation space. Building should be retained.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

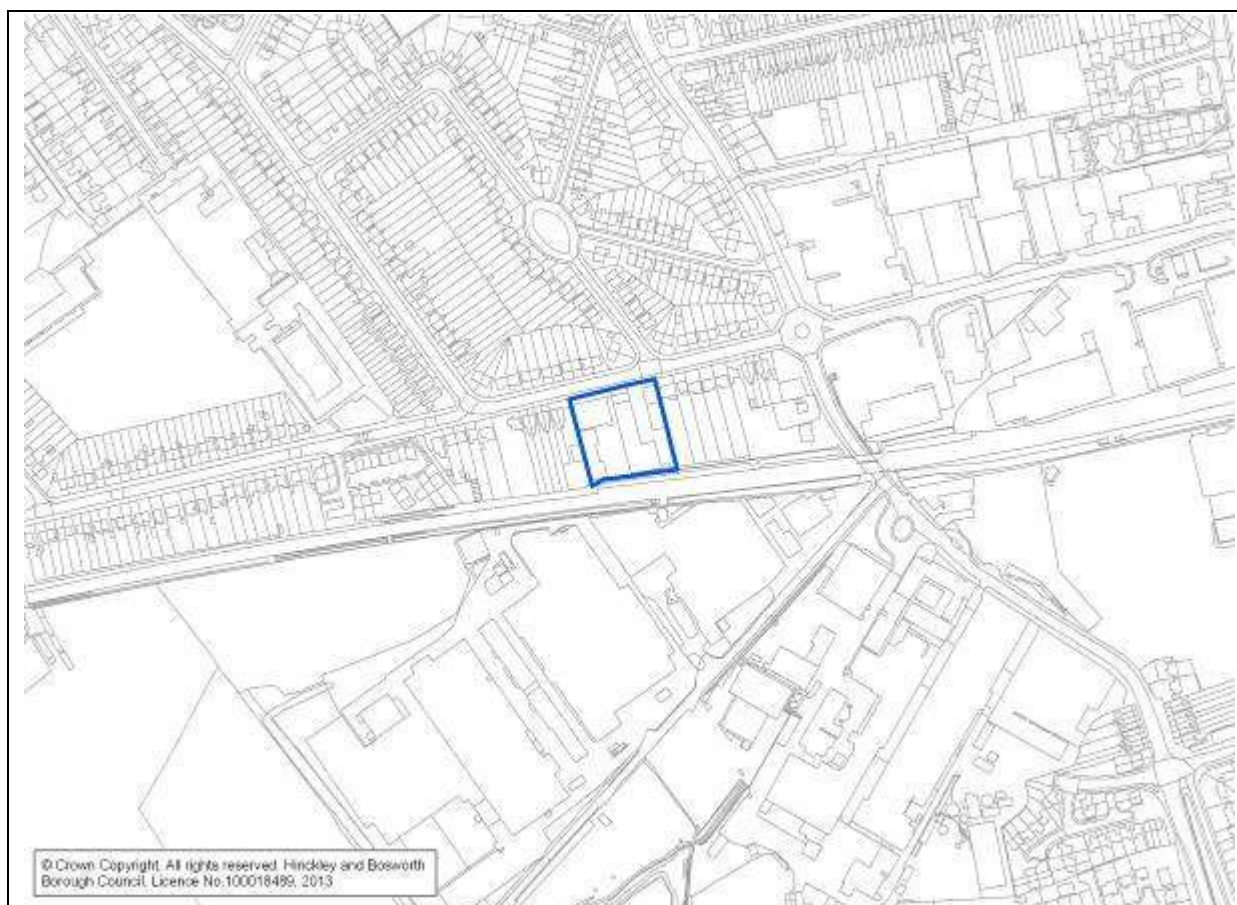


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Address	Factory/Printing Works West of Station Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Largely vacant, moderate quality business/retail premises on the edge of Hinckley Town Centre
Occupier(s)	Largely vacant apart from Volvo Garage at junction of Station Road/Brunel Road
Prominence	Moderate
Current Use	Car garage/light industrial
Size, ha	0.55
Building Age	Various
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	3
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Included within the Bus Station area of Hinckley Town Centre Area Action Plan. The Bus Station has outline planning permission (10/00743/OUT) for a retail (including foodstore), leisure and office redevelopment. Most occupiers have now vacated in preparation for that development.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



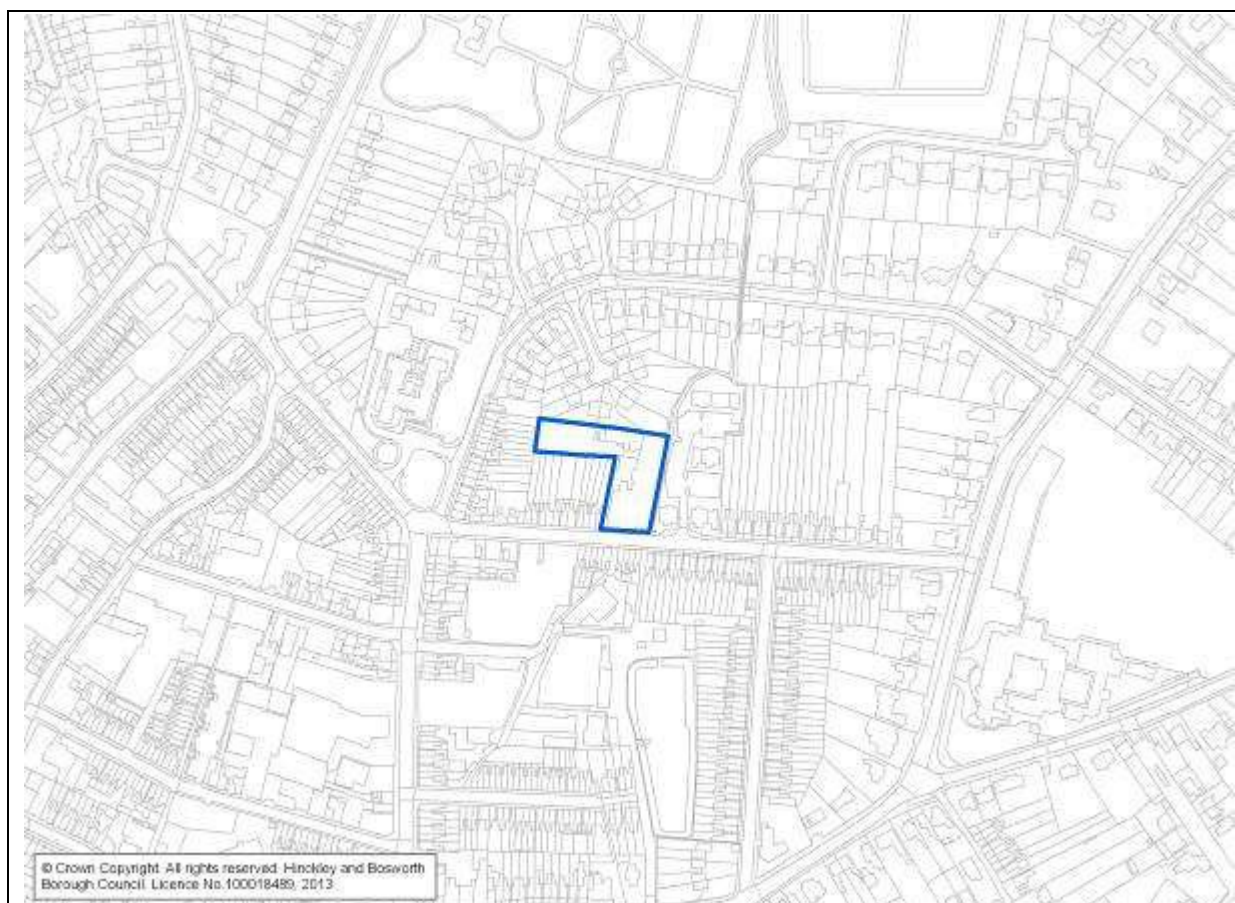
Address	Factory, South of Mill Hill Road, Hinckley
Original Local Plan 2001 Category	C - Urban
Description	Small workshop
Occupier(s)	Iron Styles
Prominence	Low
Current Use	Light industrial
Size, ha	0.22
Building Age	Pre 1960's
Building Quality	Poor
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Small, low quality workshop. Its loss would have little impact on the land supply of Hinckley and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



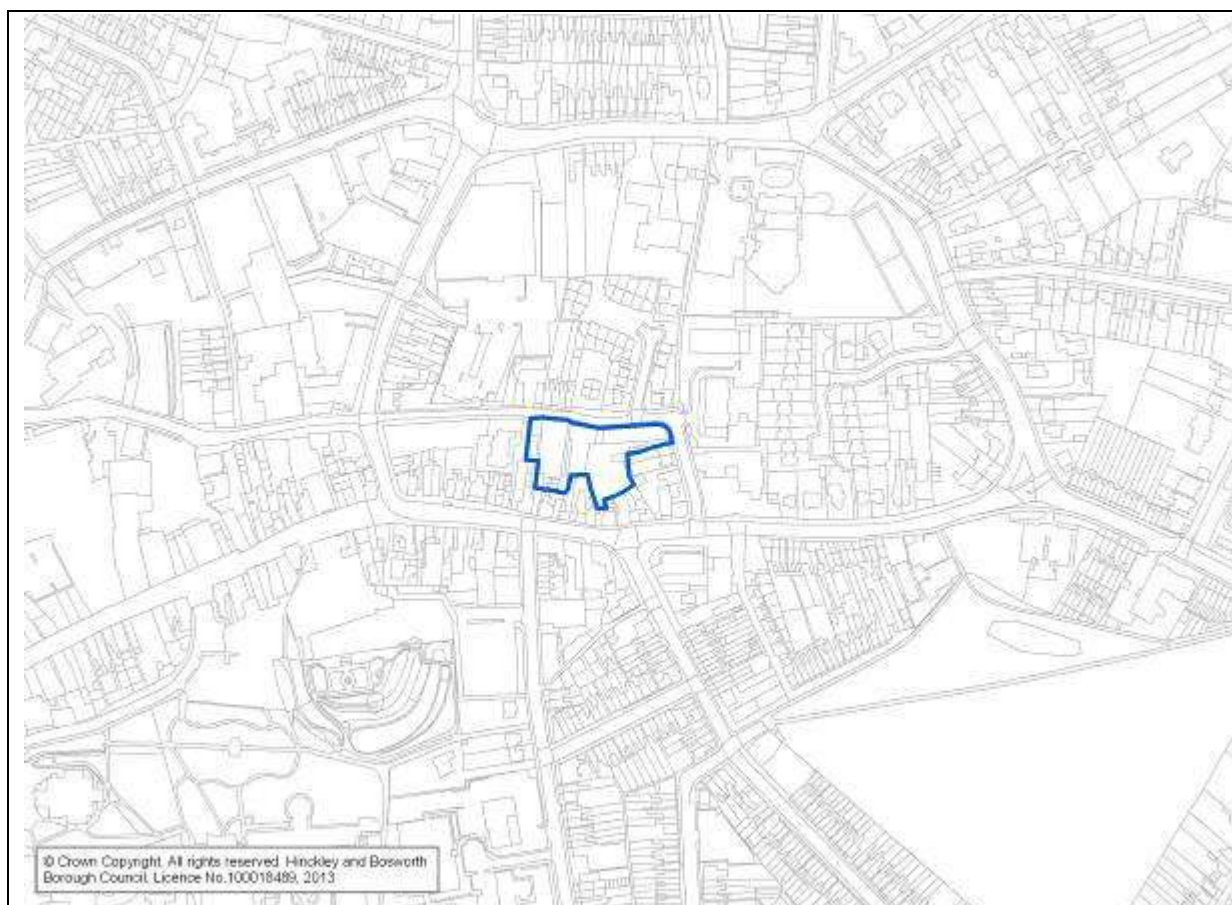
Address	Timber Yard, South of Westfield Road, Hinckley
Original Local Plan 2001 Category	C - Urban
Description	Small complex of buildings on edge of town centre
Occupier(s)	D.E Thatcher
Prominence	Low
Current Use	Light industrial
Size, ha	0.39
Building Age	Pre 1960's
Building Quality	Poor
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Small buildings in a residential location with poor access. Minor employment role. Its loss would have little impact on the land supply of Hinckley and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



