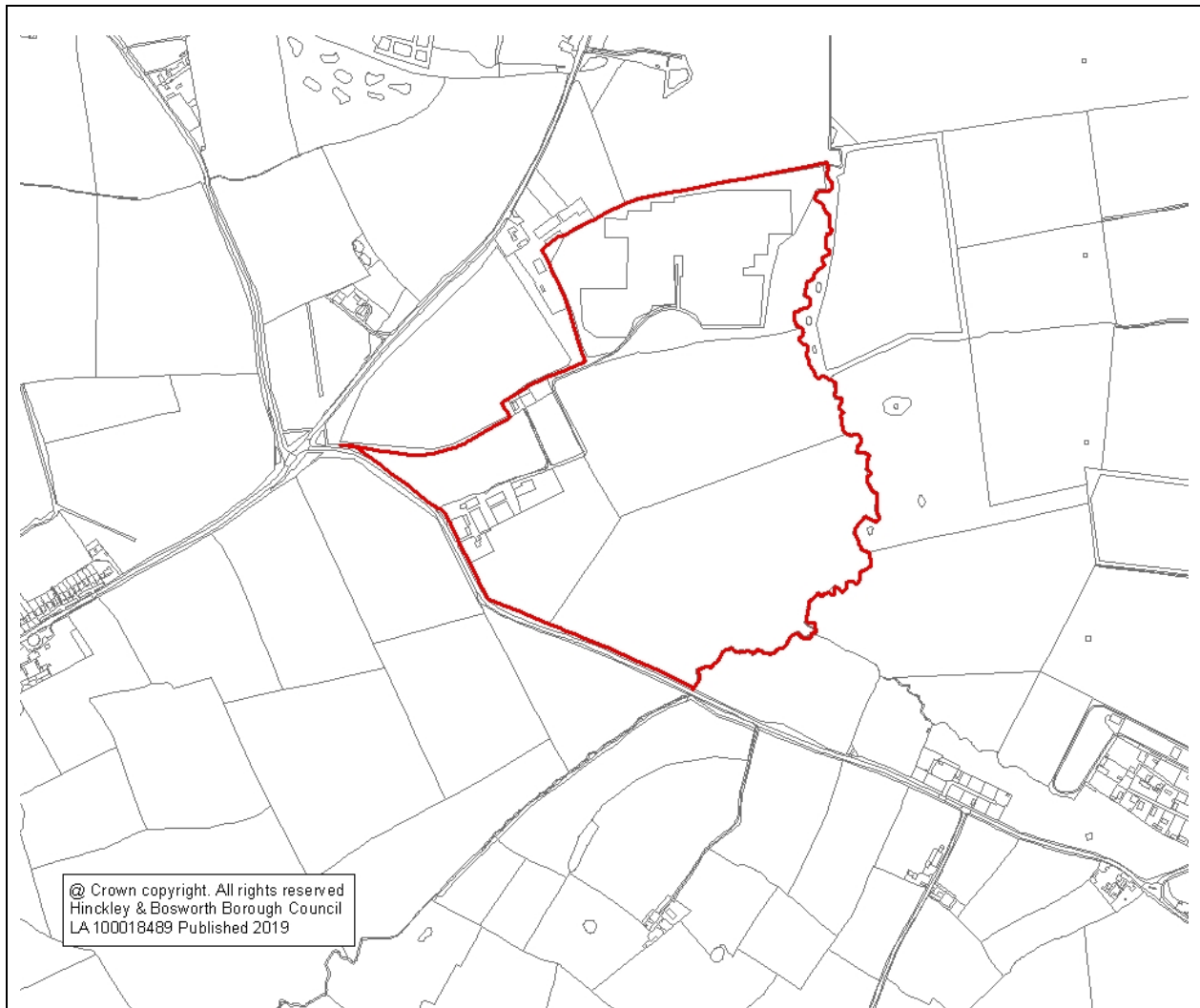


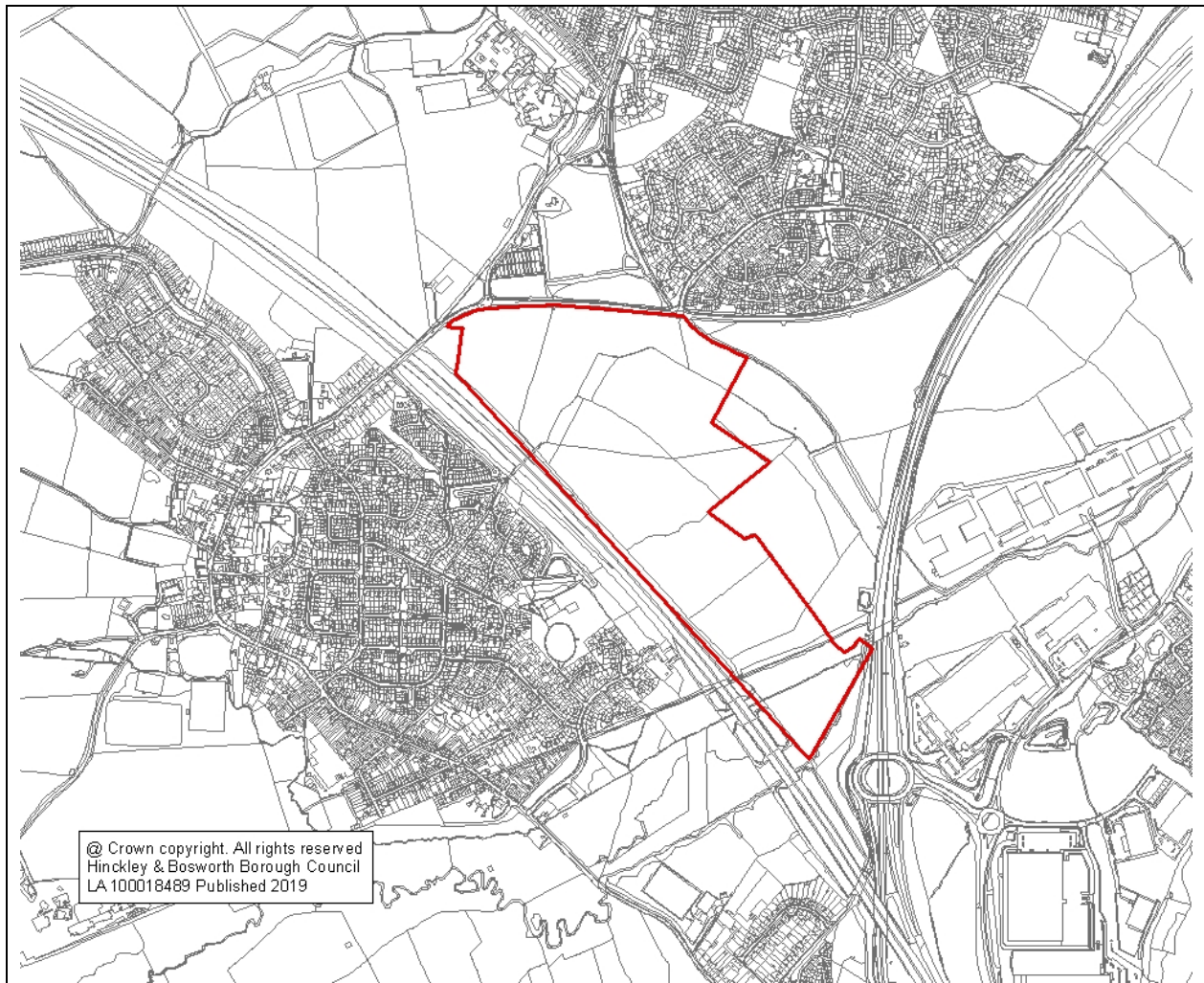
Appendix 8a – Potential New Employment Site/Area Proformas

- A8.1 The potential new employment site/area proformas relate to undeveloped land (or a significant redevelopment opportunity) which has been submitted to Hinckley and Bosworth Council in its 'Call for Sites' exercise for the review of the Strategic Housing and Economic Land Availability Assessment (SHELAA). In all cases the parties submitting consider the potential sites/areas suitable for B-Class employment, either as a single use or as part of a mix of uses. These proformas are linked to the analysis in Section 9.0 of the main Employment Land and Premises Review document.
