

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

EMPLOYMENT LAND AVAILABILITY

MONITORING STATEMENT FOR THE PERIOD

01/04/2015 - 31/03/2016

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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 2016. 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**

Local Plan (2006-2026)

- 2.2 The adopted Core Strategy Development Plan Document (DPD) 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.

The Site Allocations and Development Management Policies DPD implements the policies within the Core Strategy and contains policies to help guide new employment development and protect existing employment floorspace.

Employment Land and Premises Study Review

- 2.3 The Employment Land and Premises Study review was undertaken by consultants and published in July 2013. The review has provided a local focus and evidence base that assesses the supply, need and demand for employment land and premises in the borough.

2.4 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.

2.5 There was a general consensus from the Employment Land and Premises Study review that the specific policies in the Core Strategy are sensible and will allow the vision and objectives of the document to be achieved. 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. However, a major finding of the study was that there is no longer a need for the provision of 34,000 square metres (sqm) of additional office floorspace within Hinckley town centre as specified in Policy 1 of the Core Strategy, so the council will not be allocating land for this redundant need. Additional office floorspace provided within the town centre will continue to be monitored within this document. The Council is currently in the process of commissioning a new Employment Land and Premises Study which will help inform the approach to existing employment land in the new Local Plan.

Employment Land Availability Assessment (ELAA)

2.6 The NPPF requires local planning authorities to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified economic development needs (paragraph 161). The NPPF is supported by the National Planning Practice Guidance which guides councils in identifying appropriate land to meet development needs. Councils are expected to have regard to the guidance in preparing their assessments.

2.7 The local authorities that make up the Leicester and Leicestershire Housing Market Area (HMA) are working towards publishing a joint methodology for the production of ELAA's. This will follow the guidance set out in the NPPF and Practice Guidance and will include locally specific criterion as part of the methodology. This will ensure that each authority's individual document will follow the same methodology and appear in a similar format.

2.8 Hinckley & Bosworth Borough Council will undertake an ELAA when an additional need for employment land is identified, providing an important

evidence source to inform future plan making. The assessment will identify a future supply of land which is suitable, available and achievable for economic development uses over the plan period. However the assessment does not in itself determine whether a site should be allocated for employment development. The purpose of the study will be to assess employment potential only.

3.0 **Employment position at 1 April 2016**

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 Leicester and Leicestershire HMA Employment Land Study (2008) 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 2015 and 31 March 2016 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 between 1 April 2015 and 31 March 2016.

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 3 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 2016 since the adoption of the Core Strategy (earlier baseline date of 1 April 2007 applied compared to Core Strategy adoption). Table 1 overleaf summarises the employment land situation in the urban areas within the borough.

3.5

Table 1: Employment land situation in the urban areas at 1 April 2016

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	No longer a requirement
Allocate land for the development of 10 ha of B8 and 4 ha of B2 as an extension to Logix Park in Burbage	4.05 ha mixed (including B2/B8)
Provide a minimum of 6.2 ha of land for industrial and warehouses uses (B2 and B8) in Barwell SUE	0
Provide a minimum of 4.5 ha (including at least 0.5 ha of offices) of employment land in Earl Shilton SUE	0
Ensure there is a range of employment opportunities	4.74 ha
Total built or committed at 1 April 2016	8.79 ha

3.5 There has been a net loss of floorspace on existing employment sites within Barwell and Earl Shilton. These losses of industrial floorspace will be mitigated by additional gains of employment floorspace as guided by the Earl Shilton and Barwell AAP.

3.6 Table 2 overleaf summarises the employment land situation in the key rural centres within the borough. There has been a loss of 2.75 hectares of employment land within these centres as the land is utilised for alternative uses, primarily housing. Therefore the challenge remains in 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 2016

Core strategy requirement	Employment gains (net)
Ensure there is a range of employment opportunities	-2.75 ha
Provide small, flexible industrial/business/start up units	0
Total built or committed at 1 April 2016	-2.75 ha

3.7 There has been a net gain of floorspace on existing employment sites in the key rural centres. Most of this additional floorspace (61,583 square metres) 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, completed in 2012.

