



Hinckley & Bosworth
Borough Council

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Employment Land Availability



**Monitoring Statement for
1 April 2011 – 31 March 2012**

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

EMPLOYMENT LAND AVAILABILITY

MONITORING STATEMENT FOR THE PERIOD

01/04/2011 - 31/03/2012

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1.0 **Introduction**

- 1.1 The National Planning Policy Framework (NPPF) contains the core planning principle that local planning authorities (LPAs) should proactively drive and support sustainable economic development to deliver the businesses and industrial units that the country needs. To build a strong and competitive economy LPAs should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth. Planning policies should also support economic growth in rural areas in order to create jobs and prosperity.
- 1.2 This monitoring statement identifies the employment land supply in the Borough and includes details of allocations, commitments and take-up at 1 April 2012. The information in the statement provides a basis for monitoring Local Plan policies with regards to delivering sustainable economic development and employment land in the Borough of Hinckley & Bosworth.

2.0 **The Local Context**

The Local Plan (2001)

- 2.1 Strategic Objective 1 in the Employment Chapter of the saved Local Plan (adopted February 2001) states that the Council's aim is 'To provide opportunities for investment in the area'. Objective 1a states 'to provide an adequate supply of land that is suitable for a range of employment purposes and capable of being developed during the plan period'. Monitoring the annual employment land position in the Borough allows the Council to assess whether the aims and objectives of the Local Plan are being met.

Core Strategy

- 2.2 The Core Strategy Development Plan Document (DPD) was adopted in December 2009 and provides the vision and spatial strategy for the borough, and like the Local Plan (2001), provides the policy framework related to the delivery of housing and employment land. Spatial Objective 1 of the Core Strategy sets the target of strengthening and diversifying the economy by providing sufficient, sustainably located, good quality land and premises. The focus for new employment will be the urban areas within the Borough; primarily Hinckley to reflect its status as a sub regional centre and in Earl Shilton and Barwell to support the regeneration of these areas, with smaller scale employment in the key rural centres to support the rural areas of the borough.

Leicester & Leicestershire HMA Employment Land Study

- 2.3 The Employment Land Study (ELS) (October 2008) for the Leicester and Leicestershire Housing Market Area provides a strategic requirement on the amount of new employment land required up to 2026 together with actions to ensure an adequate supply is maintained in the future. The ELS found that the Borough serves two sub-markets: The M69 linked regional road based distribution market; and the local business based market.
- 2.4 The supply and demand gap analysis from the study has identified the following employment land requirements, principally in urban areas, for the Borough:
- Offices: 6 hectares (34,000 square metres);
 - Industrial: 4 hectares;
 - Warehousing: 10 hectares; and
 - Employment requirements within Earl Shilton and Barwell Sustainable Urban Extensions (SUE): 20-25 hectares
- 2.5 There is currently outline planning permission at Nailstone Colliery which could meet the forecast demand for 10 hectares of warehousing land, but this would prevent competition and limit choice to just one site to the north of the Borough. Therefore the ELS recommended the allocation of an additional 10 hectares of warehousing land in a more suitable location.
- 2.6 The employment land requirements identified by the study were used to inform the spatial strategy and specific policies within the Core Strategy.

Employment Land and Premises Study Review

- 2.7 The Employment Land and Premises Study review was undertaken by consultants and published in May 2010. The review has provided a local focus and evidence base for the provision of land for employment, guided by the strategic requirements of the Leicester and Leicestershire HMA Employment Land Study and in line with the spatial strategy and policies of the Core Strategy.
- 2.8 The review comprised of three main elements:
- An assessment of the economy that will inform the amount, location and type of employment land and premises required to facilitate its development and growth;
 - A review of the current portfolio of employment land and premises; and
 - Recommendations on the future allocation of employment land and premises.

2.9 There was a general consensus from the Employment Land and Premises Study review that the recommendations of the Leicester and Leicestershire HMA Employment Land Study utilised for the specific policies in the Core Strategy are sensible and will allow the vision and objectives of the Core Strategy to be achieved. The review did however suggest assessing whether the employment land proposed to support the Earl Shilton and Barwell SUEs is realistic, with a new report undertaken by consultants in November 2010 to assess the recommendations (see Section 3.6). The review has also provided recommendations for the Key Rural Centres within the borough to ensure there are a range of employment opportunities in these settlements.

3.0 **Employment Position at 1 April 2012**

3.1 This section describes the employment land position in the Borough since the adoption of the Core Strategy. The relevant start point for monitoring the position is 1 April 2007 as this is the baseline date for the targets devised in the Employment Land Study and utilised in the Core Strategy.

3.2 Appendices 1, 2 and 3 list employment commitments and completions compared to the Core Strategy requirement for the urban areas, key rural centres, rural villages, rural hamlets and remaining settlements within the Borough. A full list of each commitment and completion and the status of each site between 1 April 2011 and 31 March 2012 is provided in Appendix 4. The commitments and completions are divided into new employment sites or new buildings and extensions on existing employment sites. Appendix 5 lists employment losses (permitted and completed) between 1 April 2011 and 31 March 2012.

3.3 The additional employment land to be allocated to meet the Core Strategy requirement in the urban areas will be on sites not currently identified as existing employment sites. However, additional floorspace provided on existing employment sites has also been included in Appendices 1 to 5 as the Council feel this makes a significant contribution towards providing additional employment through the intensification and consolidation of the existing sites, assisting in job creation and providing sustainable economic growth. The employment gain figures provided are net figures taking into account floorspace losses on existing sites, and where losses are identified the Council will seek to address this issue.

3.4 Tables 1 to 3 summarise the employment land supply position within the Borough at 1 April 2012 since the adoption of the Core Strategy (baseline date 1 April 2007). Table 1 overleaf summarises the employment land situation in the urban areas within the Borough.