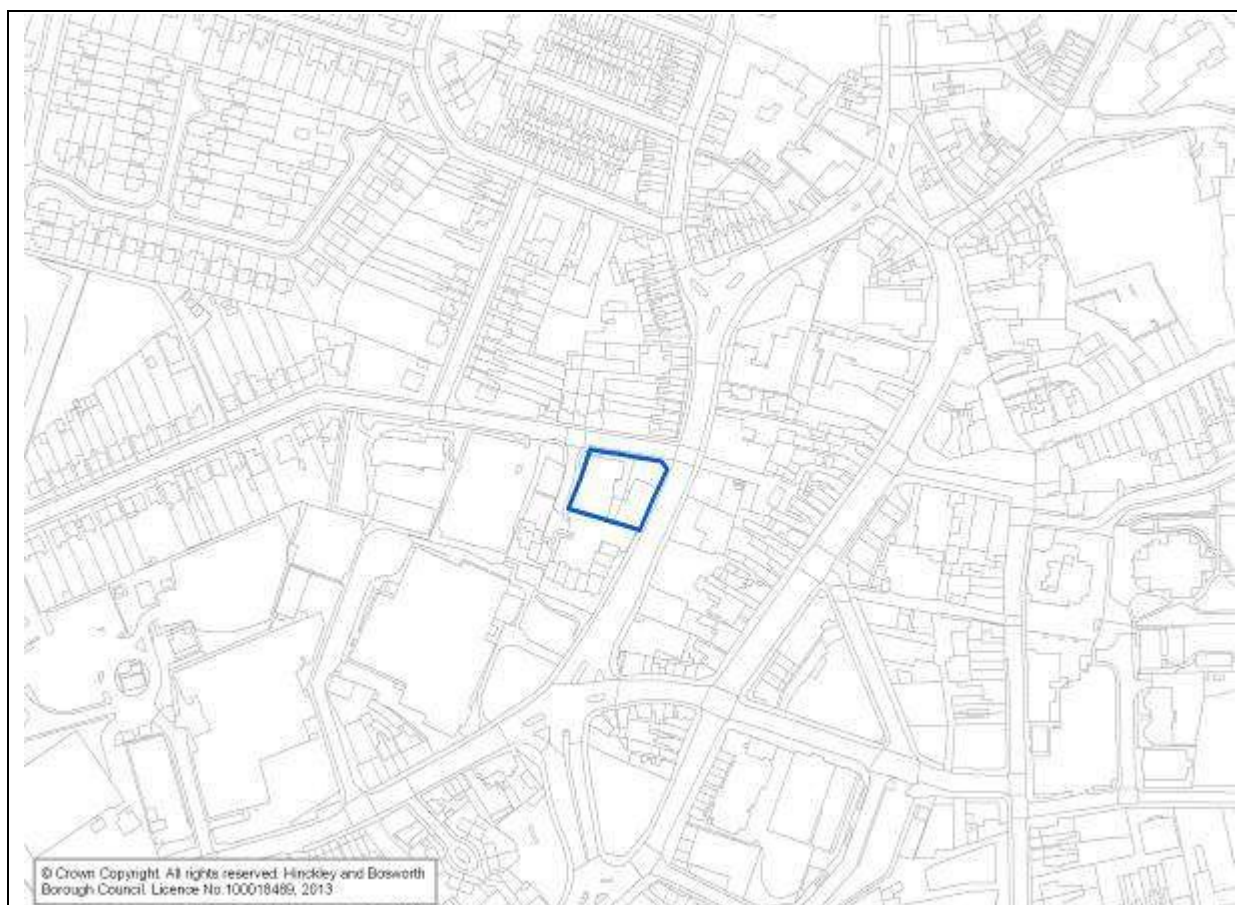
Address	Factory, Brunel Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Vacant, moderate quality business/retail premises on the edge of Hinckley Town Centre
Occupier(s)	None
Prominence	Moderate
Current Use	Light industrial/wholesale
Size, ha	0.36
Building Age	Various
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	3
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Included within the Bus Station area of Hinckley Town Centre Area Action Plan. The Bus Station has outline planning permission (10/00743/OUT) for a retail (including foodstore), leisure and office redevelopment. Most occupiers have now vacated in preparation for that development.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Highfield Works, John Street, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Cleared development site in a residential area
Occupier(s)	Vacant
Prominence	Low
Current Use	None
Size, ha	0.29
Building Age	Not known
Building Quality	Poor
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	The area has now been cleared in preparation for a care home development. It is therefore no longer in employment use and should be no longer categorised as employment land.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Factory/Works, South of Wood Street, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Mixed business area on edge of town centre surrounded by housing
Occupier(s)	Various, including Country Knit, Business Print
Prominence	Low
Current Use	Light industrial
Size, ha	0.26
Building Age	Historic
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	In the Town Centre Conservation Area Despite the low quality outdated buildings, premises appear to be well occupied, housing several established local businesses. The buildings should therefore be protected for employment uses, allowing any refurbishment proposals which seek to enhance the quality of the area.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Workshop, Trinity Vicarage Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Retail shop and rear development land
Occupier(s)	Hammonds
Prominence	Low
Current Use	Retail/cleared site
Size, ha	0.14
Building Age	Historic
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Frontage is in retail use (Hammonds furniture shop), while the industrial premises to the rear are being redeveloped for housing. The area is therefore no longer in employment use and should be no longer categorised as employment land.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Brunel House, Brunel Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Vacant, moderate quality industrial unit on the edge of Hinckley Town Centre
Occupier(s)	None
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.22
Building Age	1960/70s
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	3
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Included within the Bus Station area of Hinckley Town Centre Area Action Plan. The Bus Station has outline planning permission (10/00743/OUT) for a retail (including foodstore), leisure and office redevelopment. The occupier (Thirteen Amp) has now vacated in preparation for that development.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



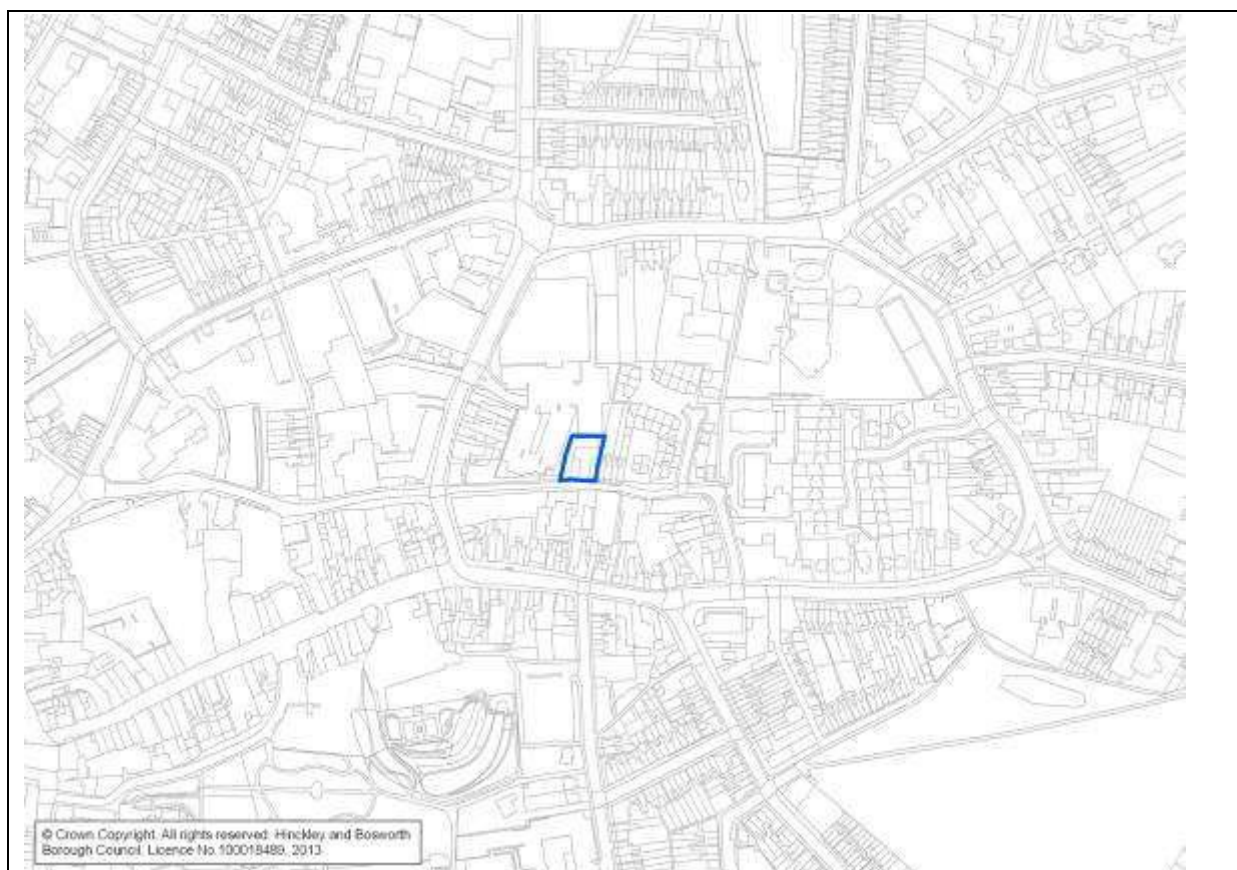
Address	Factory, East of Parsons Lane, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Small, isolated small business centre
Occupier(s)	Various
Prominence	Low
Current Use	Light industrial
Size, ha	0.23
Building Age	Post 1960
Building Quality	Poor
Access Constraints	Through residential area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Offers budget small business space for which there is demand. The outdated building and residential location indicate that the area could be redeveloped for alternative uses. However, there is no need to actively encourage redevelopment.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



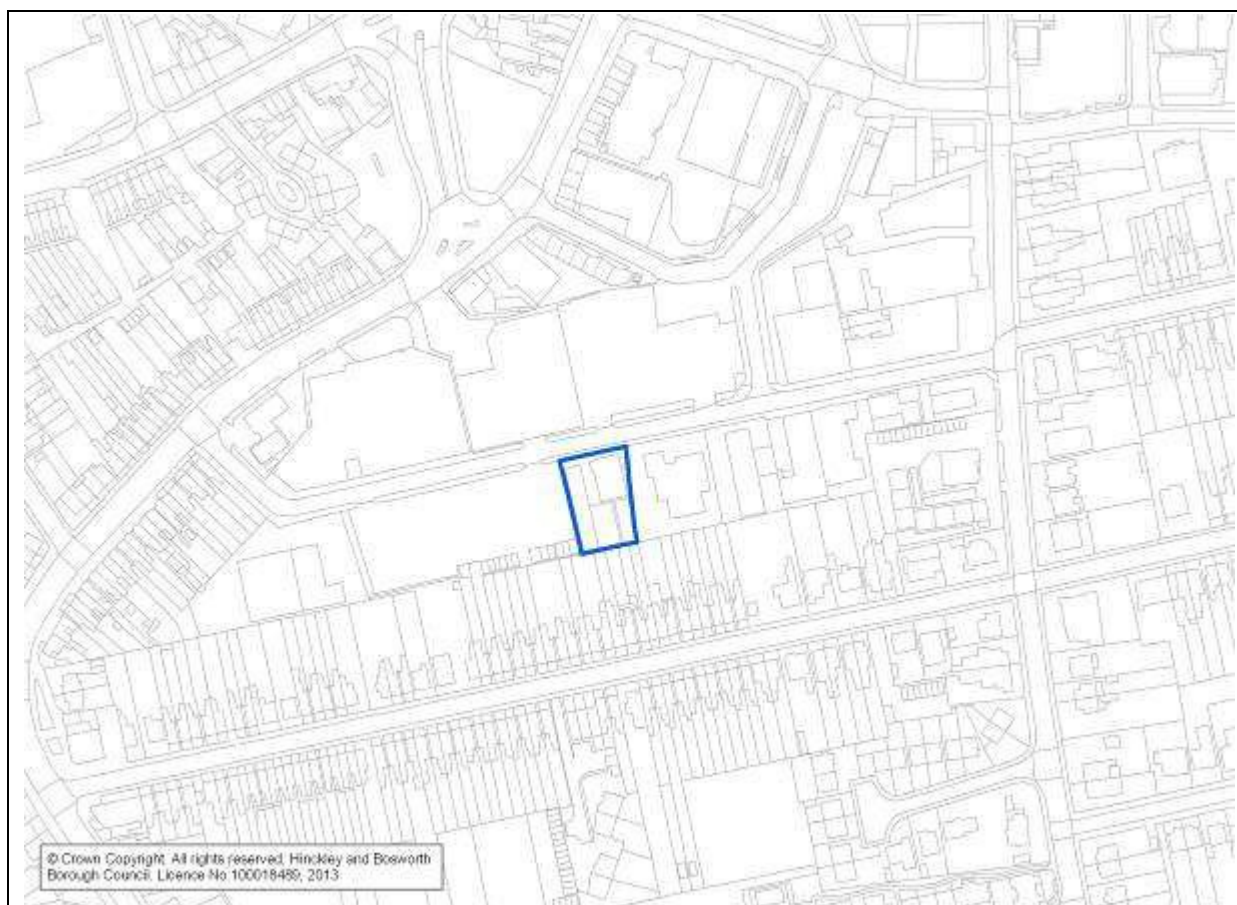
Address	Factory, East of Teign Bank Road, Hinckley
Original Local Plan 2001 Category	C - Urban
Description	Low quality, single storey factory in a residential area
Occupier(s)	Palco
Prominence	Low
Current Use	Light Industrial
Size, ha	0.22
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Ageing building in a town centre location, access not ideal. The outdated building and residential location indicate that the area could be redeveloped for alternative uses. No need to actively encourage redevelopment.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Hosiery Factory, West of Queens Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Isolated factory in residential area
Occupier(s)	Manchester Hosiery
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.19
Building Age	Pre 1960
Building Quality	Good
Access Constraints	Through residential area
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	The outdated building and residential location indicate that the area could be redeveloped for alternative uses. Such redevelopment could remove poor quality additions to the buildings, retain the main factory and convert it to residential use.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