- 3.8 Table 3 below summarises the employment land situation in the rural villages, rural hamlets and remaining settlements within the borough. There has been a positive gain of 12.004 hectares of employment land, ranging from large scale distribution proposed at the former Nailstone colliery site, to small scale employment opportunities within these settlements meeting the requirements of the Core Strategy. There was also a considerable net gain 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 2016

Core strategy requirement	Employment gains (net)
Support development enabling home working and other small scale employment uses in the Rural Villages	10.4 ha
Support development enabling home working and other small scale employment uses in the Rural Hamlets	1.27 ha
Employment provided in the remaining settlements	0.5 ha
Total built or committed at 1 April 2016	12.17 ha

Appendix 1. Employment Land Situation in the Urban Areas at 1 April 2016

Urban Areas		New sites					
Settlement	Core Strategy Requirement	Commitments (ha) at 1 April 2016	Completions (ha) (since 1 April 2007)	Total committed or built (ha) (since 1 April 2007)	Losses (Alternative use commenced) (ha) (since 1 April 2007)	Employment Gains (net) (ha)	Comments
		Hectares	Hectares	Hectares	Hectares	Hectares	
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	0.048 (48m2 B1a)	2.46 (5929m2) B1a	2.47 (5977 m2 B1a)	5.86 (35,001 sqm (3,848 B1a; 17,347 B1c; 12,568 B2; 896 B8))	-3.39 (29,024 m2 (+2,029 B1a; -17,347 B1c; -12,568 B2; -896 B8))	Gains or losses in office floorspace on existing employment sites within the Hinckley Town Centre AAP boundary have also been included. The Flude site commitment and completion has been divided by 2 for the purposes of this
	Ensure there is a range of employment opportunities	4.76 (0.06 B1a; 4.7 Mixed)	0.85 ((0.33 B1a; 0.12 B1c; 0.01 B8; 0.39 Mixed)	5.61 (0.39 B1a; 0.12 B1c; 0.01 B8; 5.09 Mixed)	0.37 (0.13 B1a; 0.03 B1c; 0.02 B2; 0.19 B8)	5.24 (+0.26 B1a; +0.09 B1c; -0.02 B2; 0.19 B8; +5.09 Mixed)	Total of sites not included within the Hinckley Town Centre AAP boundary. New sites are not identified as current employment sites.
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	15.94 Mixed (inc B2 and B8)	15.94 Mixed (inc B2 and B8)	11.89 B2	4.05 (40500 Mixed) (inc. B2 & B8)	18.7 ha of employment was proposed on 10/00518/OUT, reduced to 15.94 ha combined on two reserved matters schemes for B2 and B8 uses (13/00128/REM & 13/00345/REM). 11.89 ha of employment land has been lost, which has to be replaced, leaving a shortfall of 9.95 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	0.0052 (50m2)	0.07 mixed	0.0752 mixed	0.084 B1a; 0.48 SG	-0.49 (+0.07 Mixed; -0.084 B1a; -0.48 SG)	
Barwell	Provide a minimum of 6.2 ha of land for industrial and warehouses uses (B2 and B8) in the SUE	0	0	0	0	0	Informed by the Earl Shilton and Barwell Area Action Plan
	Ensure there is a range of employment opportunities	0	0	0	0	0	
Earl Shilton	Provide a minimum of 4.5 ha (including at least 0.5 ha of offices) of employment land in the SUE	0	0	0	0	0	Informed by the Earl Shilton and Barwell Area Action Plan
	Ensure there is a range of employment opportunities	0.04 B1a (400m2)	0.01 B1a	0.14 B1a	0.15 (0.1 B1c; 0.14 SG)	-0.01 (+0.14 B1a; -0.1 B1c; -0.14 SG)	