- 3.5 Within the Hinckley Town Centre AAP boundary work has commenced on one major site and one major site has been granted planning permission leading to a significant gain in office space within the town centre during the last monitoring year. Within Burbage, the former industrial uses on the Johnson's factory site have been demolished in preparation for a mixed use scheme including 18.7 hectares of employment land as an extension to Logix Park. The Employment Land Review suggested that all employment land lost on this site should be retained which would lead to a shortfall against the Core Strategy requirement. However the potential job creation on the site is considered sufficient to cover this shortfall of land.
- 3.6 The Earl Shilton and Barwell Employment Land Assessment was produced by consultants in November 2010 assessed whether the 25 hectares of employment land proposed to support the Earl Shilton and Barwell SUEs is realistic and whether the market can deliver the land. The report concluded that Earl Shilton and Barwell serve a local rather than strategic market and as a result a maximum employment land requirement of 6.5 hectares for Barwell and 5.4 hectares for Earl Shilton is proposed. These figures are being taken forward within the Earl Shilton and Barwell Area Action Plan.

TABLE 1: EMPLOYMENT LAND SITUATION IN THE URBAN AREAS AT 1 APRIL 2012

Employment Requirement	Employment Gains (net)
Allocate 6 ha for new office development (34,000 sqm of office space) within or adjoining the Hinckley Town Centre AAP boundary	7 ha (9,750 sqm B1a uses)*
Allocate land for the development of 10 ha of B8 and 4 ha of B2 as an extension to Logix Park in Burbage	-6.4 ha B2
Allocate 6.5 ha of employment in Barwell SUE	0
Allocate 5.4 ha (including 0.5 ha of offices) of employment in Earl Shilton SUE	0
Ensure there is a range of employment opportunities	3.34 ha
Total built or committed at 1 April 2012	3.94 ha

*7ha gain of employment land is for all employment uses, not just new office development

- 3.7 There has been a 1,122 square metre (net) gain of floorspace on existing employment sites within the urban areas. The majority of the losses have been on cleared sites within Barwell and Earl Shilton. There have also been losses on cleared sites within Hinckley prior to regeneration of certain sites taking place, but these losses of industrial floorspace have

been and will be mitigated by additional gains of employment floorspace as guided by the Hinckley Town Centre AAP.

- 3.8 Table 2 below summarises the employment land situation in the key rural centres within the Borough. There has been a positive gain of 0.71 hectares of employment land within these centres helping to ensure there is an increased provision of employment opportunities meeting the requirements of the Core Strategy.

TABLE 2: EMPLOYMENT LAND SITUATION IN THE KEY RURAL CENTRES AT 1 APRIL 2012

Core Strategy Requirement/ELS Recommendations	Employment Gains (net)
Ensure there is a range of employment opportunities	0.71 ha
Encourage small workshop schemes and extensions to and improvements within existing industrial estates	0
Total built or committed at 1 April 2012	0.71 ha

- 3.9 There has been a 42,443 square metre (net) gain of floorspace on existing employment sites in the key rural centres. Most of this additional floorspace (62,645 sqm) is proposed on the Caterpillar (UK) Ltd complex on Peckleton Lane, Desford. A planning application to provide additional storage facilities, realignment of Peckleton Lane, construction of hardstanding areas and mounding and landscaping proposals was approved in 1999. However only the highway, mounding and landscaping proposals have been implemented. This gain has to be offset against a considerable loss in floorspace through the redevelopment of Timken Steel Ltd on Desford Lane, Ratby.
- 3.10 Table 3 overleaf summarises the employment land situation in the rural villages, rural hamlets and remaining settlements within the Borough. There has been a positive gain of 1.52 hectares of employment land helping to support small scale employment opportunities within these settlements meeting the requirements of the Core Strategy. There was also a considerable gain of 117,363 square metres (net) of floorspace on existing employment sites within these settlements, primarily due to the commitment of new research and development facilities at MIRA, Higham on the Hill.

TABLE 3: EMPLOYMENT LAND SITUATION IN THE RURAL VILLAGES, RURAL HAMLETS AND REMAINING SETTLEMENTS AT 1 APRIL 2012

Core Strategy Requirement	Employment Gains (net)
Support development enabling home working and other small scale employment uses in the Rural Villages	0.42 ha
Support development enabling home working and other small scale employment uses in the Rural Hamlets	0.864 ha
Employment provided in the remaining settlements	0.236 ha
Total built or committed at 1 April 2012	1.52 ha

3.11 The NPPF states that local planning authorities should assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs (paragraph 161). The employment land situation within the Borough will be monitored annually to highlight any potential issues regarding the delivery of employment land that need to be addressed. Reviews of land available for economic development (those sites identified in the Employment Land and Premises Study) will be incorporated into the Strategic Housing Land Availability Assessment (SHLAA).

4.0 **Additional Information**

4.1 Should you require any further information on employment land availability in Hinckley and Bosworth Borough, please contact the Planning Policy and Regeneration Team at the Borough Council.

Appendix 1. Employment Land Situation in the Urban Areas at 1 April 2012

Urban Areas		New sites					
Settlement	Core Strategy Requirement	Commitments (ha) at 1 April 2012	Completions (ha) (since 1 April 2007)	Total committed or built (ha) (since 1 April 2007)	Losses (Committed and Completed) (ha) (since 1 April 2007)	Employment Gains (net) (ha)	Comments
Hinckley	Allocate 6 ha for new office development (to provide 34,000 sqm of office space) within or adjoining the Hinckley Town Centre AAP boundary	10.31 (12,099 sqm (127 Mixed; 8,448 B1a; 3,524 B8))	1.27 (2,269 B1a sqm)	11.58 (14,368 sqm (127 Mixed; 10,717 B1a; 3,524 B8))	4.58 (23,258 sqm (967 B1a; 7,347 B1c; 12,810 B2; 2,134 B8))	7 ha (-8,890 sqm (+127 Mixed; +9,750 B1a; -7,347 B1c; -12,810 B2; +1,390 B8))	Any gains or losses in office floorspace on existing employment sites within the Hinckley Town Centre AAP boundary have been included
	Ensure there is a range of employment opportunities	4.7 Mixed; 0.5 B1c	0.11 Mixed; 0.12 B1c; 0.1 B8	5.53 (4.81 Mixed; 0.62 B1c; 0.1 B8)	1.64 (1.48 SG; 0.03 B1c; 0.042 B2; 0.09 B8)	3.89 ha (-1.48 SG; +4.81 Mixed; +0.59 B1c; -0.04 B2; +0.01 B8)	Total of sites not included within or adjoining the Hinckley Town Centre AAP boundary. Non-office uses (B1(b), B1(c), B2 & B8) within the AAP boundary are also included
Burbage	Allocated land for the development of 10 ha of B8 and 4 ha of B2 adjacent to the railway line as an extension to Logix Park	0	0	0	6.4 B2	-6.4 B2	18.7 ha of employment is proposed on 10/00518/OUT. 11.89 ha of employment would be lost (including 6.4 ha already demolished) which has to be replaced, leaving a shortfall of 7.19 ha in line with the requirement of 14 ha. However the potential job creation on the site is considered sufficient to cover this shortfall
	Ensure there is a range of employment opportunities	0	0.07 Mixed	0.07 Mixed	0.48 SG	-0.41 (+0.07 Mixed; -0.48 SG)	
Barwell	6.5 ha of employment in the SUE	0	0	0	0	0	Informed by the Earl Shilton & Barwell Employment Land Assessment
	Ensure there is a range of employment opportunities	0	0	0	0	0	
Earl Shilton	5.4 ha (including 0.5 ha of offices) of employment in the SUE	0	0	0	0	0	Informed by the Earl Shilton & Barwell Employment Land Assessment
	Ensure there is a range of employment opportunities	0	0.1 B1a	0	0.24 (0.1 B1c; 0.14 SG)	-0.14 (+0.1 B1a; -0.1 B1c; -0.14 SG)	