- A8.2 The analysis includes consideration of site/area constraints, some of which have been identified from the SHELAA assessments, including comments provided by Leicestershire County Council. Any Local Plan proposals derived from these assessments would, however, be taken forward by the Borough Council, subject to stakeholder consultation.
- A8.3 The potential new employment site/area proformas are different to the Employment Site Assessments included at Appendix 7, in that the latter refers to existing development and buildings. They are also distinct from the Employment Area Proformas, included at Appendix 4, which detail undeveloped land with an already established (by planning consent) future B1/B2/B8 use.



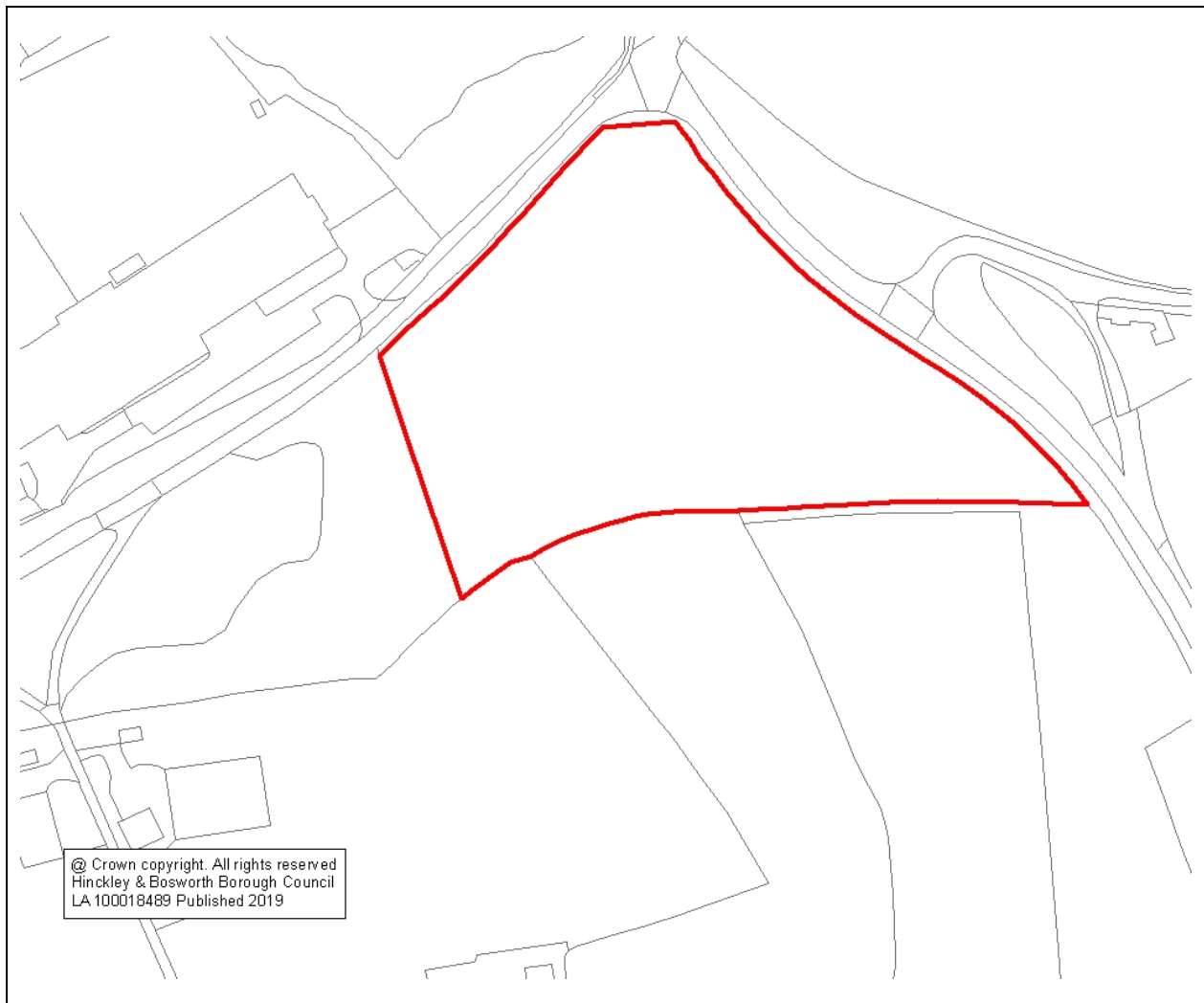
Name	Crown Farm, Bagworth Road, Nailstone
Reference	AS1007
Description	Large area of greenfield agricultural land, incorporating an existing working farm and a solar farm, located between Nailstone and Bagworth, off the B585 Bagworth Road and south east of the Former Nailstone Colliery, Nailstone (Interlink South) strategic development site.