Urban Areas		New Build/Extensions on Existing Employment Sites (figures are in square metres)					
Settlement	Core Strategy Requirement	Commitments (m2) at 1 April 2016	Completions (sqm) (since 1 April 2007)	Total committed or built (sqm) (since 1 April 2007)	Losses (Alternative use commenced) (m2) (since 1 April 2007)	Employment Gains (net) (sqm)	Comments
		m2	m2	m2	m2	m2	
Hinckley	Ensure there is a range of employment opportunities	3562 (1912 B2; 1650 B1a)	198 B1a; 570 B1c; 3,703 B2; 3,568 B8;	1848 B1a; 570 B1c; 5615 B2; 3,568	852 B1b; 2,438 B1c; 2,609 B2;	+1848 B1a; -1868 B1c; +3006 B2; -3,501 B8; +1,994 Mixed	Total of sites not included within or adjoining the Hinckley Town Centre AAP boundary
Burbage	Ensure there is a range of employment opportunities	0	27700 B8; 171 B2; 900 mixed	27700 B8; 171 B2; 900 mixed	50 B1a; 84 B1b; 81 B1c; 1,985 B2; 2,300 B8	+26,300 B8; -50 B1a; -84 B1b; -81 B1c; -1,814 B2; + 900 mixed	
Barwell	Ensure there is a range of employment opportunities	115 (B1a)	2,323 B1c; 882 Mixed	115 B1a; 2,323 B1c; 882 Mixed	4,650 B1c; 3,862 B2; 882 B8	115 B1a; -2,327 B1c; -3,862 B2; 882 B2; 882 Mixed	
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 2016

Key Rural Centres		New sites					
Settlement	Core Strategy Requirement	Commitments (ha) at 1 April 2016	Completions (ha) (since 1 April 2007)	Total committed or built (ha) (since 1 April 2007)	Losses (Alternative use commenced) (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	0.4 B1c	0.4 B1c	4.07 B1a	-3.67 B1a	
Groby	Ensure there is a range of employment opportunities (Policy 7)	0.27 Mixed	0.013 B1a; 0.01 B1c	0.27 Mixed; 0.013 B1a; 0.01 B1c	0	0.27 Mixed; 0.013 B1a; 0.01 B1c	
Market Bosworth	Ensure there is a range of employment opportunities (Policy 7)	0.08 B1a	0	0.08 B1a	0.003 B1a	0.077 B1a	
Markfield	Ensure there is a range of employment opportunities (Policy 7)	0.09 B1a	0	0.09 B1a	0.001 B1a	0.089 B1a	
Newbold Verdon	Ensure there is a range of employment opportunities (Policy 7)	0	0.074 Mixed	0.074 Mixed	0.0063	0.068 Mixed	
Ratby	Ensure there is a range of employment opportunities (Policy 7)	0	0.39 B1a	0.39 B1a	0.037 B8, 0.04 B1a	0.35 B1; -0.037 B8	
Stoke Golding	Ensure there is a range of employment opportunities (Policy 7). Provide small, flexible industrial/business/start up units (Policy 11)	0.05 B8	0.15 B1c	0.15 B1c; 0.05 B8	0	0.15 B1c; 0.05 B8	
Thornton	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	0	0	
						-2.75	
Key Rural Centres		New Build/Extensions on Existing Employment Sites					
Settlement	Core Strategy Requirement	Commitments (ha) at 1 April 2016	Completions (sqm) (since 1 April 2007)	Total committed or built (sqm) (since 1 April 2007)	Losses (Alternative use commenced) (ha) (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	2,800 B1/B2	0	2,800 B1/B2	0	2,800 B1/B2	There will be a net loss of -17,100 m2 B1/B2 on the Dunlop Factory site once construction on the alternative use has commenced
Barlestone	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	1325 B1c; 44 B8	-1325 B1c; -44 B8	
Desford	Ensure there is a range of employment opportunities (Policy 7)	61,583 B8, 900 B2	2,707 B1a	2,707 B1a; 900 B2; 61,583 B8	1,400 B1a	1,307 B1a; 900 B2; 61,583 B8	A material start has been made on 99/00853/FUL at Caterpillar for the expansion of storage facilities
Groby	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	2,300 B1c	-2,300 B1c	
Market Bosworth	Ensure there is a range of employment opportunities (Policy 7)	549 B1c; 800 B2	205 B1c; 205 B2	754 B1c; 1,005 B2	54 B1c	700 B1c; 1,005 B2	
Markfield	Ensure there is a range of employment opportunities (Policy 7)	1553 B2	500 B2	500 B2	205 B1c; 500 B8	-205 B1c; 500 B2; -500 B8	
Newbold Verdon	Ensure there is a range of employment opportunities (Policy 7)	0	69 B8	69 B8	400 B2; 1,033 B8	-400 B2; 964 B8	
Ratby	Ensure there is a range of employment opportunities (Policy 7)	0	43,819 B8	43,819 B8	800 B1c; 71,047 B2	-800 B1c; -71,047 B2; 43,819 B8	
Stoke Golding	Ensure there is a range of employment opportunities (Policy 7). Provide small, flexible industrial/business/start up units (Policy 11)	360 B1c	0	360 B1c	0	360 B1c	
Thornton	Ensure there is a range of employment opportunities (Policy 7)	0	0	0	0	0	
						37317	