Urban Areas		New Build/Extensions on Existing Employment Sites					
Settlement	Core Strategy Requirement	Commitments (sqm) at 1 April 2012	Completions (sqm) (since 1 April 2007)	Total committed or built (sqm) (since 1 April 2007)	Losses (Committed and Completed) (sqm) (since 1 April 2007)	Employment Gains (net) (sqm)	Comments
Hinckley	Ensure there is a range of employment opportunities	1,469 Mixed; 886 B1c; 3,024 B2	5,121 Mixed; 2,338 B1a; 370 B1c; 515 B2; 827 B8	6,590 Mixed; 2,338 B1a; 1,256 B1c; 3,539 B2; 827 B8	272 B1c; 1,057 B2	6,590 Mixed; 2,338 B1a; 984 B1c; 2,482 B2; 827 B8	Total of sites not included within or adjoining the Hinckley Town Centre AAP boundary. Non-office uses (B1(b), B1(c), B2 & B8) within the AAP boundary are also included
Burbage	Ensure there is a range of employment opportunities	783 B1c; 171 B2	130 Mixed	130 Mixed; 783 B1c; 171 B2	81 B1c; 1,901 B2; 2,300 B8	130 Mixed; 702 B1c; -1,730 B2; 2,300 B8	
Barwell	Ensure there is a range of employment opportunities	0	0	0	2,700 B1c; 250 B2	-2,700 B1c; -250 B2	
Earl Shilton	Ensure there is a range of employment opportunities	0	1,072 B8	0	7,023 B1c	-7,023 B1c; 1,072 B8	

Appendix 2. Employment Land Situation in the Key Rural Centres at 1 April 2012

Key Rural Centres		New sites					
Settlement	Core Strategy Requirement/ELS Recommendations	Commitments (ha) at 1 April 2012	Completions (ha) (since 1 April 2007)	Total committed or built (ha) (since 1 April 2007)	Losses (Committed and Completed) (ha) (since 1 April 2007)	Employment Gains (net) (ha)	Comments
Bagworth	Ensure there is a range of employment opportunities (Policy 7). Seek the provision of small industrial work units (Policy 10)	0	0	0	0	0	
Barlestone	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	0.12 SG	-0.12 SG	
Desford	Ensure there is a range of employment opportunities (Policy 7)	0.4 B1c	0	0	0	0.4 B1c	
Groby	Ensure there is a range of employment opportunities (Policy 7)	0.27 Mixed; 0.01 B1c	0.013 B1a	0.27 Mixed; 0.013 B1a; 0.01 B1c	0	0.27 Mixed; 0.01 B1c	
Market Bosworth	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	0	0	
Markfield	Ensure there is a range of employment opportunities (Policy 7)	0.01 B8	0	0.01 B8	0.001 B1a	-0.001 B1a; 0.01 B8	
Newbold Verdon	Ensure there is a range of employment opportunities (Policy 7)	0	0.024 Mixed	0.024 Mixed	0	0.024 Mixed	
Ratby	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	0.03 B8	-0.03 B8	
Stoke Golding	Ensure there is a range of employment opportunities (Policy 7). Provide small, flexible industrial/business/start up units (Policy 11)	0	0.15 B1c	0.15 B1c	0	0.15 B1c	
Thornton	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	0	0	