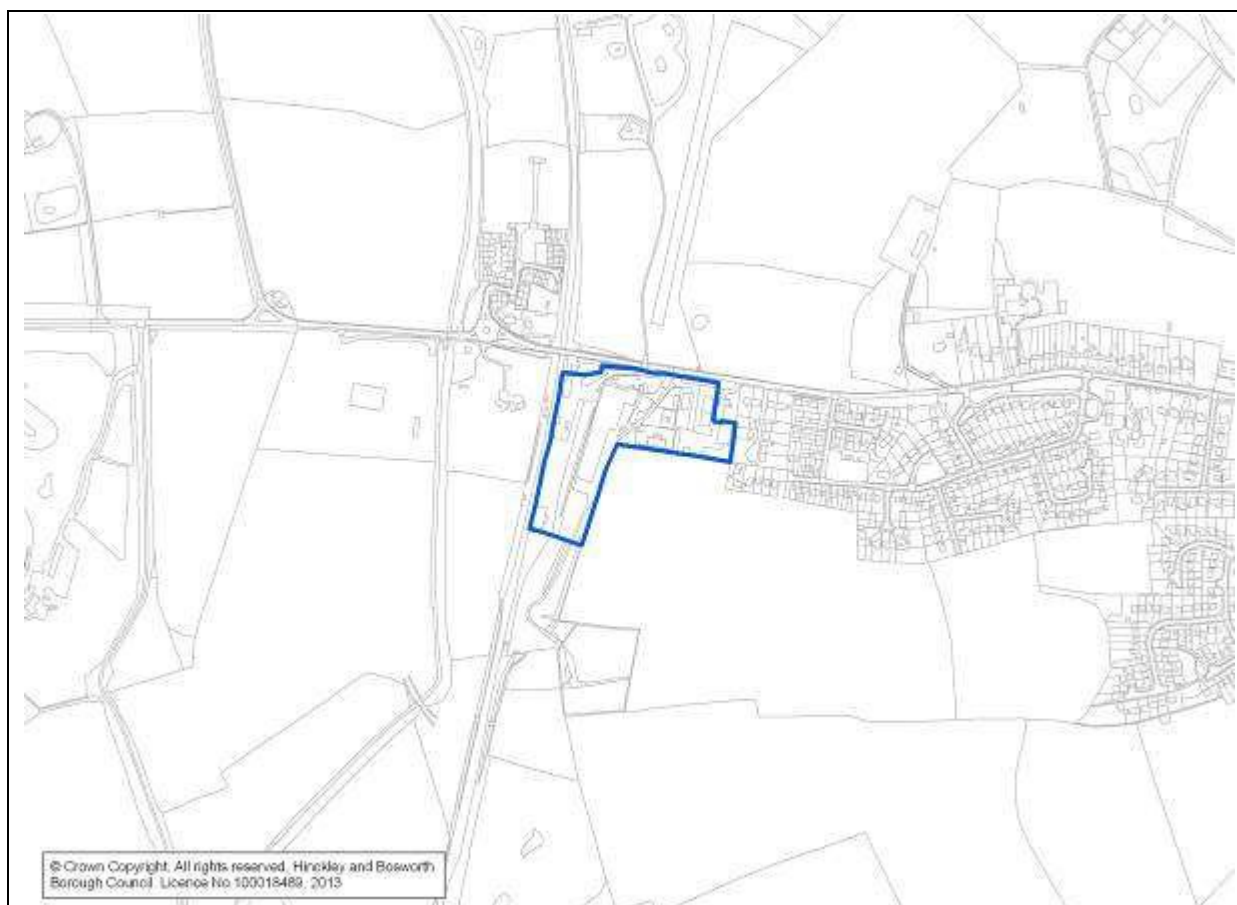
Address	Factory, North of Wood Street, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Isolated factory on the edge of the town centre surrounded by housing
Occupier(s)	F Graythorne and Sons Joiners
Prominence	Low
Current Use	Light industrial
Size, ha	0.07
Building Age	Pre 1960
Building Quality	Poor
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Outdated building in a residential location, suitable for redevelopment to alternative uses. This would be a minimal loss to employment portfolio.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



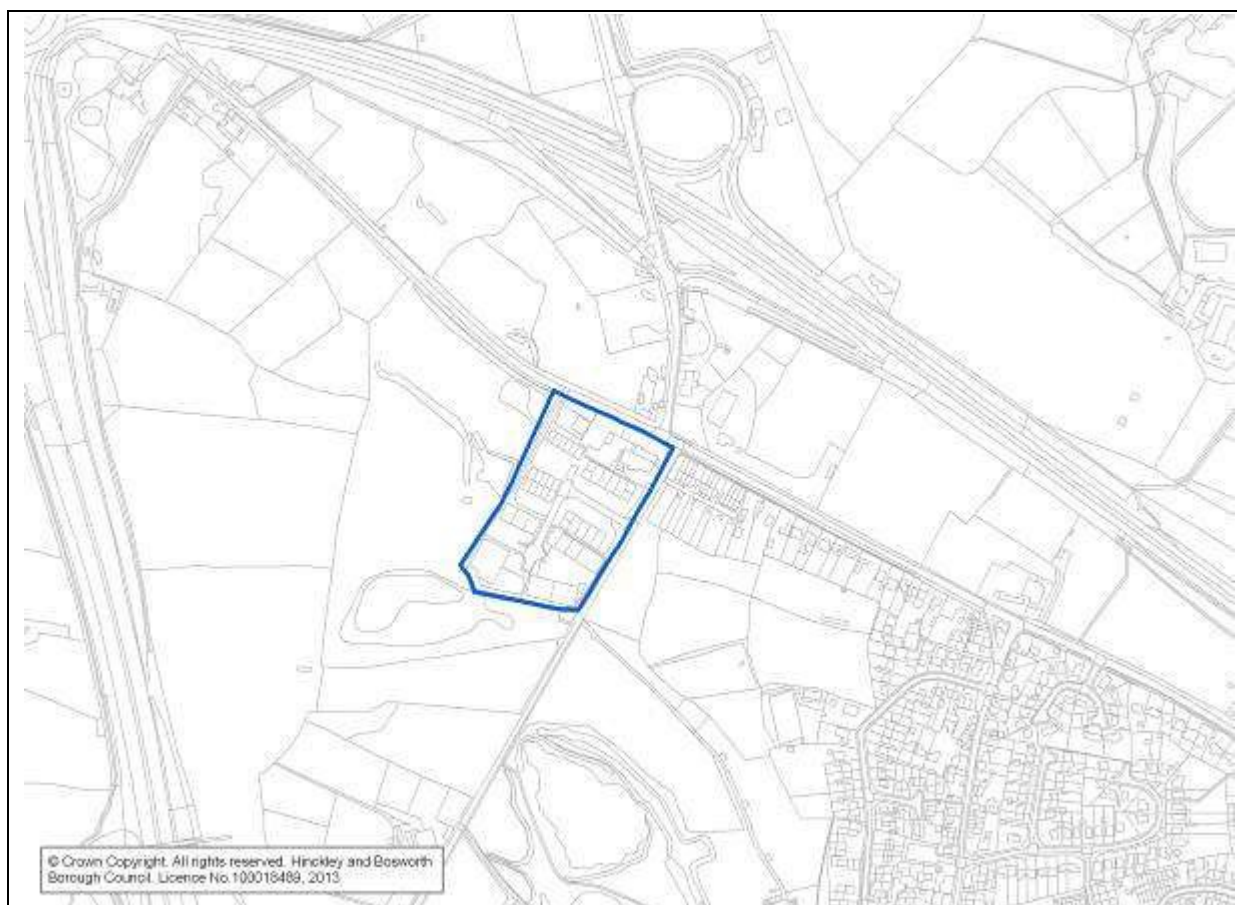
Address	Brunel Works, Brunel Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Vacant, moderate quality industrial unit on the edge of Hinckley Town Centre
Occupier(s)	None
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.10
Building Age	1960/70s
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	3
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Included within the Bus Station area of Hinckley Town Centre Area Action Plan. The Bus Station has outline planning permission (10/00743/OUT) for a retail (including foodstore), leisure and office redevelopment. The occupier (Ray Allen Clothing Design) has now vacated in preparation for that development.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	The Hinckley Times, Brunel Road, Hinckley
Original Local Plan 2001 Category	B - Urban
Description	Vacant, Moderate quality office on edge of Hinckley Town Centre
Occupier(s)	None
Prominence	Moderate
Current Use	Office
Size, ha	0.07
Building Age	1960/70s
Building Quality	Moderate
Access Constraints	Town centre access
Distance to Motorway, km	4
Distance to A-road, km	3
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Included within the Bus Station area of Hinckley Town Centre Area Action Plan. The Bus Station has outline planning permission (10/00743/OUT) for a retail (including foodstore), leisure and office redevelopment. The occupier (The Hinckley Times) has now vacated in preparation for that development.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



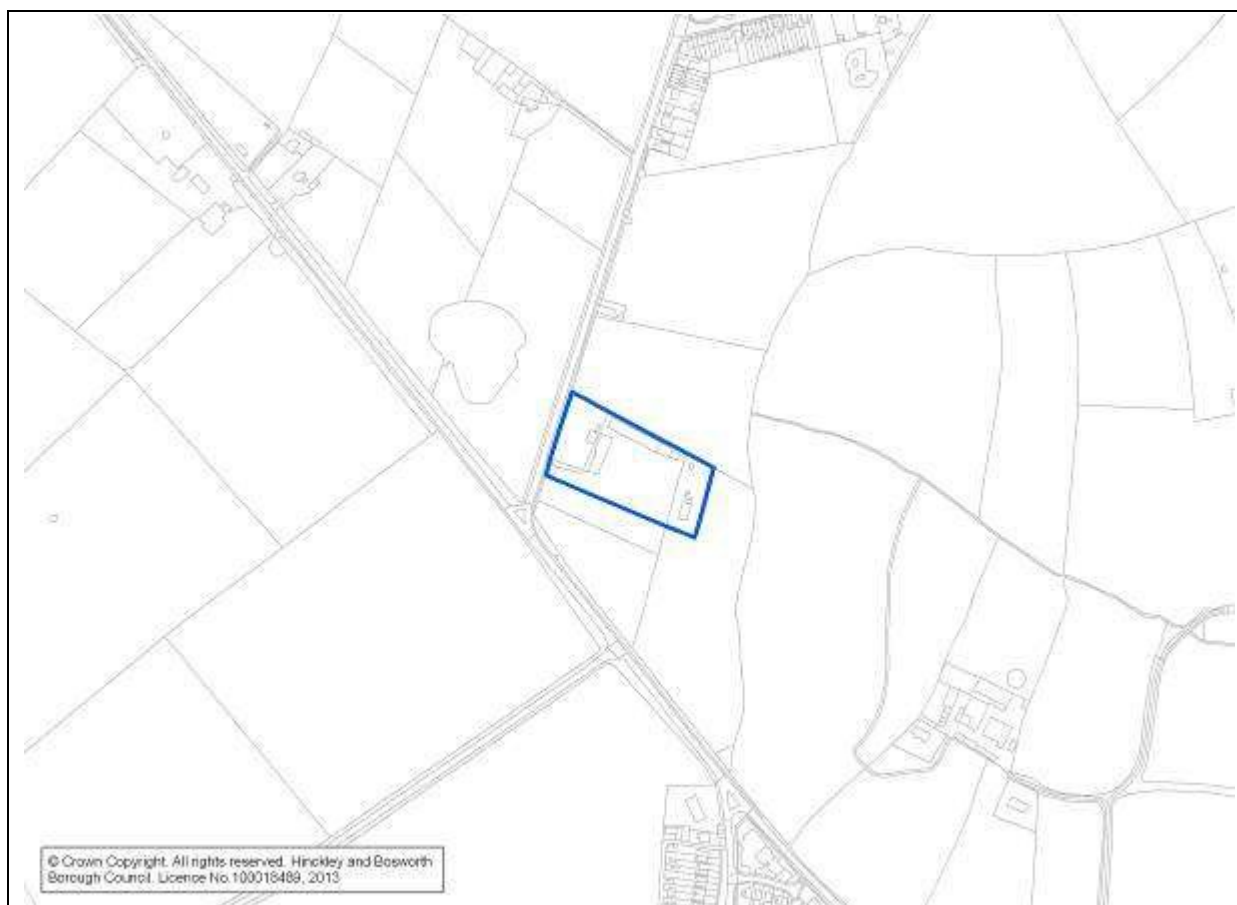
Address	Industrial Estate, South of Station Road, Market Bosworth
Original Local Plan 2001 Category	B - Rural
Description	Small, modern industrial estate to west of Market Bosworth
Occupier(s)	Various, including JJ Churchill, Fine Art Dental Ceramics
Prominence	Low
Current Use	Industrial estate
Size, ha	3.07
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	11
Distance to A-road, km	4
Distance to Rail Station, km	10
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Retain for employment. Key rural employment area. Minor unimplemented planning permissions within the area.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



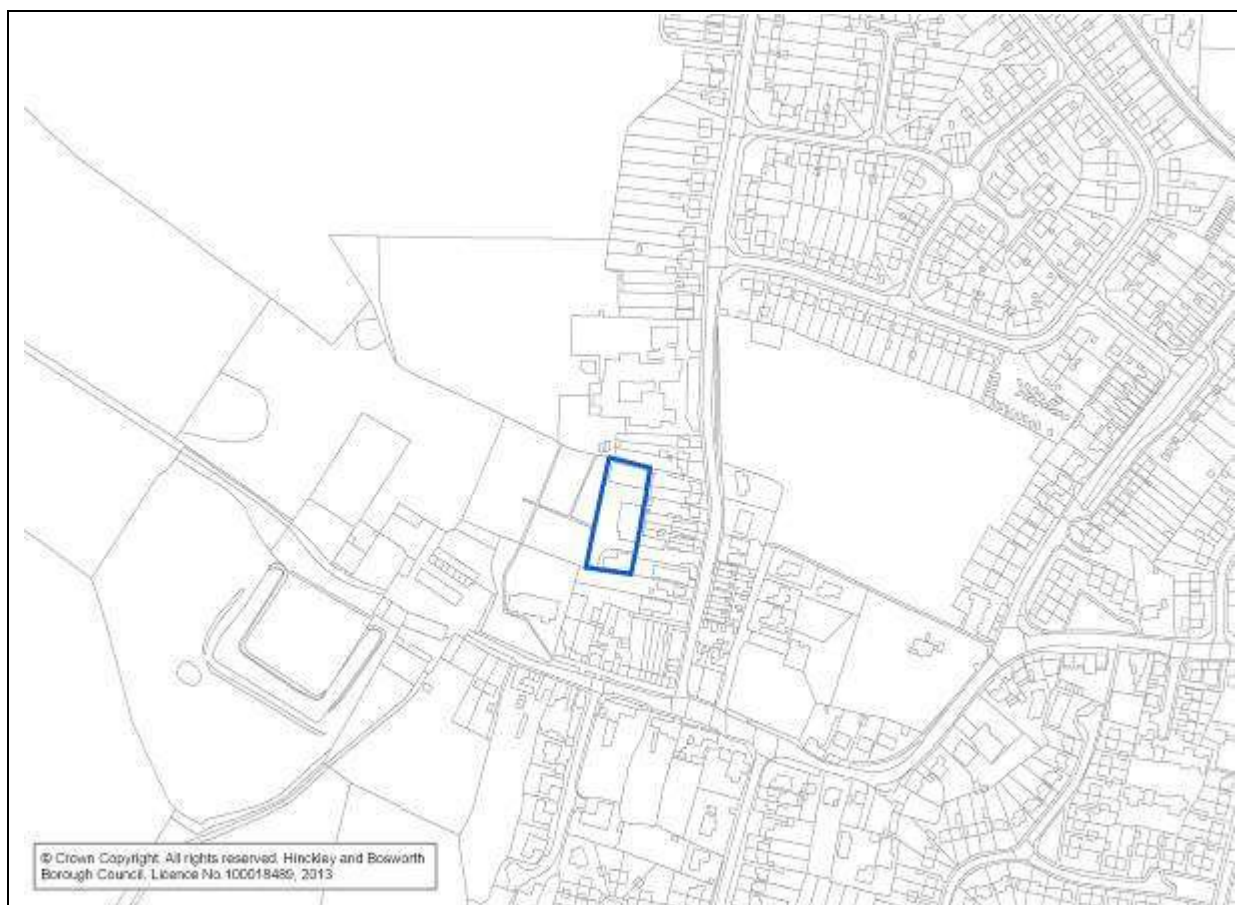
Address	Industrial Estate, South of Ashby Road, Markfield
Original Local Plan 2001 Category	B - Rural
Description	Accessible, modern industrial estate on the outskirts of Markfield
Occupier(s)	Various
Prominence	Moderate
Current Use	Industrial estate
Size, ha	2.53
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	1
Distance to A-road, km	2
Distance to Rail Station, km	11
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Retain for employment. Key rural employment area.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