Appendix 3. Employment Land Situation in the Rural Villages, Rural Hamlets and remaining settlements at 1 April 2016

New Sites							
Settlement	Core Strategy Requirement	Commitments (ha) at 1 April 2016	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	0.06 B2; 0.5 Mixed	0.5 B1a; -0.06 B2; -0.5 Mixed	
Fenny Drayton	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	0	0.3 B8	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	0.29 Mixed	0.51 Mixed	0	0.51 Mixed	
Nailstone	Support development enabling home working and other small scale employment uses (Policy 12)	9.5 Mixed	0.27 B1a	0.27 B1a; 9.5 Mixed	0.0098 B1a	0.19 B1a; 9.5 Mixed	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	0.03 B8	0.03 B8	0	0.03 B8	
RatcliffeCuley	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	0.03 B1c	0	0.03 B1c	0	0.03 B1c	
Sheepy Parva		0	0.23 B1a	0.23 B1a	0	0.23 B1a	
Stanton Under Bardon	Support development enabling home working and other small scale employment uses (Policy 12)	0.19 B1a	0.006 B1c	0.19 B1a; 0.006 B1c	0	0.19 B1a; 0.006 B1c	
Stapleton	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	0	420 sqm B8	420 sqm B8	113 sqm B1a; 639 sqm B8	-0.0113 (-113 sqm) B1a; 0.042 (420 sqm) B8; -0.0639 (-639) 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
Upton		0	0.355 B8	0.355 B8	0.085 B8	0.27 B8	
						12.17	

New Build/Extensions on Existing Employment Sites							
Settlement	Core Strategy Requirement	Commitments (m2) at 1 April 2016	Completions (m2) (since 1 April 2007)	Total committed or built (m2) (since 1 April 2007)	Losses (Committed and Completed) (m2) (since 1 April 2007)	Employment Gains (net) (m2)	Comments
Cadeby	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	600 B8	2,720 B2; 1006 B8	2,720 B2; 1,606 B8	0	2,720 B2; 1006 B8	
Carlton	Support development enabling home working and other small scale employment uses within settlement boundaries (Policy 13)	280 B1a	766 Mixed	280 B1a; 766 Mixed		280 B1a; 766 Mixed	
Congerstone	Support development enabling home working and other small scale employment uses (Policy 12)	0	0	0	17,000 B2	-17,000 B2	
Higham on the Hill	Support development enabling home working and other small scale employment uses (Policy 12)	132,716 B1b;	1254 Mixed	132,716 B1b; 1,254 Mixed	0	132,716 B1b; 1,254 Mixed	
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
						118047	