Key Rural Centres		New Build/Extensions on Existing Employment Sites					
Settlement	Core Strategy Requirement/ELS Recommendations	Commitments (sqm) at 1 April 2012	Completions (sqm) (since 1 April 2007)	Total committed or built (sqm) (since 1 April 2007)	Losses (Committed and Completed) (sqm) (since 1 April 2007)	Employment Gains (net) (sqm)	Comments
Bagworth	Ensure there is a range of employment opportunities (Policy 7). Seek the provision of small industrial work units	45 B8	0	45 B8	0	45 B8	
	Retain former Dunlop complex - if market demand weak, encourage redevelopment to create sub-divided small SME workshops	2,800 B1/B2	0	2,800 B1/B2	0	2,800 B1/B2	Dunlop factory to be demolished and replaced by dwellings and 2800m2 of B1/B2 floorspace
Barlestone	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	940 B1c	-940 B1c	
	Encourage small workshops scheme (5 x 100-200 sqm)	0	0	0	0	0	
Desford	Ensure there is a range of employment opportunities (Policy 7)	743 B2; 62,645 B8	2,707 B1a	2,707 B1a; 743 B2; 62,645 B8	1,400 B1a	1,307 B1a; 743 B2; 62,645 B8	A material start has been made on 99/00853/FUL at Caterpillar for the expansion of storage facilities
	Consider 0.2-0.5 ha extension to Peckleton Lane Business Park. Encourage small workshops (5 x 100-200 sqm). Consider environmental improvement of Peckleton Lane Business Park	0	0	0	0	0	
Groby	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	2,300 B1c	-2,300 B1c	
	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	0	0	
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	754 B1c	0	754 B1c	115 B1c	639 B1c	Demolition of existing units and erection of replacement units
	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	0	0	
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	0	0	0	0	0	
Newbold Verdon	Ensure there is a range of employment opportunities (Policy 7)	69 B8	0	69 B8	400 B2	-400 B2; 69 B8	
	Encourage small workshops scheme (5 x 100-200 sqm)	0	0	0	0	0	
Ratby	Ensure there is a range of employment opportunities (Policy 7)	1,058 B2	43,819 B8	1,058 B2; 43,819 B8	68,762 B2	-67,704 B2; 43,819 B8	
	Retain Bennets/Cardinal Broach Works and Casepack as employment areas: If Bakery on Station Road is to be redeveloped, look for contribution to employment generation. Encourage new workshops proposed for Pear Tree Farm	1,360 B1	0	1,360 B1	0	1,360 B1	Pear Tree Farm business unit scheme is under construction
Stoke Golding	Ensure there is a range of employment opportunities (Policy 7). Provide small, flexible industrial/business/start up units (Policy 11)	0	0	0	0	0	
	Consider 0.2-0.5 ha extension to Willow Park Industrial Estate. Encourage small workshops scheme (5 x 100-200 sqm)	360 B1c	0	360 B1c	0	360 B1c	Erection of new industrial unit on industrial estate
Thornton	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	0	0	
	Encourage small workshops scheme (5 x 100-200 sqm) (if Timken factory is not redeveloped). Consider environmental improvement of Merrylees Industrial Estate	0	0	0	0	0	Timken factory is being partially redeveloped (see 10/00332/FUL, registered in Ratby), but includes a loss in floorspace so far

Appendix 3. Employment Land Situation in the Rural Villages, Rural Hamlets and remaining settlements at 1 April 2012

New Sites							
Settlement	Core Strategy Requirement	Commitments (ha) at 1 April 2012	Completions (ha) (since 1 April 2007)	Total committed or built (ha) (since 1 April 2007)	Losses (Committed and Completed) (ha) (since 1 April 2007)	Employment Gains (net) (ha)	Comments
Barton in the Beans	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	0.5 B1a	0	0.5 B1a	0	0.5 B1a	
Fenny Drayton	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	0.3 B8	0	0.3 B8	0	0.3 B8	
Higham on the Hill	Support development enabling home working and other small scale employment uses (Policy 12)	0.22 Mixed	0	0.22 Mixed	0	0.22 Mixed	
Kirkby Mallory	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	0.03 B1a	0	0.03 B1a	0	0.03 B1a	
Nailstone	Support development enabling home working and other small scale employment uses (Policy 12)	9.5 Mixed	0.2 B1a	0.2 B1a	0	0.2 B1a	The October 2008 ELS already counts the Nailstone Colliery site as a commitment when devising employment requirements, and recommends the allocation of an additional 10 ha of B8 in a more suitable location
Peckleton	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	0.004 B1a	0.03 B8	0.004 B1a; 0.03 B8	0	0.004 B1a; 0.03 B8	
Sheepy Parva	N/A	0.23 B1a	0	0.23 B1a	0	0.23 B1a	
Shenton	N/A	0	0.006 B1c	0.006 B1c	0	0.006 B1c	
Stapleton	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	420 sqm B8	0	420 sqm B8	0	420 sqm B8	Total site size of Woodlands Garden Centre is 6.5 ha. 09/00940/FUL is for redevelopment of small sections of the site so the sqm values have been utilised then converted to hectares

New Build/Extensions on Existing Employment Sites							
Settlement	Core Strategy Requirement	Commitments (sqm) at 1 April 2012	Completions (sqm) (since 1 April 2007)	Total committed or built (sqm) (since 1 April 2007)	Losses (Committed and Completed) (sqm) (since 1 April 2007)	Employment Gains (net) (sqm)	Comments
Cadeby	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	0	2,720 B2; 1006 B8	2,720 B2; 1006 B8	0	2,720 B2; 1006 B8	
Carlton	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	0	766 Mixed	766 Mixed	395 SG	766 Mixed; -395 SG	
Congerstone	Support development enabling home working and other small scale employment uses (Policy 12)	850 B1a	0	850 B1a	17,000 B2	850 B1a; -17,000 B2	
Higham on the Hill	Support development enabling home working and other small scale employment uses (Policy 12)	132,716 B1b	0	132,716 B1b	0	132,716 B1b	
Kirkby Mallory	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	0	0	0	3,300 B2	-3,300 B2	
Stanton Under Bardon	Support development enabling home working and other small scale employment uses (Policy 12)	1.2 ha	0	0	0	0	1.22 ha allocated and has outline permission granted for 14 years. The October 2008 ELS already counts this site as a commitment when devising employment requirements