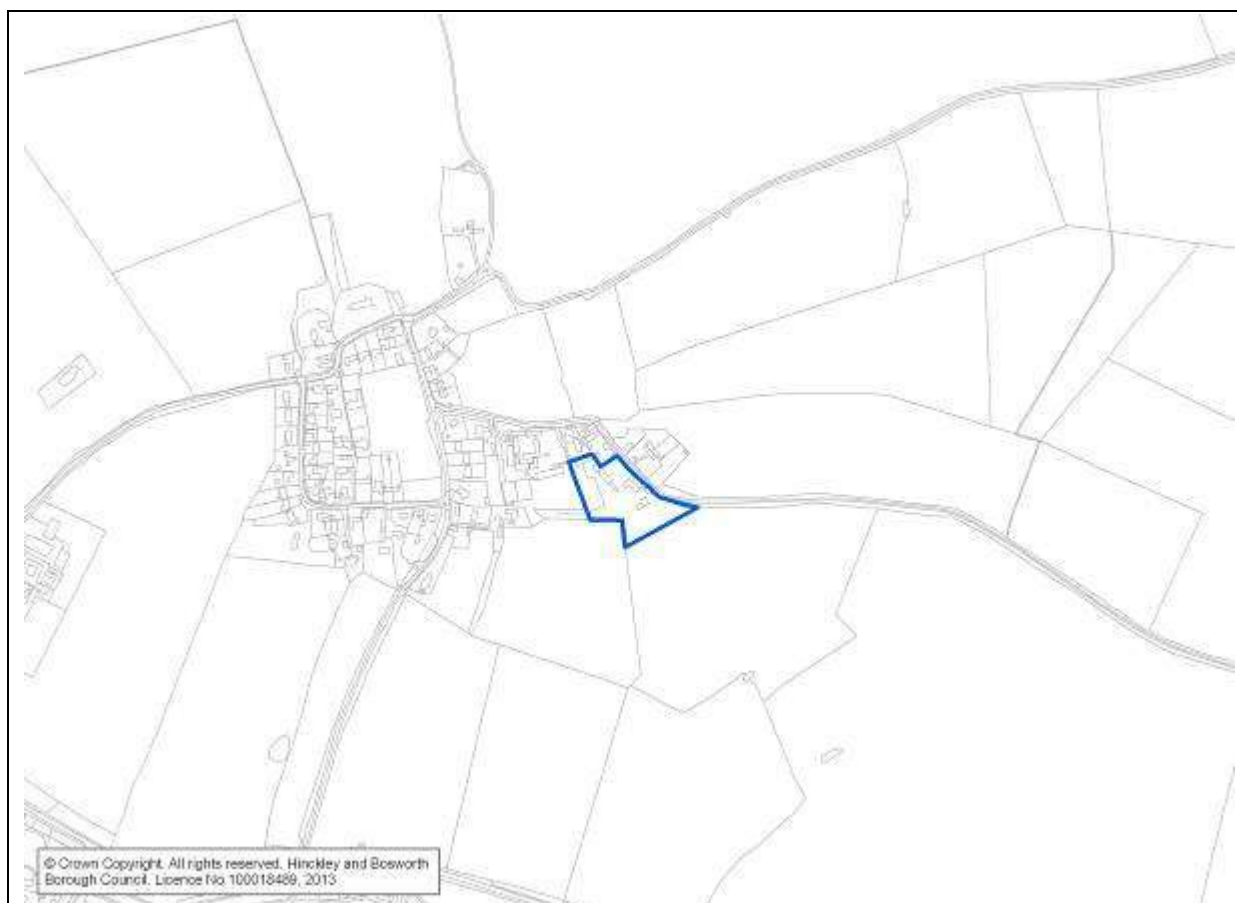
Address	Nailstone Highways Depot, Nailstone
Original Local Plan 2001 Category	B - Rural
Description	Isolated, rural works depot to the north of Nailstone
Occupier(s)	Leicestershire County Council
Prominence	High
Current Use	Works depot
Size, ha	0.86
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	8
Distance to A-road, km	0
Distance to Rail Station, km	15
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	None
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



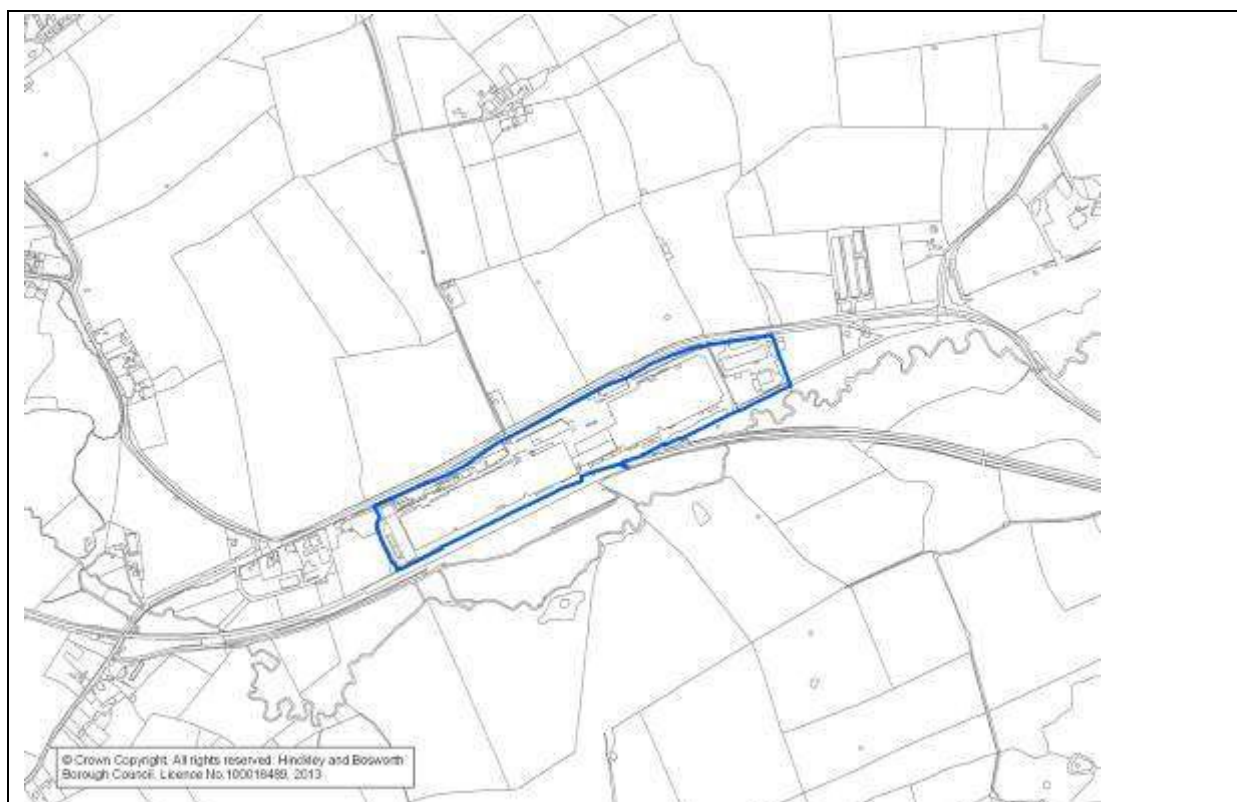
Address	Verdon Sawmills, Newbold Heath
Original Local Plan 2001 Category	None
Description	Isolated employment area in rural location
Occupier(s)	Verdon Sawmills
Prominence	Low
Current Use	Industrial
Size, ha	1.07
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	Rural location
Distance to Motorway, km	12
Distance to A-road, km	3
Distance to Rail Station, km	13
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Minor planning permission on the site (11/00064/FUL) which would see the existing buildings extended by 69 sqm
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



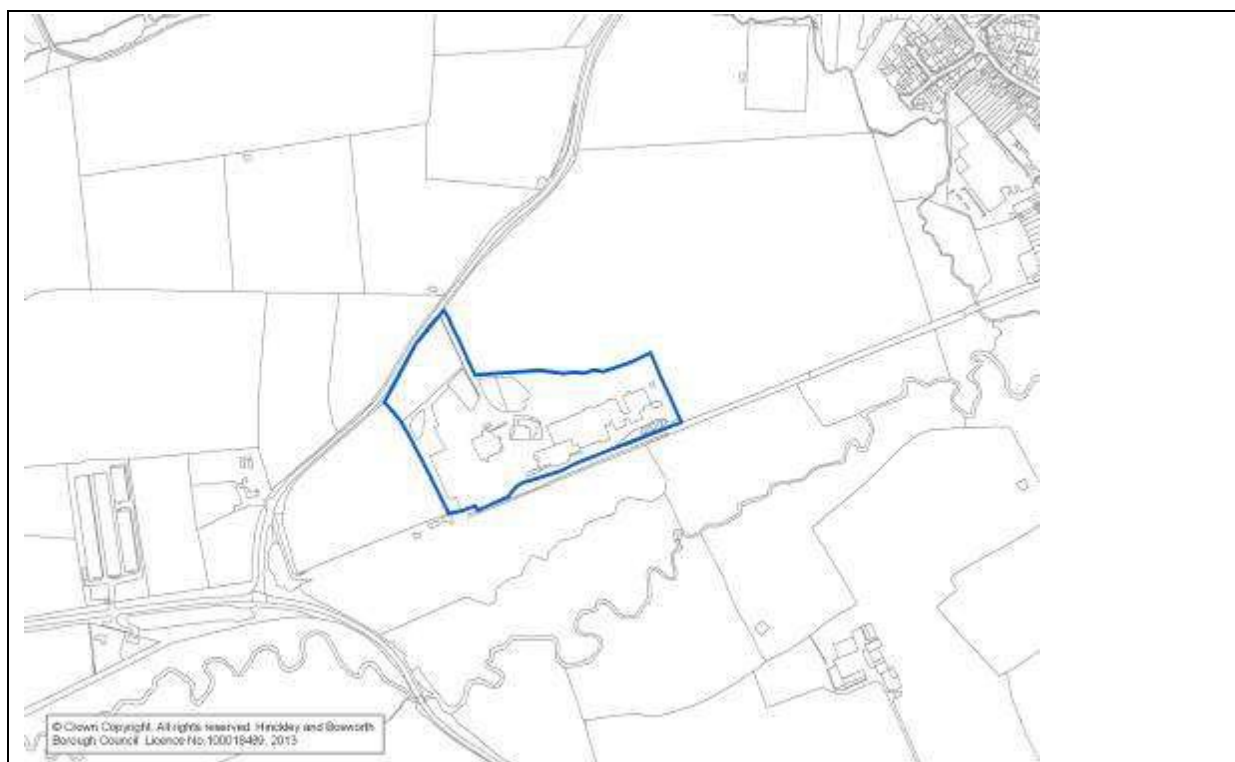
Address	CPL Ltd, Church View off Dragon Lane, Newbold Verdon
Original Local Plan 2001 Category	B - Rural
Description	Modern industrial unit in residential area
Occupier(s)	Verdon Trading
Prominence	Low
Current Use	Light industrial
Size, ha	0.20
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	7
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Retain for employment uses as there is no other employment space in the village. However, its loss would have minimal effect on overall supply.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