Size, ha	32.00 (Excluding 12 ha in use as a solar farm)
Current use	Agricultural
Market availability	Not marketed, no market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD Key Planning Histor: <ul style="list-style-type: none"> 15/00823/FUL The installation of a Photovoltaic Solar Farm, grid connection, access and associated works and infrastructure (plus two amendments)
Proposal	Housing, Offices, Warehouses
Implications of adjacent uses	Site surrounded by open countryside, most in agricultural use, plus solar farm and small truck depot. Land is flat so any development would be visible over a wide area. Land would be close to, but not directly adjoining land identified for Landscaped Parkland in the Former Nailstone Quarry development.
Access constraints	Access would be via the B585 Nailstone Road, which appears relatively unconstrained at this point.
Access to wider strategic road/rail network	As with Nailstone Colliery, the main access route would be east on the B585 to Bardon, and the A511/M1. Various investments in that road are proposed/underway by Leicestershire County Council. However, this would still represent a comparatively long

	route on mid-sized B roads for large scale HGV traffic. To the west, the A447 provides links to Hinckley and north to the M42/East Midlands Airport.
Access to labour/urban area	Site would form part of the wider Bardon employment cluster, drawing labour from locations including Coalville, Groby/Ratby and west Leicester. Most access would be via private car.
Environmental constraints	<ul style="list-style-type: none"> • Watercourse on eastern and northern boundary. Adjoining land in the south east is in Flood Zone 3 • Footpaths cross the site • Leicestershire County Council Archaeology have deemed the site as having high heritage potential. Previous archaeology trenching for a previous solar farm has been undertaken and revealed 3 areas of archaeological interest. Further archaeological investigation would be required prior to any decision regarding development. Leicestershire County Council Ecology has stated that there are potential protected habitats within and surrounding the site. • The hedge running along Bagworth Road is a Local Wildlife Site. Retention of hedges with a 5m buffer and 20m buffer to the stream to the east is important. • There's also a possible area of grassland in the western corner which could be species rich.
Topographical constraints	The site has an undulating topography
Other constraints	Farm buildings on site