Appendix 4. Employment Land Availability at 1 April 2012

Parish	Location	Developer/Occupier	Status					Use Class figure for ELS (ha)	Use Class	Floorspace	Expiry Date	Hinckley Town Centre AAP Site	Included in PACEC Calculations	Employment Land Study Categorisation (May 2010)	Remarks
			Outline	Detail	U/C	Built 1/4/11 - 31/3/12	Application expired								
Barton in the Beans	Sycamore Farm, 29 Main St	Mr F Brogan		0.50				0.5 (513m2) B1a	B1a	513m2	02/09/2013			10/00516/FUL Mixed development comprising 3 live/work units	
Desford	Forest View Farm, Peckleton Lane	Roger Neep		0.40				0.4 (704m2) B1c	B1c	704m2	15/10/2013			10/00149/FUL Alterations and change of use of redundant agricultural buildings to B1/B8 use	
Fenny Drayton	Livestock Building, Drayton Lane	P O Simpson		0.30				0.3 (632m2) B8	B8	632m2	04/07/2014			11/00331/COU Change of use of redundant agricultural buildings to self storage	
Groby	3 Lawnwood Road	Mrs Cathy Cliffe		0.01				0.006 (37m2) B1c	B1c	37m2	13/08/2013			10/00449/COU Change of use from A2 to mixed A1/B1c	
Groby	Groby Lodge Farm, Markfield Road	Groby Lodge Estate Partnership		0.27				0.27 Mixed	B1a B1c B8	1387m2 1010m2 284m2	11/10/2014			10/00901/EXT conversion of farm buildings to B1 and B8 use. 5.4 ha site	
Higham on the Hill	Hall Farm, Hinckley Lane	R & G Allocoat		0.22				0.22 Mixed	B1a B8	63m2 37m2	21/12/2014			11/00879/FUL Barn conversion to live/work unit (C3, B1 & B8 uses)	
Hinckley	North of Coventry Road	Crest Nicholson (Midlands) Ltd			4.70			4.7 (9178m2) Mixed	B1, B2, B8	9178m2	12/12/2010		x	07/01150/FUL Mixed commercial development comprising B1, B2, B8 and Sui Generis Uses. Loss of one Sui Generis unit to A3/A5 use (10/00695/FUL)	
Hinckley	Wharf Yard	Benchmark Properties					0.06	0.06 (188m2) B1a	B1a	188m2	11/04/2011			08/00136/FUL Dental lab, 2 offices and 9 apartments	
Hinckley	Westmoreland Farm, Roques Lane	R & T Mayne		0.50				0.5 (484m2) B1c	B1c	484m2	09/04/2012			09/00101/FUL Change of use of agricultural buildings to B1c use	
Hinckley	Clarence Buildings, 3A Market Place	Croskeep Limited		0.01				0.01 (101m2) B1a	B1a	101m2	25/01/2013		x	09/00904/COU Change of use of part of first floor and ground floor entrance lobby from A2 to B1a usage	
Hinckley	1 The Horsefair	Croskeep Limited		0.01				0.006 (55m2) B1a	B1a	55m2	03/09/2013		x	10/00466/COU Change of use of retail unit to office use	
Hinckley	Bus Station, Lancaster Road	The Tin Hat Regeneration Partnership LLP	3.98					3.98 (706m2) B1a	B1a	706m2	13/01/2014		x	Five B sites interspersed through the whole site	
Hinckley	62 Castle Street	Mr Roy Hartley			0.10			0.1 (127m2) Mixed	B1a B1c	63m2 64m2	22/06/2014		x	11/00271/FUL Change of use from butchers to retail and assembly of kitchen units and office, erection of outbuildings and creation of first floor living accommodation	
Kirby Mallyory	Mallyory Park, Church Road	British Automobile Racing Club					0.03	0.03 (335m2) B2	B2	335m2	06/02/2012			08/01131/FUL Extensions and alterations to workshop & showroom	
Kirby Mallyory	Coach House Inn, Church Rd	Everyman Racing Ltd		0.03				0.03 (305m2) B1a	B1a	305m2	29/04/2012			09/00131/COU Change of use to office accommodation	
Markfield	Oaks Farm, Ratby Lane	Mr and Mrs Carl Law		0.01				0.013 (96m2) B8	B8	96m2	29/09/2013			10/00591/COU Change of use from cow shed to shop and storage	
Nailstone	Former Nailstone Colliery	Swip Ltd	9.50					9.31 B8						10/00851/EXT Remediation and redevelopment of the former colliery to provide a mix of uses including distribution and storage (B8) and small business units (B1c, B2, B8). The whole site is 143ha	
Peckleton	Manor House, Manor Lane	Mr Marcus Palmer				0.030		0.03 (270m2) B8	B8	270m2	12/11/2011			08/00928/FUL Change of use of agricultural barn to B1a and B8	
Peckleton	Manor House, Manor Lane	Mr Marcus Palmer		0.004				0.004 (42m2) B1a	B1a	42m2	12/06/2012			09/00315/COU Change of use of barn to B1 (B1 moved from 08/00928/FUL)	
Ratby	Pear Tree Farm	Cawrey Ltd			0.39			0.39 (1360m2) B1	B1a, B1c	1360m2	25/03/2012			08/01123/FUL Erection of 3 business units	
Sheepy Parva	Sheepy Parva Farm, Wellsborough Road	Mr Craig Miller & Ms Sarah Price		0.23				0.23 (426m2) B1a	B1a	426m2	31/07/2012			09/00414/FUL Change of use and extension of existing barns to form 4 B1a office units	
Stapleton	Woodlands Nurseries, Ashby Road	The Garden Centre Group		0.04				0.042 (420m2) B8	B8	420m2	01/06/2013			09/00940/FUL Demolition of bungalow, part of glasshouse and garden centre offices, change of use of existing garden centre warehouse to retail sales, erection of storage building. 6.5 ha site	
TOTAL			13.48	2.53	5.19	0.03	0.09								