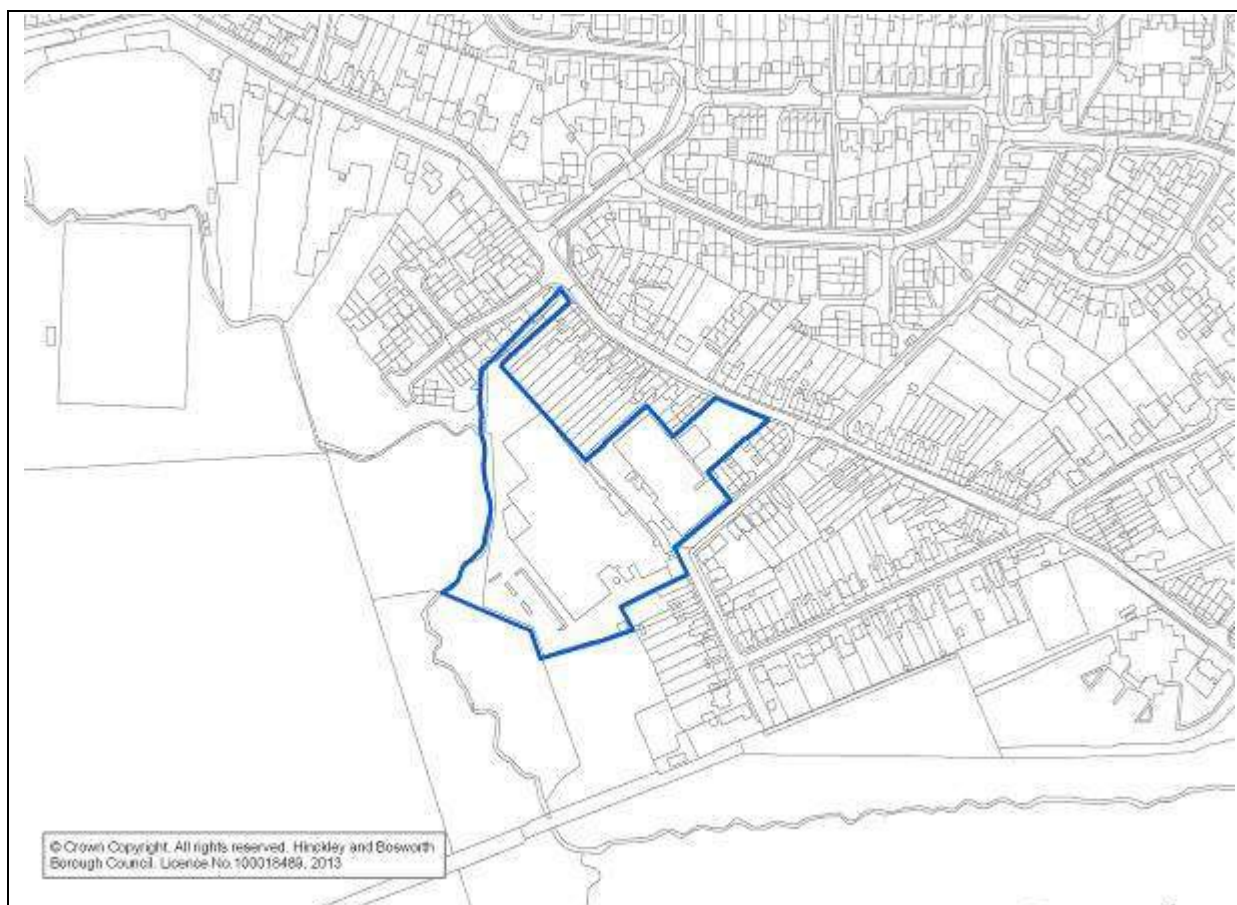
Address	Henton's Engineering, South of Wood Lane, Norton Juxta Twycross
Original Local Plan 2001 Category	B - Rural
Description	Converted farm buildings on edge of village
Occupier(s)	Henton Engineering
Prominence	Low
Current Use	Industrial/office
Size, ha	1.01
Building Age	Historic
Building Quality	Moderate
Access Constraints	Poor access through village
Distance to Motorway, km	7
Distance to A-road, km	1
Distance to Rail Station, km	9
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Retain for employment uses as there is no other employment space in the village. However, its loss would have minimal effect on overall supply.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



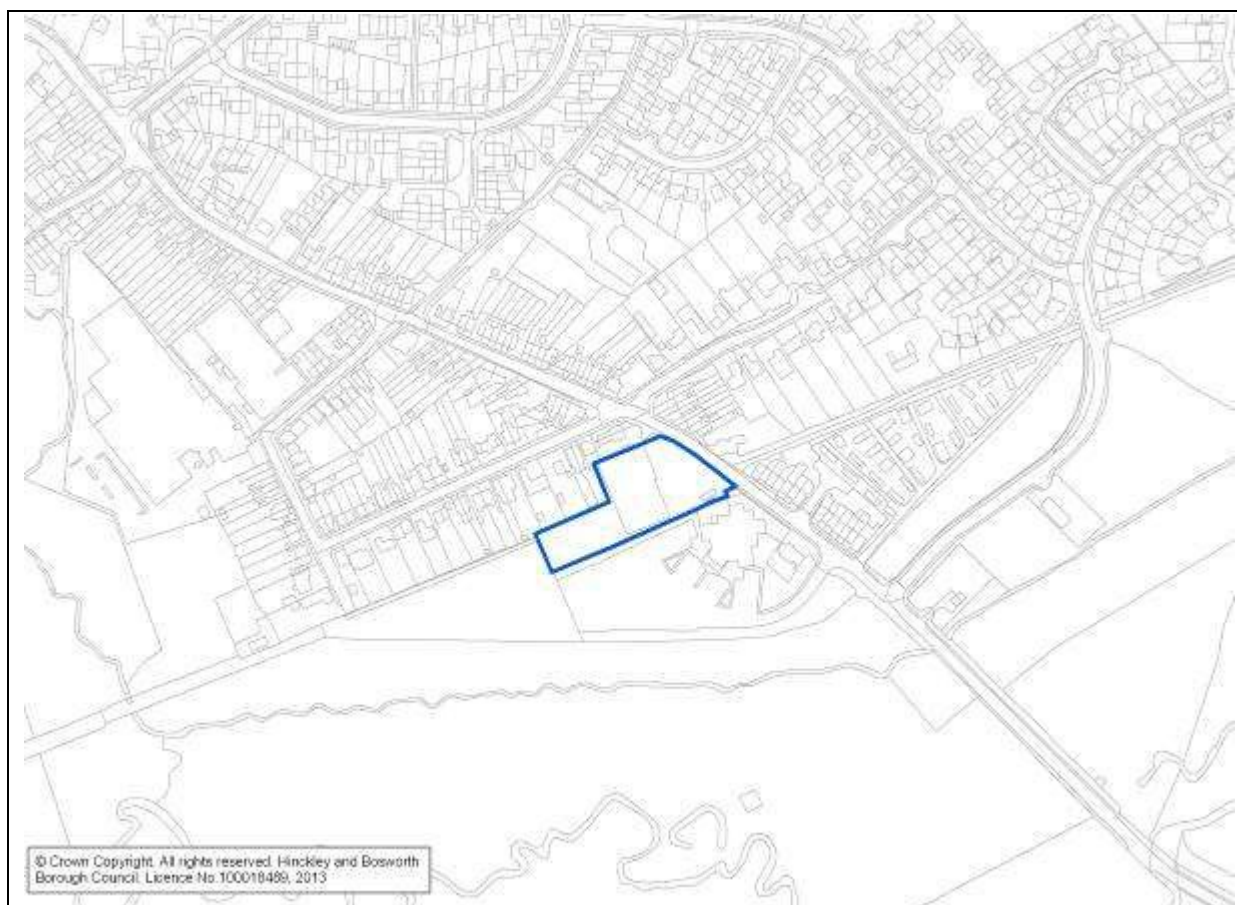
Address	Timken, Desford Lane, Ratby
Original Local Plan 2001 Category	A - Rural
Description	Isolated works in rural location
Occupier(s)	Crown Crest
Prominence	Moderate
Current Use	Distribution
Size, ha	14.63
Building Age	Post 1960/New
Building Quality	Moderate
Access Constraints	Rural location
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Properties in the west of the area have been redeveloped to provide 43,819 sqm of warehouse accommodation for Crown Crest. The east of the area appears unchanged from the 2010 study. Not clear if this property is in use. However, key parts of the site have been returned to employment use, housing a major occupier, and should be protected accordingly. Schemes to bring the remaining (possibly) vacant premises into employment use should be encouraged, allowing refurbishment and redevelopment if necessary.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Alexandra Stone Works, Desford Lane, Ratby
Original Local Plan 2001 Category	B - Rural
Description	Isolated employment area in rural location away from town. Property in retail/trade use.
Occupier(s)	Stonecraft Paving Centre
Prominence	Low
Current Use	Industrial/wholesale/retail
Size, ha	5.09
Building Age	1960s
Building Quality	Poor
Access Constraints	In rural location
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	<p>Unimplemented full planning permission (10/00797/EXT) to demolish the existing 700 sqm unit and replace it with a 1,082 sqm B2 industrial property.</p> <p>Were the existing occupier to leave, it is unlikely that a major occupier would be found to replace them. In this case the area could be redeveloped to provide small industrial estate. Some alternative uses may also be considered, but only if they are compatible with this rural location.</p>
Recommendation	B
Percent Employment Use Retained	50
Percent Other Uses Allowed	50



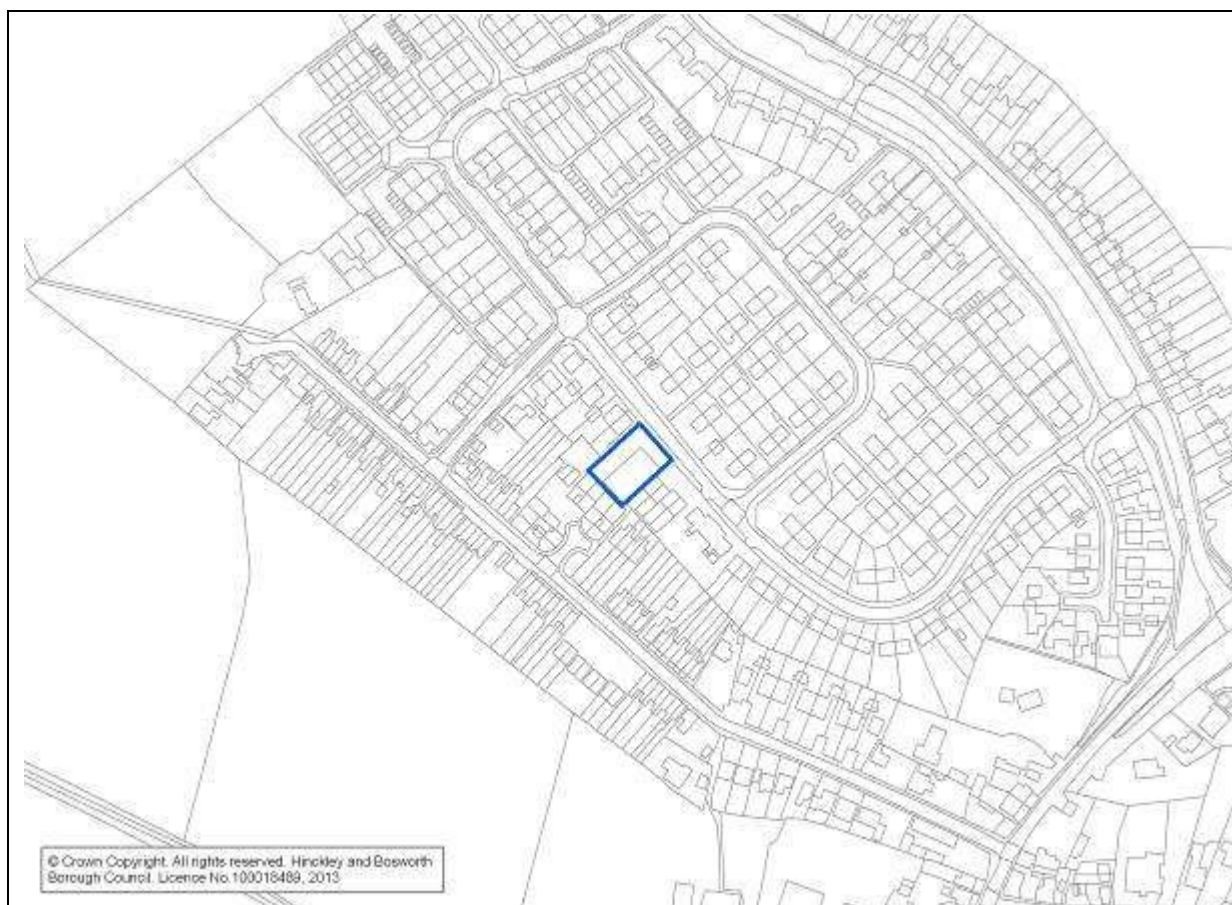
Address	Bennetts/Cardinal Broach Works, Park Road, Ratby
Original Local Plan 2001 Category	B - Rural
Description	Small employment area on edge of town
Occupier(s)	Benlow
Prominence	Low
Current Use	Industrial
Size, ha	1.86
Building Age	Various
Building Quality	Moderate
Access Constraints	Through residential area
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Look at the feasibility of converting a portion of the space into small business units in the future, if the existing major occupier relocates. Redevelop for other employment activities, or alternative uses, as appropriate within a mixed-use scheme.
Recommendation	B
Percent Employment Use Retained	50
Percent Other Uses Allowed	50