Appendix 4. Employment Land Availability at 1 April 2016

New Sites															
Parish	Location	Developer/Occupier	Status					Use Class figure for ELS (ha)	Use Class	Floorspace	Expiry Date	Hinckley Town Centre AAP Site	Employment Land Study Categorisation (July 2013)	Remarks	
			Outline	Detail	U/C	Built 1/4/15 - 31/3/16	Application expired								
Burbage	Windsor Street	Chris Freeman		0.0052				0.0052 (52m2) B1a	B1a	52m2			15/00157/COU Change of use of first floor residential dwelling (C3) to office (B1)		
Groby	Groby Lodge Farm, Markfield Road	Groby Lodge Estate Partnership					0.27	0.27 Mixed	B1a B1c B8	1387m2 1010m2 284m2			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 Alcoat				0.22		0.22 Mixed	B1a B8	63m2 37m2			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 (9067m2) Mixed	B1, B2, B8	9067m2			07/01150/FUL Mixed commercial development comprising B1, B2, B8 and Sui Generis Uses. Various permissions for B1/B2/B8 units within the site, but with no alteration to overall site size of 4.7 ha. Loss of one Sui Generis unit to A3/A5 use (10/00695/FUL). Loss of 111m2 floorspace to A1 (14/00580/FUL)		
Hinckley	Wharf Yard	Benchmark Properties					0.06	0.06 (188m2) B1a	B1a	188m2			11/00808/FUL Dental lab, 2 offices and 9 apartments		
Hinckley	15 New Buildings	Mr Michael Harding		0.01				0.01 (48m2) B1a	B1a	48m2		x	14/01013/COU Change of use from Class A2 to Class B1		
Markfield	273 Leicester Road	Mr Jeremy Spittle		0.01				0.01 (68m2) B1	B1a	68m2			15/01028/FUL Change of use and extension of existing domestic garage to commercial recording studio		
Market Bosworth	The Grange, 2 Barton Road	Central Metals and Alloys	0.02					0.01 (235m2) B1a	B1a	235m2			15/00776/COU Change of use of dwelling (C3) to office (B1)		
Market Bosworth	10 Park Street	Central Metals and Alloys		0.01				0.01 (145m2) B1	B1a	145m2			15/00776/COU Change of use of dwelling (C3) to office (B1)		
Market Bosworth	Police Station, 2 Shenton Lane	Mr C Stamper			0.05			0.05 (158m2) B1a	B1a	158m2			14/01116/COU Change of use of former police station to form offices		
Market Bosworth		Curtis Hall Ltd						9.34 B8							
Market Bosworth								0.03 B1							
Market Bosworth								0.03 B2							
Market Bosworth	Former Nailstone Colliery			9.40				0.03 B2	B1c, B2, B8	94036m2			114/00951/REM - redevelopment of former colliery site to include storage and distribution uses (B8), small business units (B1c, B2 and B8), a country park, landscaping, open space and the formation of a new access.		
Market Bosworth	Westlands Farm, Sibson Road	Mr Dom Such		0.03				0.03 B1c	B1c	292m2			14/00556/FUL Change of use and extension from existing storage and distribution (B8) workshop to commercial business for industrial processes (B1(c))		
Market Bosworth	Land adjacent 5 Kingfisher Way	Mr A Burr				0.23		0.23 B1a	B1a	94m2			14/00536/FUL Erection of a live/work unit		
Market Bosworth	The Stables, Pine Close	Mr Peter Mayne				0.05		0.05 (246m2) B8	B8	246m2			14/00441/COU Partial demolition of existing stables and outbuildings with extension to stables for change of use to B8 storage		
Sutton Cheney	Main Street	Mrs and Mr Mercer		0.01				0.0063 (63m2) B1(a)	B1(a)	61m2			15/00586/FUL Conversion of outbuilding to B1 (office) and A2 (financial and professional services)		
Orton on the Hill	Lea Grange Farm, 11 Twycross Lane	Mr Michael Haywood				0.01		0.01 (95m2) B1	B1	95m2			15/00930/CRGDO Notification for proposed change of agricultural building to storage/distribution (B8)		