Parish	Location	Developer/Occupier	Status (figures are floorspace (m2) unless stated)					Use Class figure for ELS (ha)	Use Class	Floorspace	Expiry Date	Hinckley Town Centre AAP Site	Included in PACEC Calculations	Employment Land Study Categorisation (May 2010)	Remarks
			Outline	Detail	U/C	Built 1/4/11 - 31/3/12	Application expired								
Bagworth	256 Station Road	Markfield Plastics Ltd		45				0.07 (45m2) B8	B8	45m2	02/12/2012			09/00669/FUL Extension for storage unit	
Bagworth	Dunlop Ltd, Station Road	Johal & Kler Partnership	2800					1.99 (2800m2) B1/B2	B1, B2	2800	28/04/2014			11/00063/OUT Demolition of existing factory and erection of 61 dwellings and 2800m2 of employment floorspace	
Burbage	Unit 5, Sapcote Road Ind Est	Asbestos Abatement Services		193				0.02 (193m2) B1c	B1c	193m2	01/05/2012			09/00153/FUL Demolition of existing factory & construction of 2 storey unit	
Burbage	County Landscape Products, Brookfield Road	Keyline Builders Merchants Ltd		590				0.5 (590m2) B1c	B1c	590m2	30/10/2012			08/01107/FUL erection of builders merchants building with trade counter and alteration of existing external storage	
Burbage	Land bounded by Ashby Canal, railway line & Bridge Street, incorporating former Johnsons Factory	Goodman Real Estate (UK) Ltd	68747					18.7 (68747m2) Mixed	B1c, B2, B8	1,858m2 9,755m2 9,755m2	30/08/2014			10/00518/OUT Mixed use development comprising up to 375 dwellings, employment (use classes B1a, B1c, B2 and B8), local centre (use classes A1-A5 and D1), live-work units, works to Skethley Brook corridor, remodelling of lake and associated open space, parking and accesses	
Burbage	3 Watling Drive	Crane Electronics			171			0.02 (171m2) B2	B2	171m2	26/05/2014			11/00176/FUL Extension to factory	
Congerstone	Dawkins Abattoir, Barton Road	Morris Homes East Midlands		850				1.07 (850m2) B1a	B1a	850m2	22/03/2010			Under size threshold (Appendix E)	
Desford	Peckleton Lane	Caterpillar (UK) Ltd		61583				97.1 (61,583m2) B8	B8	61,583m2	09/12/2004			08/01405/REM Mixed residential and commercial development of 24 no. dwellings and 850m2 office area. Residential element implemented	
Desford	L/A Stokes Industrial Park, Merrylees Road	Mr and Mrs G Willford		900				0.09 (900m2) B8	B8	900m2	26/11/2013			09/00853/FUL Phase 2 - Expansion of storage facilities, realignment of highway, hard standing areas, mounding & landscaping. Work only completed on highway, mounding & landscaping proposals - considered a material start	
Desford	Stoke Industrial Park, Merrylees Road	Mr Nick O'Donnell		162				0.1 (162m2) B8	B8	162m2	24/12/2013			10/00655/FUL Erection of storage building	
Desford	Stoke Industrial Park, Merrylees Road	Mr Nick O'Donnell		743				0.07 (743m2) B2	B2	743m2	30/03/2014			10/00888/FUL Erection of industrial unit	
Higham on the Hill	MIRA Ltd, Watling Street	MIRA Technology Park Ltd	132716					68.06 (132,716m2) B1b	B1b	132716m2	09/03/2015		x	11/00117/EXT Erection of industrial unit	
Hinckley	Essentia House, 56 Upper Bond Street	Glenslade Property Ltd					493	0.16 (493m2) B1a	B1a	493m2	24/04/2011		x	11/00360/OUT Business technology campus comprising MIRA headquarters, offices, research and manufacturing facilities, hotel and local facilities including retail/café/restaurant, indoor and outdoor leisure	
Hinckley	Dennis House, 4 Hawley Road	Cotswold Estates Ltd	594					0.34 (594m2) B1a	B1a	594m2	12/10/2013		x	08/00086/FUL Demolition of existing offices, erection of new offices and conversion of mill building into 23 flats	
Hinckley	Units A & B, Nutts Lane Industrial Estate	Mansion House Interiors Ltd		1469				0.33 (1469m2) Mixed	B1c B2	755m2 714m2	18/10/2013			10/00465/EXT Demolition of existing building and erection of new building comprising 651m2 of A2 and B1 office space.	
Hinckley	Flude House, Rugby Road	Mr Richard Anderson			6730			2.14 (6730m2) B1	B1	6730m2	25/01/2014		x	10/00636/COU Change of use from storage and distribution (B8) to joinery and manufacture (B1c and B2)	
Hinckley	5 Jacknell Road	Printing & Packaging Ltd		1550				0.25 (1550m2) B2	B2	1550m2	01/03/2014			10/00847/FUL Mixed use development including retention, refurbishment and extension to existing buildings and demolition of factory buildings to create 48 dwellings and 6 apartments with associated parking	
Hinckley	Jarvis Porter, Coventry Road	Invista Foundation Property Ltd		3524				3.7 (3524m2) B8	B8	3524m2	10/11/2014		x	10/00779/FUL Erection of one new industrial unit	
Hinckley	Unit 6, Brindley Road	Mr Mark Buckley		206				0.04 (206m2) B2	B2	206	15/04/2014			11/00046/FUL Mixed Use development with retail and warehouse units. Supersedes 10/00051/REM	
Hinckley	Land between Upper Bond Street and Neale's Yard	Silvermile Worldwide Ltd		262				0.03 (262m2) B1a	B1a	262m2	28/04/2014		x	11/00135/FUL Demolition of existing B8 building and erection of replacement B2 building	
Hinckley	Nutts Lane / EME Site	A R Cartwright Ltd		886				0.18 (886m2) B1c	B1c	886m2	20/09/2014			Under size threshold (Appendix E)	
Hinckley	Unit D1 & D2, Fleming Road	Mr Serdar Necar		1268				0.28 (1268 m2) B2	B2	1268m2	15/12/2014			08/00058/EXT Demolition of existing buildings and conversion of remaining industrial buildings to form B1a offices and 17 apartments.	
Market Bosworth	Unit 8, Station Rd Ind Est.	Mr Parkinson			205			0.05 (205m2) B1c	B1c	205m2	02/08/2014			11/00656/EXT Erection of 3 industrial units (Plots 8 - 10)	
Market Bosworth	Unit 3, Station Rd Ind Est.	Mr T Clinton		549				0.15 (549m2) B1c	B1c	549m2	14/12/2014			11/00810/FUL Change of use from B8 to B2	
Newbold Verdon	68 Mill Lane	Mr S Smith & Mr N Smith					91	0.1 (91m2) B1a	B1a	91m2	12/06/2011			11/00460/FUL Demolition of existing and erection of replacement industrial unit	
Newbold Verdon	Verdon Sawmills, Bagworth Road	Mr J Lissaman and Mr J Oram		69				0.25 (69m2) B8	B8	69m2	30/03/2014			11/00850/EXT Demolition of existing building, erection of 3 industrial units	
Ratby	Timken Desford Steel Ltd, Desford Lane	Mr Aziz Tayub				43819		6.81 (43,819m2) B8	B8	43,819m2	01/09/2013			08/00260/FUL 12 apartments and offices	
Ratby	Alexandra Stone Works, Desford Lane	Alexandra Stone Co Ltd		1058				0.11 (1058m2) B2	B2	1058m2	02/02/2014			11/00084/FUL Retention and extension of existing building for B1 and B8	
Stanton Under Bardon	Beveridge Lane Industrial Estate, Off Victoria Road	Wilson Bowden Properties Ltd	12200					1.22 (12,200m2) Mixed	B1, B2, B8		05/02/2016		x	10/00332/FUL Erection of warehouse	
Stoke Golding	Unit 16, Willow Park Ind Estate, Upton Lane	Autowash Engineering Ltd		360				0.16 (360m2) B1c	B1c	360m2	25/02/2012			10/00797/EXT Demolition of existing building and erection of industrial building. 5.75ha site. Original building is approximately 700m2 B2	
TOTAL			217,057m2	76,267m2	7,106m2	43,819m2	584m2							1.22 ha outline site has had ground cleared. 01/00458/CONDIT granted outline permission for 14 years	
														08/01088/FUL Erection of industrial unit. Extension of time application submitted before expiry but not determined before April 2012 (12/00133/EXT)	