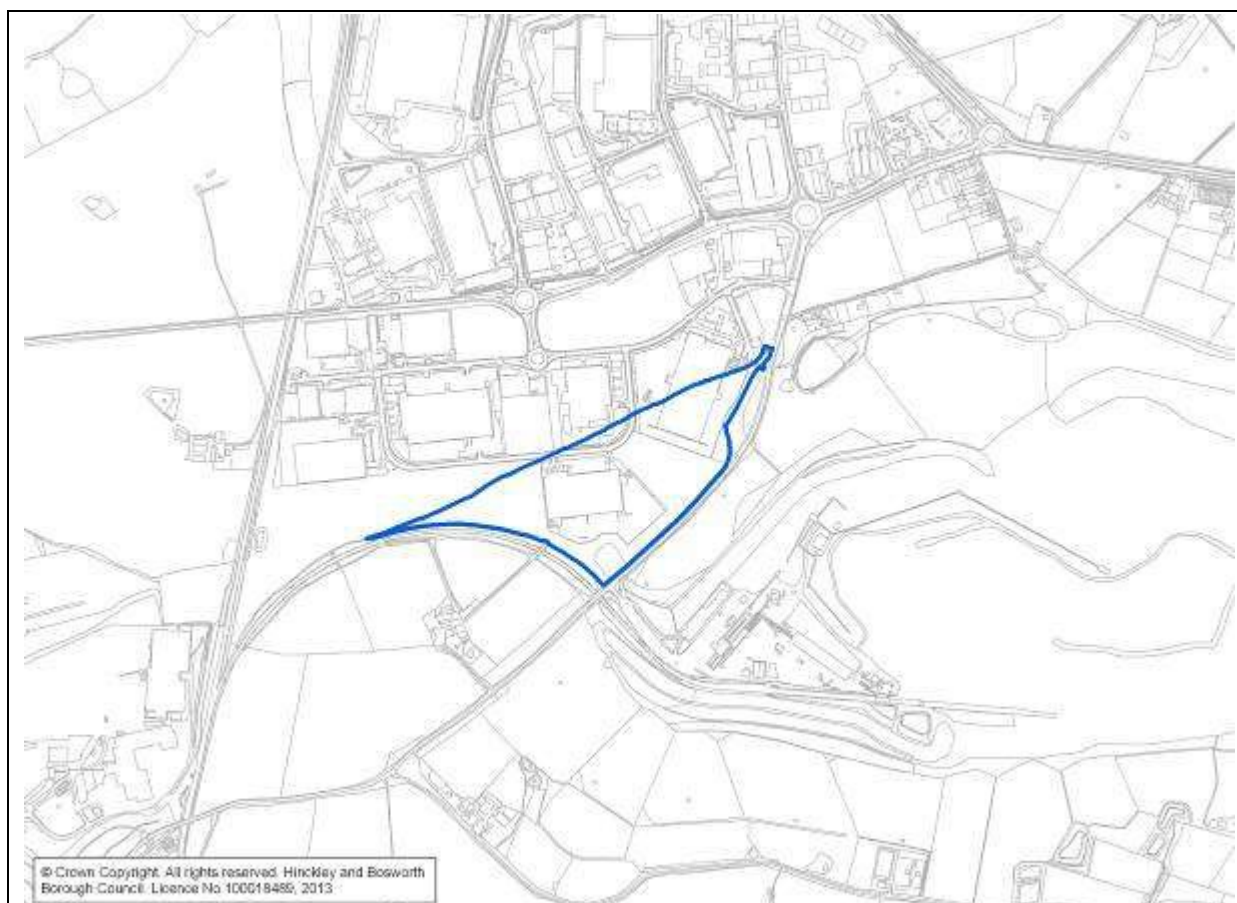
Address	Casepak, West of Station Road, Ratby
Original Local Plan 2001 Category	C - Rural
Description	Small warehouse on edge of village
Occupier(s)	None
Prominence	Low
Current Use	Light industrial
Size, ha	0.45
Building Age	Modern
Building Quality	Good
Access Constraints	Reasonable
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Warehouse is on the market, for sale. Agent is APB.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Bakery, South of Station Road, Ratby
Original Local Plan 2001 Category	B - Rural
Description	Vacant and partly derelict bakery complex on the edge of town
Occupier(s)	None
Prominence	Low
Current Use	None
Size, ha	0.62
Building Age	1960s
Building Quality	Poor
Access Constraints	Rural location
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Area is vacant (and has been for around three years) and appears to be falling into dereliction. It should be possible to retain part of area for employment use. However, the priority is to bring this land back into productive operation and viable proposals for alternative uses should be considered on their merits.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100

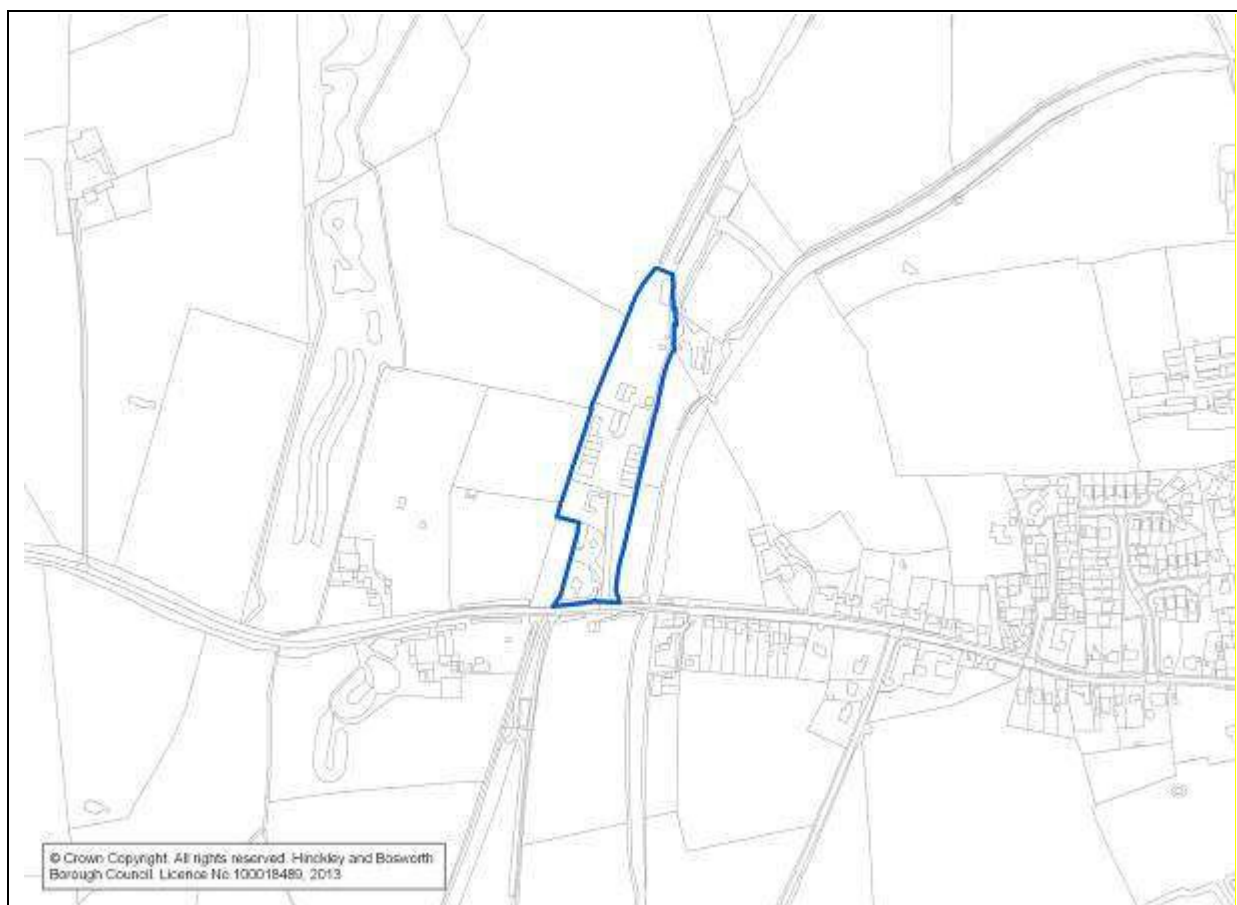


Address	Textile Factory, South of Whittington Drive, Ratby
Original Local Plan 2001 Category	B - Rural
Description	Small factory in centre of residential area
Occupier(s)	Trafalgar
Prominence	Low
Current Use	Industrial
Size, ha	0.08
Building Age	Pre 1960s
Building Quality	Poor
Access Constraints	Through residential area
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Solus factory with a minor employment role, in a residential location. The owner appears to be investing in the property which has recently been refurbished. However, should it become surplus to requirements in the future its loss would have little impact on the wider employment land supply of Ratby and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100 (Over the long term)

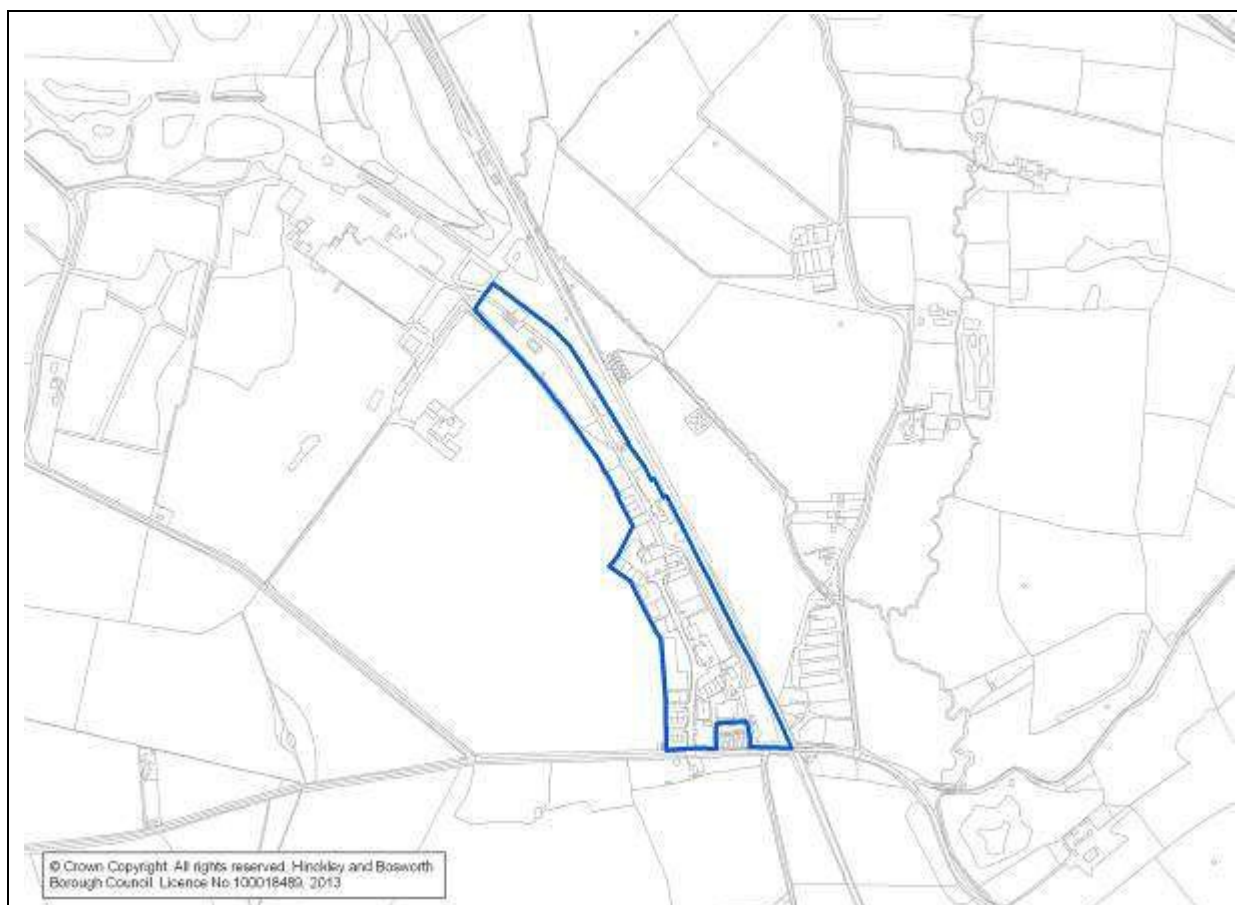


Address	Distribution Units, Interlink Way, Stanton under Bardon
Original Local Plan 2001 Category	A - Rural
Description	Key industrial estate for Borough/Sub-region
Occupier(s)	Various, including Laura Ashley and Waitrose (latter unit partly outside of the Borough)
Prominence	Moderate
Current Use	Industrial Estate
Size, hectares	13.95
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	3
Distance to A-road, km	2
Distance to Rail Station, km	6
Distance to Bus Stop, km	3
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

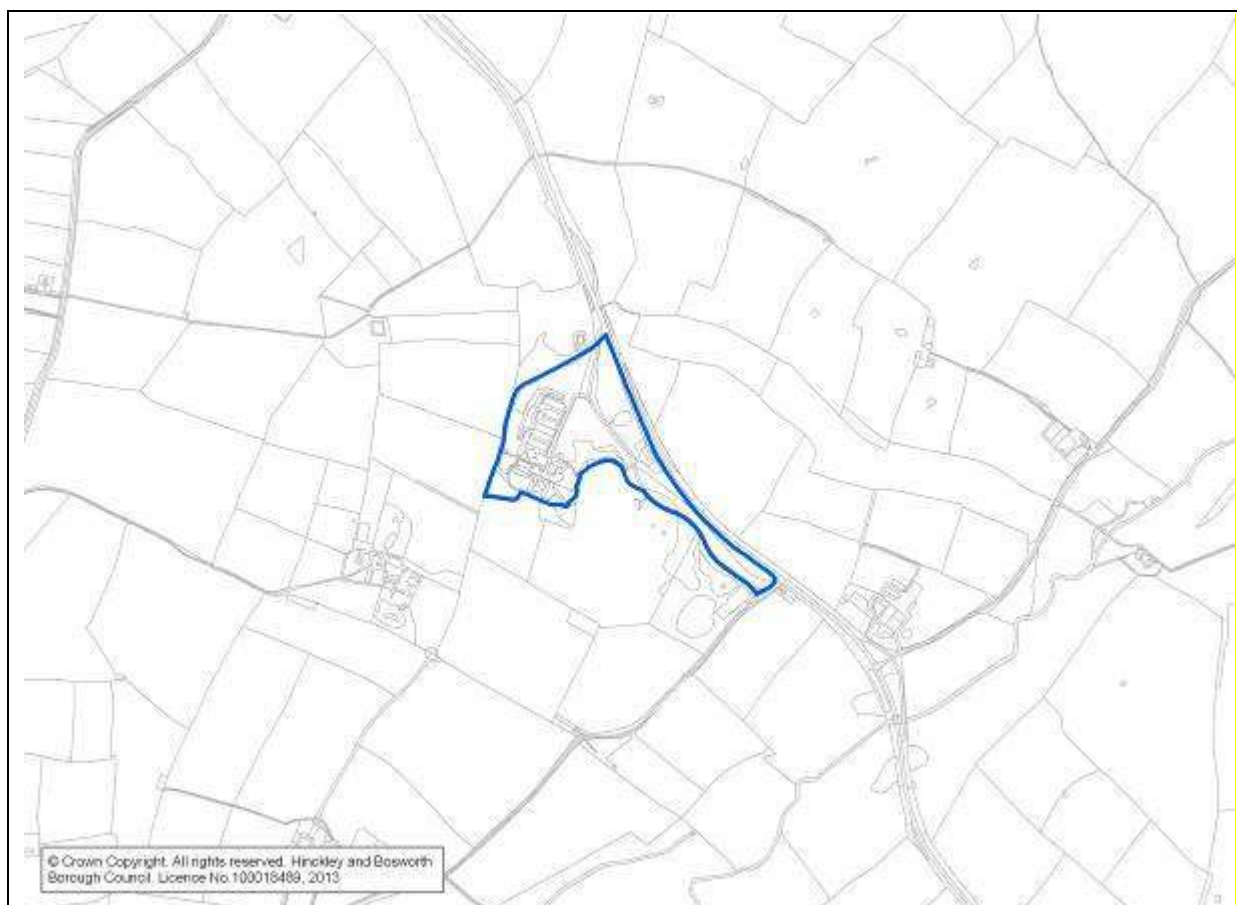
Other Information	<p>This site abuts the boundary of North West Leicestershire District Council which results in the boundary cutting through the site.</p> <p>A row of four terraced industrial units, and a frontage office building, have been developed between the two main warehouse properties. Occupiers include CRS Racing, Hamilton Adhesive Labels and Denmur Independent Papers. Area mapping needs to be amended to reflect this.</p> <p>Land in the west has outline planning permission (01/00458/CONDIT) for 12,200 sqm of B1/B2/B8 uses. Permission granted for 14 years from 2001. New properties to be offered on a design and build, leasehold basis</p> <p>Land off Victoria Road, Stanton under Bardon has now been reclassified as part of an employment site (Beveridge Lane, Interlink Distribution Park, Stanton under Bardon) rather than as an individual Employment Area.</p>
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