TOTAL			0.02	9.46	0.05	5.21	0.33								
New Build/Extensions on Existing Employment Sites															
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	Employment Land Study Categorisation (July 2013)	Remarks	
			Outline	Detail	U/C	Built 1/4/15 - 31/3/16	Application expired								
Baqworth	Dunlop Ltd, Station Road	Johal & Kier Partnership	2800					1.99 (2800m2) B1/B2	B1, B2	2800m2			B	14/00426/OUT Redevelopment of former factory for residential development and employment (B1 and B2) (outline - access only)	
Burbage	Land Adjacent 4 Watling Drive	Central Regalia	900					0.09 (900m2) - use class split not specified	B1, B2, B8	900m2			A	15/00546/OUT Proposed office/industrial/storage distribution unit (B1, B2 and B8) (outline - all matters reserved)	
Cadeby	FP McCann, Brascote Lane	FP McCann Ltd				600		0.45 (600m2) B8	B8	600m2			B	12/00370/FUL Extension to production unit	
Carlton	36 Main Street	Mr Richard Dolman		280				0.17 (280m2) B1a	B1a	280m2			A	13/00195/FUL Demolition of dwelling and garage/office block and erection of replacement dwelling with change of use of agricultural building to office	
Desford	8 The Sidings, Merrylees Road	Mr Gary Willford		900				0.09 (900m2) B2	B2	900m2			A	15/00054/FUL Erection of new industrial unit	
Desford	Peckleton Lane	Caterpillar (UK) Ltd		61583				97.1 (61,583m2) B8	B8	61,583m2			A	99/00853/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	
Higham on the Hill	MIRA Ltd, Watling Street	MIRA Technology Park Ltd	132716					68.06 (132,716m2) B1b	B1b	132716m2			A	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. Various applications are now coming in - in the 15/16 period 15/00728/FUL was approved for the erection of a laboratory/workshop and office building (B1b)	
Hinckley	Flude House, Rugby Road	Mr Richard Anderson		3471				0.34 (3471m2) B1	B1	3471m2			x	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. Fludes site = 1.8ha/3377m2 B1, completed in 2012/13. Huckerby site = 0.15ha/1575m2 B1, not started in 2014/15 (increased by	
Hinckley	Nutts Lane / EME Site	Interior FX Ltd		1912				1912 B2	B2	1912m2				A	15/00835/FUL Erection of 6 Industrial Units
Hinckley	Triumph Motorcycles, Dodwells Road	Triumph Motorcycles Ltd		1650				0.165 (1650m2) B1a	B1a	1650m2				A	15/00841/FUL New visitor centre and office space
Hinckley	Nutts Lane / EME Site	A R Cartwright Ltd				886		0.18 (886m2) B1c	B1c	886m2				A	11/00656/EXT Erection of 3 industrial units (Plots 8 - 10)
Hinckley								0.02 (323m2) B1c		323m2				A	14/00580/FUL Erection of 5 Industrial Units (B1, B2 and B8), 1 B8 unit with trade counter and 1 A1 retail unit with associated parking, landscaping and ancillary works.
Hinckley								0.02 (363m2) B2		323m2				A	
Hinckley	Unit D, Maple Drive	Mr Jeff Penman				1467		0.08 (821m2) B8	B1c, B2, B8	886m2				A	
Market Bosworth	Unit 3, Station Road Ind Est.	Mr T Clinton				549		0.15 (549m2) B1c	B1c	549m2				A	11/00850/EXT Demolition of existing building, erection of 3 industrial units
Market Bosworth	Station Yard, 8 Station Road	Mr Andrew Churchill				800		1.53 (800m2) B2	B2	800m2				A	12/00229/FUL Erection of portal framed unit
Markfield	21 Shaw Lane	Mr R Wayne				1553		1.5 (1553m2) B2	B2	1553m2				A	14/00937/FUL Extensions and alterations to premises
Stoke Golding	Unit 16, Willow Park Ind Estate, Upton Lane	Autowash Engineering Ltd				360.00		0.16 (360m2) B1c	B1c	360m2				A	12/00133/EXT Extension of time of 08/01088/FUL for erection of industrial unit
TOTAL			133616.00	69796.00	0.00	2067.00	4148.00								