Appendix 5. Employment Losses 2011-2012

Settlement	Location	Application Number	Applicant	Proposal	Site Area (ha)	Floorspace lost	Expiry Date	Year Building Work Started	Former Use	Hinckley Town Centre AAP Site	Employment Land Study Categorisation (May 2010)	Remarks
Bagworth	Dunlop Ltd, Station Road	11/00063/OUT	Johal & Kler Partnership	61 dwellings + B1/B2	1.99	19900m2 B2	28/04/14		Vacant Tyre Factory		B	
Barlestone	Hosiery Factory, Barton Road	10/00375/OUT	Rellum Estates LLP	7 Dwellings	0.16	385m2 B1c	16/10/13		Workshop		C	
Barton in the Beans	Sycamore Farm, 29 Main Street	10/00516/FUL	Mr Frank Brogan	3 Dwellings plus 513m2 B1a	0.5	500m2 B8	02/09/13		B1 & B8			Ground cleared 2009-2010
Barton in the Beans	Sycamore Farm, 29 Main Street	11/00750/EXT	Mr Frank Brogan	2 Dwellings	0.06	130 m2 B2	21/11/14		B2			Ground cleared 2008-2009.Extension to 08/01001/FUL
Barwell	104 - 112 High Street	09/00797/FUL	Marble Homes Leicester Ltd	11 Dwellings	0.2	1230m2 B2	12/03/13		Industrial		B	Ground cleared 2008-09
Barwell	2A Queen Street	11/00871/COU	Mr David Laing	2 Dwellings	0.02	166m2 B1c	07/03/15		Industrial			
Barwell	59 High Street	11/00901/EXT	Tesco Stores Ltd	10 apartments & A1 retail	0.25	359m2 B1c	13/02/15		Industrial			Extension to 08/01022/FUL
Burbage	Fleetguard Nelson, 1 Brookfield Road	08/00023/DEM & 10/00518/OUT	Mr Will Antill	375 Dwellings, employment, local centre & 15 live work units	11.89	22200m2 B2	30/08/14		Industrial		C	Ground cleared 2008-09 on 08/00023/DEM (Fleetguard Nelson). Remainder of industrial uses on site to be demolished as part of 10/00518/OUT
Burbage	Unit 5, Sapcote Road Ind Est	09/00153/FUL	Asbestos Abatement Services	193m2 B1c (net gain of 107m2)	0.02	86m2 B1c	01/05/12		Industrial		B	
Burbage	Wynnes Motor Services Ltd, 73 Sapcote Road	10/00032/EXT	Wynnes Motor Services Ltd	5 Dwellings	0.18	1800m2 B2	15/03/13		Car Repair Garage			Extension to 06/01369/OUT
Burbage	A O Henton Engineering Ltd, Cotes Road	10/00883/FUL	Mr Haydn Evans	14 dwellings	0.45	1901m2 B2	14/02/14	2011-2012	B2		C	Ground cleared 2011-2012
Burbage	9 Hinckley Road	11/00617/COU	Mr James Bailey	1 Dwelling	0.013	50m2 B1a	19/09/14		Dwelling and B1a			
Desford	Unit A, Merrylees Industrial Estate, Leeside	10/00306/COU	Mr Scott Cooper	Boxing Club	0.02	200m2 B2	25/06/13		B2		A	
Desford	Alder Hall, Peckleton Lane, Desford	11/00519/FUL	Mr & Mrs M Clark	1 Dwelling	3.95	415m2 B1a	20/09/14		Dwelling and B1a			
Earl Shilton	27 Keats Lane	10/00624/EXT	Mr R Sherring	6 Dwellings + 3 Flats	0.1	980m2 B2	15/10/13		Industrial		C	Extension to 07/01183/FUL
Earl Shilton	9 Kings Row	10/00732/EXT	Seventyne Limited	2 Flats	0.02	233m2 SG	11/11/13		Abattoir			Extension to 07/00931/FUL
Earl Shilton	47A Park Road	10/00723/COU	Mrs Caroline Winterton	1 Dwelling	0.02	162m2 B1a	17/11/13		Office			
Earl Shilton	27 Keats Lane	10/01021/FUL	Mr Nick Lee-Robinson	7 Dwellings	0.1	980m2 B1c	04/03/14		Industrial		C	Concurrent with 10/00624/EXT
Earl Shilton	40 High Street	11/00708/GDO	Mr Ian Doyle	Demolition	0.34	1392m2 B2 & D2	Notice required		Factory and Gym		C	
Higham on the Hill	MIRA Ltd, Watling Street	11/00360/OUT	MIRA Technology Park	Mixed Use of A1/A3/B1(b)/C1 & D2	68.06	24,411m2 B1b	09/03/15		R & D facility		A	
Hinckley	Highfield Works, John Street	08/00303/FUL	Mr I Hale	7 Dwellings + 35 Flats	0.28	2298m2 B1c	22/05/11		Knitwear Factory	x	C	Ground cleared 2010-2011
Hinckley	39 Derby Road	09/00884/FUL	Westleigh Developments Ltd	25 dwellings + 12 flats	0.5	2200m2 B2	22/03/13	2011-2012	Garage and workshops	x	C	Ground cleared 2010-2011. S/S 08/00366/OUT
Hinckley	96 Factory Road	09/00901/OUT	Mr Bill Hood	14 Apartments	0.09	495m2 B2	24/05/13		B2	x	C	
Hinckley	2 Maizefield	10/00280/C	Williams Recycling UK Ltd	Recycling Centre (Sui Generis)	0.3	1180m2 B2	10/05/13		Industrial		A	