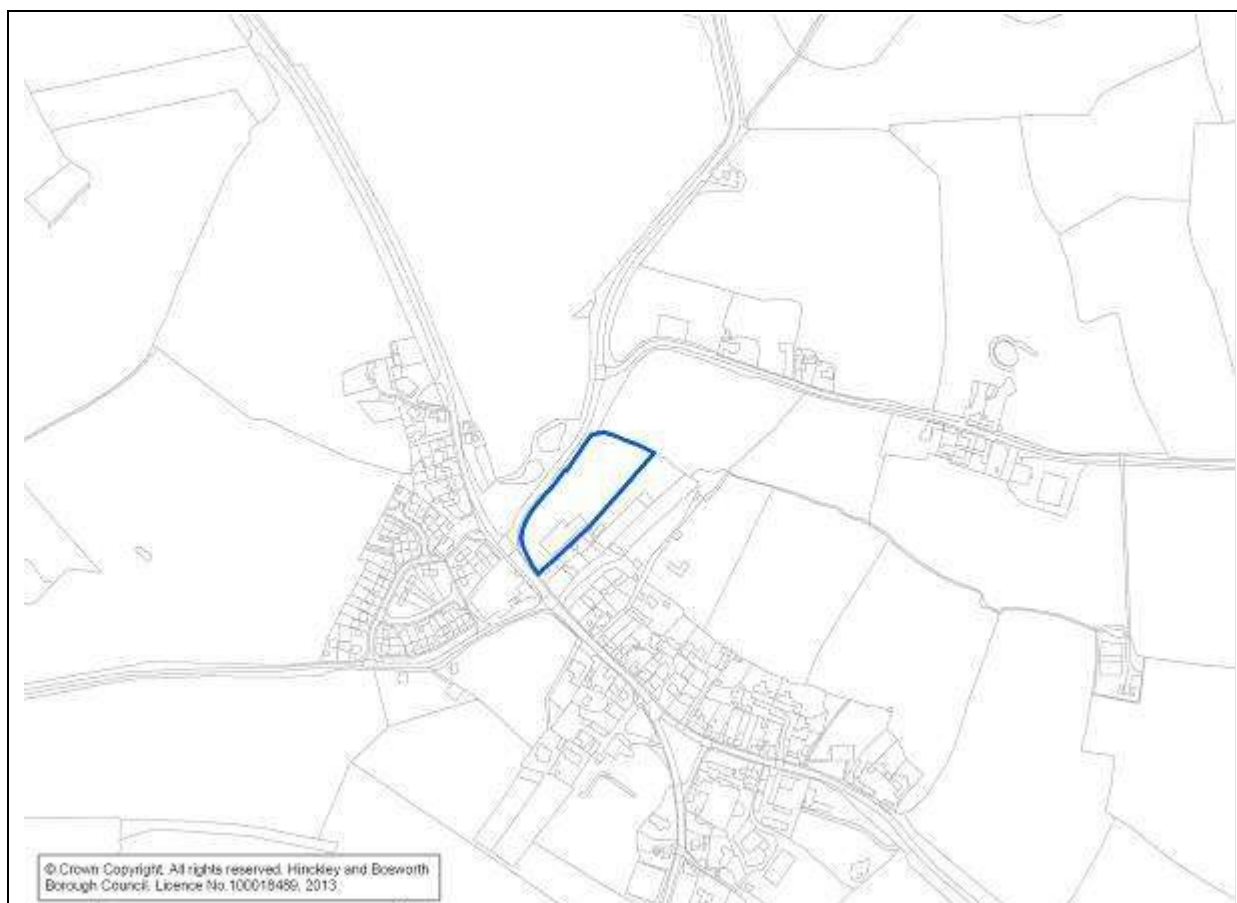
Address	Willow Park Industrial Estate, Station Road, Stoke Golding
Original Local Plan 2001 Category	A - Rural
Description	Rural industrial Estate
Occupier(s)	Various
Prominence	Low
Current Use	Industrial estate
Size, hectares	1.57
Building Age	Various
Building Quality	Various
Access Constraints	Rural Location
Distance to Motorway, km	7
Distance to A-road, km	3
Distance to Rail Station, km	5
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Minor unimplemented planning permission within the area.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Merrylees Industrial Estate, Thornton
Original Local Plan 2001 Category	B - Rural
Description	Large, relatively modern, rural industrial estate
Occupier(s)	Various, including Midland Metal Products and Simtom
Prominence	Low
Current Use	Industrial estate
Size, ha	9.37
Building Age	Various – modern
Building Quality	Various - good
Access Constraints	Rural location
Distance to Motorway, km	5
Distance to A-road, km	4
Distance to Rail Station, km	11
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Retain for employment uses. Key rural employment area. Minor unimplemented planning permissions within the area.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Rare, Manor Park, Twycross
Original Local Plan 2001 Category	None
Description	Secure rural office complex
Occupier(s)	Rare
Prominence	Low
Current Use	Office/high tech
Size, ha	9.66
Building Age	Modern
Building Quality	Good
Access Constraints	Rural location
Distance to Motorway, km	9
Distance to A-road, km	0.1
Distance to Rail Station, km	17
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Startin's Tractor Sales, West of Main Street, Twycross
Original Local Plan 2001 Category	B - Rural
Description	Prominent agricultural sales facility in village centre
Occupier(s)	Startin's Tractor Sales
Prominence	Moderate
Current Use	Light industrial/retail
Size, ha	0.85
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	1
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Appears fit-for-use in an accessible and prominent location. Primarily a retail facility, consider removing it from the land/premises supply schedule.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

Appendix 7c – Employment Areas Summary Schedule

Address	Area, hectares	Recommendation	See Appendix 7b, Page Number
Dunlop Ltd, East of Station Road, Bagworth	2.23	C	1
Workshop Units, Station Terrace, Bagworth	0.13	B	3
Markfield Plastics Ltd, 256 Station Road, Bagworth	0.06	B	4
Hosiery Factory, Barton Road, Barlestone	0.20	C	5
Mill Street Industrial Estate, Barwell	7.46	A	6
Factories, Dawsons Lane, Barwell	1.63	B	7
Workshop Units, Arthur Street, Barwell	0.80	C	8
Factory, off Friswell Lane, Barwell	1.09	C	9
Konfidence Works, Arthur Street, Barwell	0.69	C	10
Barton Building, King Street, Barwell	0.13	C	11
Works, South of Stapleton Lane, Barwell	1.00	B	12
Barwell Business Centre, Kingsfield Road, Barwell	0.72	B	13
Land fronting on to the High Street at the rear of Mill Street Industrial Estate, Barwell	0.61	C	14
Works off Bank Terrace, Barwell (North)	0.32	C	15
Works off Bank Terrace, Barwell (South)	0.39	B	16
Works, West of Hill Street, Barwell	0.20	B	17
Factory, Arthur Street, Barwell	0.17	C	18
Factory off The Barracks, Barwell	0.19	C	19
Workshop Units, George Street, Barwell	0.19	C	20
Industrial Units, West of Rugby Road, Burbage	13.22	C	21
Sketchleys Meadows Industrial Estate, Burbage	13.07	A	23
Sapcote Road Industrial Estate, Burbage	1.24	B	24
Hinckley Business Centre, London/Burbage Road, Burbage	1.12	B	25
Johnson Ltd, Rugby Road, Burbage	0.72	C	26
Works, West of Britannia Road, Burbage	0.54	C	28
Warehouse, South of Coventry Road, Burbage	0.20	C	29
Works, North of Windsor Street, Burbage	0.13	B	30
Theobalds Rural Industry and FP McCann, Cadeby	17.66	B	31
Caterpillar, Desford	99.67	A	32
Former Glengate Hospital Site, Leicester Lane, Desford	5.16	A	34
Ratby Engineering, Peckleton Common Employment Area, Desford	3.29	A	35

Address	Area, hectares	Recommendation	See Appendix 7b,Page Number
Highfields Seeds, Peckleton Lane, Desford	0.40	B	36
Oaks Industrial Estate, Earl Shilton	0.89	A	37
Factory/Works, Rossendale Road, Earl Shilton	0.42	C	38
Telephone Exchange, Rossendale Road, Earl Shilton	0.07	B	39
Gamma Hose, New Street, Earl Shilton	0.05	B	40
Workshop Units, High Street, Earl Shilton	0.51	C	41
Factory Units, Wood Street, Earl Shilton	0.51	B	42
Factory, Church Street, Earl Shilton	0.31	C	43
Factory, West of Hill Top, Earl Shilton	0.23	B	44
Works, South of West Street, Earl Shilton	0.05	C	45
Churchill Works, Highfield Street, Earl Shilton	0.22	C	46
Factory, Keats Lane, Earl Shilton	0.11	C	47
Warwick Building, Rossendale Road, Earl Shilton	0.07	C	48
Factory, West Street, Earl Shilton	0.06	C	49
Groby Trading Estate, Fir Tree Lane, Groby	3.40	A	50
Scania Depot, Markfield Road, Groby	1.27	A	51
Walker-Smiths Haulage Site, Rookery Lane, Groby	0.11	C	52
Workshops, The Rookery, Groby	0.02	C	53
MIRA, Watling Street, Higham on the Hill	307.20	A	54
Industrial Estate, West of Station Road, Higham on the Hill	0.52	A	56
Harrowbrook Industrial Estate, Hinckley	37.16	A	57
Logix Distribution Park, Hinckley	19.15	A	58
Dodwells Bridge Industrial Estate, Jacknell Road, Hinckley	15.41	A	60
Triumph Motorcycles, Dodwells Road, Hinckley	16.70	A	61
Hinckley Fields Industrial Estate, Hinckley	12.03	A	62
Transco HQ/Jarvis Porter, Coventry Road, Hinckley	12.18	B	63
Nutts Lane Industrial Estate/EME Site, Hinckley	8.47	A	65
Tescos Distribution Depot, Dodwells Road, Hinckley	8.30	A	66
Bond Street Glass and Adjacent Units, Hinckley	0.23	C	67
Land north of Atkins Building, Hinckley	0.32	B	68
Units on Druid Street, Hinckley	0.34	B	69
Land North of Well Lane, Hinckley	0.37	C	70
Garage on Druid Street, Hinckley	0.04	C	71

Address	Area, hectares	Recommendation	See Appendix 7b, Page Number
Area of Mixed Uses, South of Upper Bond Street, Hinckley	1.63	C	72
Hawley Road Industrial Estate, Hinckley	3.25	B	73
Paynes Garage, South of Coventry Road, Hinckley	2.81	A	74
Former Atkins Factory, Lower Bond Street, Hinckley	0.86	A	76
Area of Mixed Uses, North of Upper Bond Street, Hinckley	1.00	C	77
Knitwear Factory, Holliers Walk, Hinckley	1.38	C	79
Richard Roberts Factory, Southfield Road, Hinckley	1.24	C	81
Trinity Motors, North of Coventry Road, Hinckley	1.24	B	82
Nutts Lane Industrial Estate, Hinckley	1.05	A	83
Clover Park Industrial Estate, Hinckley	0.81	A	84
Hosiery Factory/Builders Yard, South of John Street, Hinckley	0.98	B	85
Sparkenhoe Business Centre, Southfield Road, Hinckley	0.68	B	86
Factory/Printing Works, West of Station Road, Hinckley	0.55	C	87
Factory, South of Mill Hill Road, Hinckley	0.22	C	88
Timber Yard, South of Westfield Road, Hinckley	0.39	C	89
Factory, Brunel Road, Hinckley	0.36	C	90
Highfield Works, John Street, Hinckley	0.29	C	91
Factory/Works, South of Wood Street, Hinckley	0.26	B	92
Workshops, Trinity Vicarage Road, Hinckley	0.14	C	93
Brunel House, Brunel Road, Hinckley	0.22	C	94
Factory, East of Parsons Lane, Hinckley	0.23	C	95
Factory, East of Teign Bank Road, Hinckley	0.22	C	96
Hosiery Factory, West of Queens Road, Hinckley	0.19	C	97
Factory, North of Wood Street, Hinckley	0.07	C	98
Brunel Works, Brunel Road, Hinckley	0.10	C	99
The Hinckley Times, Brunel Road, Hinckley	0.07	C	100
Industrial Estate, South of Station Road, Market Bosworth	3.07	A	101
Industrial Estate, South of Ashby Road, Markfield	2.53	A	102
Nailstone Highways Depot, Nailstone	0.86	B	103
Verdon Sawmills, Newbold Heath	1.07	B	104
CPL Ltd, Church View, off Dragon Lane, Newbold Verdon	0.20	B	105

Address	Area, hectares	Recommendation	See Appendix 7b,Page Number
Henton's Engineering, South of Wood Lane, Norton Juxta Twycross	1.01	B	106
Timken, Desford Lane, Ratby	14.63	B	107
Alexandra Stoneworks, Desford Lane, Ratby	5.09	B	108
Bennetts/Cardinal Broach Works, Park Road, Ratby	1.86	B	109
Casepack, West of Station Road, Ratby	0.45	B	110
Bakery, South of Station Road, Ratby	0.62	C	111
Textile Factory, South of Whittington Drive, Ratby	0.08	C	112
Distribution Units, Interlink Way South, Stanton Under Bardon	13.95	A	113
Willow Park Industrial Estate, Station Road, Stoke Golding	1.57	A	115
Merrylees Industrial Estate, Thornton	9.37	A	116
Rare, Manor Park, Twycross	9.66	A	117
Startin's Tractor Sales, West of Main Street, Twycross	0.85	B	118