Sites in bold represent sites newly entered this year (15/16)

Appendix 5. Employment Losses 2015-2016

Settlement	Location	Application Number	Applicant	Proposal	Site Area (ha)	Expiry Date	Floorspace lost/ to be lost (m2)					Application Expired (m2)	Year Building Work Started	Former Use	Hinckley Town Centre AAP Site	Employment Land Study Categorisation (July 2013)	Remarks
							B1a	B1b	B1c	B2	B8						
Barlestone	77 Newbold Road	13/00294/OUT	Mr & Mrs D Statham	2 Dwellings	0.09	29/05/16			300.00					Workshop			
Barwell	104 - 112 High Street	12/01045/EXT	Marble Homes Leicester Ltd	11 Dwellings	0.2	22/05/16				1230.00				Industrial		B	Ground cleared 2008-2009
Barwell	Land adjacent Chestnut House, King Street	14/00110/OUT	Mr J Hancock	7 Dwellings	0.15	16/06/17					452.00			Warehouse		C	
Barwell	3 Shilton Road	15/01294/COGDO	Mr Sanjay Nair	Prior notification for change of use from office (B1a) to two apartments (C3)	0.0115	02/02/2019	115.00					2015-16		B1(a)			Under construction April 2016
Burbage	Unit 3B Taragon Business Centre	14/00327/COU	Mrs Lynn Wiseman	Change of use from B2 (general industrial) to mixed use shop (A1) and cafe (a3)	0.0084	N/A - complete		84.00				2015-16		B2			Complete April 2016
Carton	36 Main Street	13/00195/FUL	Mr Richard Dolman	1 Dwelling + 280m2 B1a	0.17	06/06/16	80.00							Dwelling + Office			
Earl Shilton	40 High Street	11/00798/GDOD	Mr Ian Doyle	Demolition	0.34	Notice received				1392.00				Factory and Gym		C	
Earl Shilton	Warwick Building, Rosendale Road	12/00379/OUT	Kirkby Homes	34 Dwellings	0.44	24/05/16				3385.00				B1c Light Industrial		C	
Earl Shilton	38 Melton Street	14/00391/FUL	Mr P Gardner	1 Dwelling	0.06	12/01/18				452.00				B1c Light Industrial			
Graby	53 Markfield Road	14/00200/FUL	Mr K Burrows	4 flats	0.04	22/12/17				72.00				Garage			Ground cleared 2013-2014 as part of superseded application 12/00393/FUL
Higham on the Hill	MRA Ltd, Walling Street	11/00360/OUT	MRA Technology Park	Mixed Use of A1/A3/B1(b)/C1 & D2	68.06	09/03/15		24411.00						R & D facility		A	
Hinckley	Flude House, Ruby Road	10/00847/FUL	Mr Richard Anderson	Mixed Use of A3, B1 and D1	0.34	25/01/14	758.00				1914.00		2011-2012 (Flude site only)			B	1.8ha (8610m2 B2) lost on Fludes redevelopment completed in 2011/12. Huckerby site = 0.15ha (758m2 B1c) and Alton site = 0.19ha (1914m2 B8) have not been started so floorspace has not yet been lost.
Hinckley	Wharf Builders Yard, Wharf Yard	11/00808/FUL	Benchmark Properties	9 Apartments, dentists & offices	0.06	02/05/15					206.00			B2			
Hinckley	42-42A Mill Hill Road, Hinckley	11/01019/OUT	Ray Pears-Jones	2 dwellings	0.055	05/04/15					36.00			B2 Joinery workshop	X		