Hinckley	18 Lancaster Road	10/00202/EXT	The DRE Group Ltd	Hotel	0.26	2620m2 B1a	12/05/13		Offices	x		Extension to 06/00445/FUL
Hinckley	Dennis House, Hawley Road	10/00465/EXT	Cotswold Estates Ltd	56 dwellings plus A2 & B1	0.34	3263m2 B1a	12/10/13		B1, B2 & B8	x	B	Extension to 07/00742/OUT
Hinckley	Units A & B, Nutts Lane Industrial Estate	10/00636/COU	Mansion House Interiors Ltd	B1c and B2	0.33	1469m2 B8	18/10/13		B8		A	
Hinckley	1 Trinity Vicarage Road	10/00588/EXT	S S Sadhra & R K Sadhra	13 Flats	0.08	820m2 B1c	12/11/13		Industrial	x	C	Extension to 07/00055/FUL
Hinckley	Unit 2, Holywell House, Parsons Lane	10/00773/COU	Mr Paul Barker	D1	0.03	272m2 B1c	06/12/13	2011-2012	B1c		C	
Hinckley	The Bus Station, Lancaster Road	10/00743/OUT	The Tin Hat Regeneration Partnership LLP	A1, A3, B1a & D2 (Small units to be lost as part of this proposal)	3.98	0.1ha B1c 0.13ha B1a	13/01/14		Mixed Uses	x	B	Ground cleared 2011-2012 Ground cleared 2011-2012
Hinckley	Flude House, Ruby Road	10/00847/FUL	Mr Richard Anderson	Mixed Use of A3, B1 and D1	2.14	758m2 B1a, 8610m2 B2, 1914m2 B8	25/01/14	2011-2012		x	B	Ground cleared 2010-2011
Hinckley	48 Druid Street, Hinckley	10/00965/EXT	Mr Terry West	5 Apartments	0.04	3543m2 B1c	07/02/14		Industrial	x	C	Extension to 08/00207/FUL
Hinckley	5 Jacknell Road	10/00779/FUL	Printing & Packaging Co Ltd	B2	0.25	211m2 B2	01/03/14		B2		A	
Hinckley	Jarvis Porter, Coventry Road	11/00046/FUL	Invista Foundation Property Ltd	Mixed Use of A1 & B8	3.7	14700m2 B2	11/10/14		Industrial		Former A	Ground cleared 2008-09. Formerly A Category
Hinckley	Unit 6, Brindley Road	11/00135/FUL	Mr Mark Buckby	B2	0.04	124m2 B8	15/04/14		Vacant B8		A	
Hinckley	Land between Upper Bond Street, Druid Street and Neale's Yard	11/00058/EXT	Silvermile Worldwide Ltd	17 Apartments + 262m2 B1	0.16	3081m2 B2	28/04/14		Industrial	x	C	Extension to 08/00037/FUL
Hinckley	Unit A, Nuffield Road	11/00197/FUL	Mr Andrew Crowter	D1	0.8	4000m2 B8	28/04/14		Warehouse		A	
Hinckley	Dennis House, Hawley Road	11/00260/COU	Mr David Johnson	D2	0.11	240m2 B8	25/05/14		Storage	x	B	Concurrent with 10/00465/EXT
Hinckley	62 Castle Street	11/00271/FUL	Mr Roy Hartley	1 Flat + 99m2 A1 + 63m2 B1a + 64m2 B1c	0.1	220m2 B8	22/06/14	2011-2012	Retail & Storage	x		
Hinckley	27 Station Road	11/00490/COU	Mrs Catharine Ruskin	D1	0.04	126m2 B1a	18/08/14		Offices	x		
Hinckley	55 Station Road	11/00546/FUL	Katherine Aucott	1 Dwelling	0.01	124m2 B1a	26/08/14	2011-2012	Offices	x		
Hinckley	Unit D1 & D2, Fleming Road	11/00810/FUL	Mr Serdar Necar	B2	0.28	1268 m2 B8	15/12/14		B8		A	
Hinckley	The Chestnuts, 25 Mount Road	11/00991/FUL	Jon Higgins	D1	0.17	144m2 B1a	09/02/15		B1a and D1	x		
Hinckley	66 Castle Street	11/01011/FUL	Mr Roy Hartley	1 Dwelling	0.005	20m2 B1a, 30m2 B1b	08/03/15		B1a and B1b	x		
Market Bosworth	Unit 3, Station Road Ind Est	11/00395/FUL	Ms Emma Clarke	A1	0.03	54m2 B1c	25/07/14		B1c		A	
Market Bosworth	Unit 8, Station Road Ind Est	11/00460/FUL	Mr Parkinson	B1c	0.05	115m2 B1c	02/08/14	2011-2012	B1c		A	Ground cleared 2011-2012
Market Bosworth	Unit 3 Station Road Industrial Estate	11/00850/EXT	Mr T Clinton	549m2 B1c	0.15	519m2 B8	14/12/14		Warehouse		A	
Markfield	Rear of 132-136 Main Street	11/00806/FUL	Mr Christopher Harbot	1 Dwelling	0.03	62m2 B1c	19/12/14		Workshop			
Ratby	11 Chapel Lane	09/00709/COU	Mr M Hurst	1 Dwelling	0.007	68m2 B8	02/11/12		Storage			
Ratby	Alexandra Stone Co Ltd, Desford Lane	10/00797/EXT	Alexandra Stone Company Ltd	Replacement B2	0.11	700m2 B2	02/02/14		B2		B	Extension to 07/01430/FUL
Stapleton	Woodlands Nurseries, Ashby Road	09/00940/FUL	The Garden Centre Group	Redevelopment of garden centre	0.0752	113m2 B1a, 639m2 B8	01/06/13		Garden Centre			6.5 ha site
Stoke Golding	Unit 16, Willow Park Ind Est, Upton Lane	08/01088/FUL	Autowash Engineering Ltd	360m2 B1c	0.16	168m2 B1c	25/02/12		Prefab Units		A	