Local Plan 2001 Sites No Longer Available*

Address	Area, hectares
124 Hinckley Road, Burbage	0.15
41-47 High Street, Earl Shilton	0.31
Agricultural Depot, New Street, Earl Shilton	2.12
Area of Mixed Uses, East of Trinity Lane, Hinckley	0.73
Bennets/Cardinal Broach Works, Park Road, Ratby	0.12
Bus Depot, Coventry Road, Hinckley	0.55
Dawkins Abattoir, Barton Road, Congerstone	0.98
Engineering Works, North of Coventry Road, Burbage	0.44
Engineering Works, West of Main Street, Markfield	0.33
Factory Unit, Melton Street, Earl Shilton	0.23
Factory, East of Hinckley Road, Burbage	0.58
Factory, Garden Road, Hinckley	0.31
Factory, Hinckley Road, Burbage	0.25
Factory, Hurst Road, Earl Shilton	0.80
Factory, Lutterworth Road, Burbage	0.55
Factory, South of Almeys Lane, Earl Shilton	0.20
Factory, South of Shilton Road, Barwell	0.12
Former Coats Viyella, Meadow Road, Barlestone	0.27
G Stew Ltd, 34 Main Street, Kirkby Mallory	0.26
Hosiery Factory, South of Heath Lane South, Earl Shilton	0.50
Satham Potatoes, South of Newbold Road, Barlestone	0.46
Timberworks, Station Road, Market Bosworth	2.98
Units North of Southfield Road, Hinckley	0.77
Warehouse/Factory, East of Hill Street, Hinckley	0.19
Workshop, Canning Street, Hinckley	0.09
Workshops, East of Library Close, Burbage	0.18

* Land off Victoria Road, Stanton under Bardon has now been reclassified as part of an employment site (Beveridge Lane, Interlink Distribution Park, Stanton under Bardon) rather than as an individual Employment Area.

Company Details

Company Name	
Contact Name	
Position	
Address	
Email Address	
Tel No	
Business Activity	

Employees

1. Number of: **full-time** employees _____ and/or **part-time** employees _____

Current Accommodation

2. Type of accommodation (please tick main type/use)

- | | | |
|--|--|--|
| Office <input type="checkbox"/> | Serviced office <input type="checkbox"/> | High-tech/lab <input type="checkbox"/> |
| Industrial <input type="checkbox"/> | Warehouse <input type="checkbox"/> | |
| Site (undeveloped land) <input type="checkbox"/> | Barn conversion/Farm location <input type="checkbox"/> | |

3. Is the property:

- | | |
|--------------------------------|---------------------------------|
| Owned <input type="checkbox"/> | Rented <input type="checkbox"/> |
|--------------------------------|---------------------------------|

4. Size of unit:

- | | | |
|--|---|---|
| 0-100 sqm <input type="checkbox"/>
<i>(0-1076 sqft)</i> | 101-200 sqm <input type="checkbox"/>
<i>(1077-2152 sqft)</i> | 201-500 sqm <input type="checkbox"/>
<i>(2153-5382 sqft)</i> |
| 501-1000 sqm <input type="checkbox"/>
<i>(5383-10,764 sqft)</i> | 1001-2000 sqm <input type="checkbox"/>
<i>(10,765-21,529 sqft)</i> | 2001-5000 sqm <input type="checkbox"/>
<i>(21,530-53,821 sqft)</i> |

Larger, sqm _____

Site size, hectares/acres _____

5. How satisfied are you with your current accommodation?

- Very satisfied Satisfied Unsatisfied Very unsatisfied

6. If you are unsatisfied or very unsatisfied, please state your reasons.

Future Accommodation

7. Are you considering moving premises within the next:
12 months? Yes No 2-3 years? Yes No

If yes to either of the above, please respond to questions 8a – 8h, otherwise go directly to question 9.

8a. What type of accommodation will you be looking for? (please tick main type/use)
Office Industrial Serviced office
Warehouse High-tech/Lab Land

8b. Tenure required?
Freehold Leasehold No Preference

8c. Quality of premises preferred?
Prestigious/New Moderate Basic/Budget No Preference

8d. Will this be **additional** or **alternative** to existing property?

8e. What size of unit/site will you be looking for?
0-100 sqm 101-200 sqm 201-500 sqm
(0-1076 sqft) (1077-2152 sqft) (2153-5382 sqft)
501-1000 sqm 1001-2000 sqm 2001-5000 sqm
(5383-10,764 sqft) (10,765-21,529 sqft) (21,530-53,821 sqft)
Larger, sqm _____
Site size, hectares/acres _____

8f. General location – please indicate preferred areas(s) below:
Hinckley Barwell Earl Shilton
Burbage Logix Park Anywhere in Borough
Nuneaton Leicester Area Birmingham Area
Anywhere in Leicester Anywhere close to motorway
Within Hinckley & Bosworth Rural Area (please specify): _____
Other (please specify): _____

8g. Location type preferred:
Town centre Industrial estate
Business park Rural

8h. What do you consider to be the most important factor when seeking alternative accommodation? Please state below.

Additional Comments

9. If you have any additional comments affecting your choice of premises please use the space below. Topics might include:

- Road Infrastructure
- Business support
- Planning issues
- Public transport
- Funding availability
- Staff availability
- Property availability

Please indicate if you are happy to be contacted for further research YES / NO

Thank you for your assistance.

All responses will be treated in confidence.

If you would like any further information on this survey please contact Christopher Wilson at BE Group on 01925 822112.

Please return the questionnaire by the 15th December 2012 using the enclosed pre-paid reply envelope or fax back to 01925 822113.

If you prefer, you can complete an online version of this questionnaire by visiting:

**www.begroup.uk.com and following the link to
Hinckley & Bosworth Survey.**



Hinckley & Bosworth
Borough Council

A Borough to be proud of

Appendix 9 – Economic Forecast Models Detailed Calculations

Policy Off

Model 2 – Employment Based Forecast 2012-2026

Sector/Jobs	Workforce Growth	Workforce Proportion (%) Occupying B1/2/8 Space	Net Number of Jobs	Floorspace per job, sqm	Floorspace Required, sqm
Construction	600	26	156	12	1,872
Transportation & Storage	200	48	96	70	6,720
Information & Communications	300	100	300	12	3,600
Administrative & Support Services	1,200	100	1,200	12	14,400
Professional Services	800	100	800	12	9,600
Other Business Services	200	100	200	12	2,400
Total Floorspace sqm					38,592
Divided by Development Floorspace per ha					3,900
Equivalent Employment Land Needed ha					9.90

Source: BE Group 2013

Sector/Jobs	Workforce Losses	Workforce Proportion (%) Occupying B1/2/8 Space	Net Number of Jobs	Floorspace per job, sqm	Floorspace Reduction, sqm
Utilities	200	5	10	12	120
Manufacturing	1,900	100	1,900	36-47	68,400-89,300
Public Administration	100	22	22	12	264
Total Floorspace sqm					68,784-89,684
Divided by Development Floorspace per ha					3,900
Equivalent Employment Land Reduction ha					17.60-23.00

Source: BE Group 2013

Therefore employment land requirement:

- From growth 9.90 ha
- From losses -17.60 to -23.00 ha

- Total needed -7.90 to -13.10 ha

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Model 3 – Population Based Forecast 2012-2026

Oxford Economics' Projections suggest no alteration to the level of the working population between 2012 and 2026. This takes no account of planned changes to retirement ages, and thus presents a probably worst case position. Nevertheless Oxford Economics are forecasting an increase in the resident employment rate, from 68 percent in 2012 to 72 percent in 2026. The consequence of this is a further 2,200 residents projected to be working by 2026.

The following calculation shows the percentage split of employment by all business sectors at 2026, applied to the 2,200 figure. Where relevant, job:floorspace density rates (Employment Densities Guide 2nd Edition 2010) and the proportion of people in each industry sector that occupy B Use Class space (The Use of Business Space, South East Region Planning Conference) have been applied.

Sector/Jobs	Sector Proportion of Total Workforce, percent	Workforce Increase	Workforce Proportion Occupying B1/2/8 space	Floorspace per job, sqm	Floorspace Increase, sqm
Agriculture	1.25	28	5	12	17
Manufacturing	13.75	303	100	36-47	10,908-14,241
Utilities	1.88	41	5	12	24
Construction	8.13	179	26	12	564
Wholesale & Retailing	15.00	330	-	-	-
Transportation & Storage	5.00	110	48	70	3,710
Hotels and Catering	6.50	143	-	-	-
Information & Communications	3.13	69	100	12	828
Finance & Insurance	1.88	41	100	12	492
Real Estate	0.06	13	100	12	156
Professional, Scientific & Technical Services	8.75	193	100	12	2,316

Sector/Jobs	Sector Proportion of Total Workforce, percent	Workforce Increase	Workforce Proportion Occupying B1/2/8 space	Floorspace per job, sqm	Floorspace Increase, sqm
Administrative & Support Services	12.92	284	100	12	3,408
Public Administration	1.04	23	100	12	276
Education	6.04	133	22	12	351
Health & Social Work	6.67	147	-	-	-
Arts, Entertainment & Research	3.54	78	-	-	-
Other Services	3.54	78	100	12	936
Total Floorspace sqm					23,986-27,319
Divided by Development Floorspace per ha					3,900
Equivalent Employment Land Needed ha					6.15-7.00

Source: BE Group 2013

Therefore employment land provision required would be between 6.15 and 7.00 ha. This is substantially less than the current available supply.

Policy On

Model 4 – Employment Based Forecast 2012 – 2026

Sector/Jobs	Workforce Growth	Workforce Proportion Occupying B1/2/8 Space	Net Number of Jobs	Floorspace per job, sqm	Floorspace Required, sqm
Construction	600	26	156	12	1,872
Distribution	200	48	96	70	6,720
Transport and Communications	1,400	48	672	70	47,040
Information & Communication	800	100	800	12	9,600
Professional, Scientific, Technical Services	1,300	100	1,300	12	15,600
Administration & Support Services	1,500	100	1,500	12	18,000
Public Administration	100	22	22	12	264
Other Business Services	300	100	300	12	3,600
Total Floorspace					102,696
Divided by Development Floorspace per ha					3,900
Equivalent Employment Land Needed, ha					26.33

Source: BE Group 2013

Sector/Jobs	Workforce Losses	Workforce Proportion Occupying B1/2/8 Space	Net Number of Jobs	Floorspace per job, sqm	Floorspace Reduction, sqm
Utilities	200	5	10	12	120
Manufacturing	1,700	100	1,700	36-47	61,200-79,900
Total Floorspace					61,320-80,020
Divided by Development Floorspace per ha					3,900
Equivalent Employment Land Reduction, ha					-15.72 to -20.52

Source: BE Group 2013

Therefore employment land requirement:

- From Growth 26.33 ha
- From Losses -15.72 to -20.52 ha
- Total Needed 5.81 to 10.61 ha

Policy On

Model 5 – Population Based Forecast 2012 – 2026

Oxford Economics Population Forecast suggests an increase of 3,500 in the number of residents working by 2026. The following calculation shows the percentage split of employment by all business sectors, at 2026 applied to the 3,500 figure. Where relevant, job:floorspace density rates (Employment Densities Guide, 2nd Edition 2010) and the proportion of people in each industry sector that occupy B Use Class space (The Use of Business Space, SERPLAN), have been applied.

Sector/Jobs	Sector, Proportion of Total Workforce, percent	Workforce Growth	Workforce Proportion Occupying B1/2/8 Space	Floorspace per job, sqm	Floorspace Required, sqm
Agriculture	1.2	42	5	12	25
Manufacturing	13.2	462	100	36-47	16,632-21,714
Utilities	1.7	60	5	12	36
Construction	7.6	266	26	12	830
Wholesale	14.6	511	48	70	17,150
Transport	7.5	263	48	70	8,837
Accommodation & Food Services	6.9	242	-	-	-
Information & Communications	4.2	147	100	12	1,764
Financial & Insurance Services	1.9	67	100	12	804
Professional, Scientific, Technical Services	9.8	343	100	12	4,116
Administration & Support Services	13.5	135	100	12	5,676
Public Administration	1.5	53	22	12	140
Education	5.6	196	22	12	517
Health	6.0	210	-	-	-
Arts	3.8	133	-	-	-
Other Services	3.8	133	22	12	351
Real Estate Services	0.6	21	-	-	-
TOTAL	100.0	3,500	n/a	n/a	56,878 – 61,960

Source: BE Group 2013

Divided by 3,900 sqm per developable hectare, floorspace requirement equates to between 14.58 and 15.89 ha.

Appendix 10 – Developer Marketing Standards

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.

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

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.

Marketing Tool	Premises	Site, 0-5 acres	Site, 5+ acres
On-site Marketing Board in prominent position	✓	✓	✓
Local Property Agent	✓	✓	✓
Regional Property Agent (joint or sole)	✓		✓
Liaise with HBBC Economic Development Unit	✓	✓	✓
Produce Marketing Particulars (in hard copy/PDF)	✓	✓	✓
Targeted mailing to Local/Regional Property Agents (Internet)	✓	✓	✓
Targeted mailing to Local/Regional Property Developers/Investors (Internet)	✓	✓	✓
Targeted mailing to National Property Agents/Developer/Investors (Internet/postal)			✓
Targeted mailing to selected potential occupiers (large local companies) (Postal)	✓	✓	✓

Marketing Tool	Premises	Site, 0-5 acres	Site, 5+ acres
Advertise in Regional Business Press		✓	✓
Advertise in National Property Press			✓
Website	✓	✓	✓
Internet Mailing to Targeted Business Sectors (e-shot type mailing)	✓	✓	✓
<i>Marketing Period, months</i>	12	12	12-18