Hinckley	Jarvis Porter, Coventry Road	14/00881/REM	Redrow Homes	122 Dwellings	3.7	12/01/17				14700.00				Industrial		Former A	Ground cleared 2008-2009. Formerly A Category
Hinckley	20A The Borough	14/01111/COU	Mr Daren Masters	3 Flats	0.02	10/02/18	139.00							B1a Offices	X		
Hinckley	Suite 5, 1 Castle Street	14/01254/CJGDO	Mr T Burrage	4 flats	0.07	N/A	661.00							B1a Offices	X		Change under permitted development
Hinckley	29 Station Road	15/00481/COU	Voyage Cair	Change of use from offices (B1a) to day care centre (D1)	0.0315	N/A - complete	315.00					2015-16		B1(a)	X		Complete April 2016
Hinckley	Triumph Motorcycles Ltd, Dodwells Road	15/00841/FUL	Triumph Motorcycles	New visitor centre and office space	0.0825	26/10/2016		852.00				2015-16		B2		A	Under construction April 2016
Hinckley	The Mead House, Hill Street	16/00262/COGDO	Mr J A Searle	Prior notification for change of use from commercial (B1) to 1 dwelling (C3)	0.04	16/06/2019	400.00							B1 (a)			Not started
Market Bosworth	Unit 3, Station Road Industrial Estate	11/00850/EXT	Mr T Clinton	540m2 B1c	0.15	14/12/14					519.00			Warehouse		A	
Newbold Verdon	Rear of 28 Brascode Lane	13/00925/COU	Mr Andrew Mensley	Change of use of offices (B1) to beauty treatment rooms (B8)	0.0063	N/A - complete	63.00					2015-16		B1a Offices			Complete April 2016
Markfield	58 The Green	14/00669/FUL	Mr Jon Simon Evans	2 Dwellings	0.015	27/11/17				262.00				Workshop			
Markfield	Rear of 132-136 Main Street	15/00008/FUL	Mr Christopher Harbot	1 Dwelling	0.03	24/02/18				62.00				Workshop			S/S 11/00806/FUL
Nailstone	The Nut and Squirrel, 32 Main St	15/00353/COU	Mrs Maya Hirani Horsley	Conversion of building from offices (B1a) to a single dwelling	0.0098	N/A - complete	98.00					2015-16		B1			Complete April 2016
Newbold Verdon	Rear of 28 Brascode Lane	13/00925/COU	Mr Andrew Mensley	Beauty treatment rooms (Su Generis)	0.006	23/12/16	63.00							B1a			
Oakston	Gnarley Farm, Ashby Road	15/00769/FUL	Mr G Ingham	Conversion of existing farm building into farmshop etc	0.0207	N/A - complete					27.00		2015-16	B8			Complete April 2016
Ratcliffe Culey	Westlands Farm, Sibson Road	14/00556/FUL	Mr Dom Such	B1c	0.03	26/01/18				190.00				B8			
Ratby	81 Stamford Street	15/01118/COU	Mr Tony Simpson	Change of use from office/dwellinghouse to dwellinghouse	0.0435	N/A - complete	435.00					2015-16		B1(a)			Complete April 2016
Stoke Golding	Unit 16, Willow Park Ind Est, Upton Lane	12/00133/EXT	Mr Hayden Davies	360m2 B1c	0.16	12/04/15			168.00					Prefab Units		A	

Sites in bold represent sites newly entered this year (15/16)