Serviced	No
Other information	-
Recommendation	<p>Development here would represent a sizable release of greenfield rural land in the countryside. Deliverability for employment uses is likely dependant on the success of Nailstone Colliery (Interlink South). Development of major B2/B8 uses there would create a critical mass of employment in the area which Crown Farm could capitalise on as a 'Phase II' scheme for similar uses. However, completion of Nailstone Colliery could still be a decade away. Also, while access is not unreasonable, both local and strategic businesses are likely to prefer sites with stronger linkages to the M1 and key settlements.</p> <p>A small site for local businesses in this relatively isolated location is unlikely to be of interest to developers or occupiers. Crown Farm could thus be considered as a longer-term site, for allocation in 10 plus years and likely in the next Local Plan review, when development at the Quarry is complete and if other strategic site options in the Borough have been developed or are otherwise unavailable.</p> <p>Consider in the Local Plan – Low Priority (Strategic)</p>
Availability, years	15+



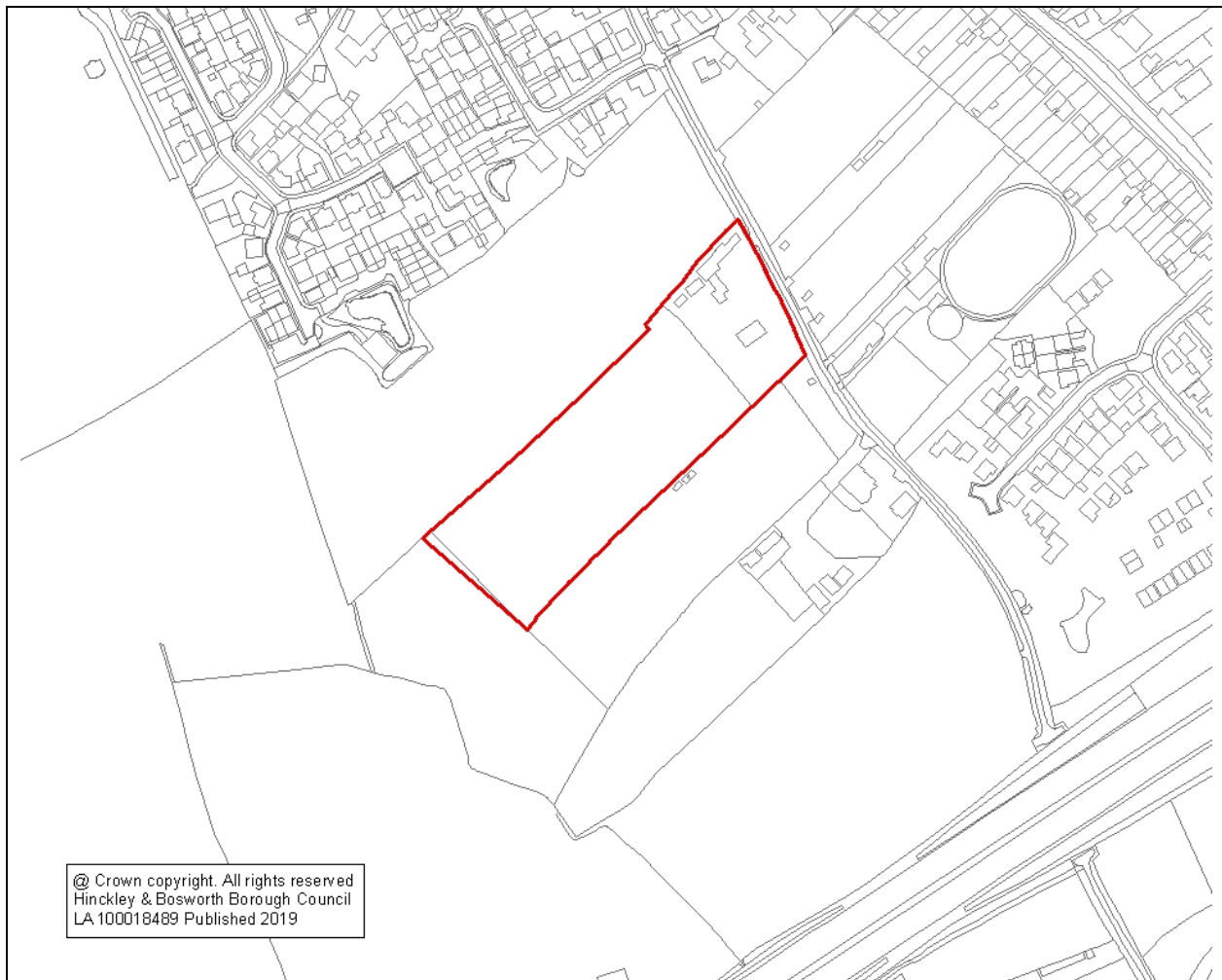
Name	Land South of Sacheverell Way, Groby (West of A46 and North of M1)
Reference	AS1008
Description	Area of greenfield agricultural land, bounded by the M1 to the west, Groby Road/ Sacheverell Way to the north, further agricultural land to the east and the A46 Leicester Western Bypass to the south and south east
Size, ha	38.20 (of which 13.10 ha is suggested for B-Class employment)
Current use	Agricultural
Market availability	Potentially available, high market interest reported
Planning status	Identified as a green Wedge between Ratby and Groby in the Site Allocations DPD
Proposal	Mixed Use (Residential, Open Space, Industrial/Business)
Implications of adjacent uses	Development of this site would effectively remove the Green Wedge between Ratby and Groby, although M1 would remain a physical barrier between the two settlements. Expression of Interest proposes employment uses for the south of the site, away from existing housing.
Access constraints	Expression of Interest assumes the employment could be accessed from the main A46/Ratby Road roundabout to the south. If this is not the case, traffic for the employment element would need to pass through the housing to get to Sacheverell Way and then take a longer route east, to the next A46 junction.
Access to wider strategic road/rail	As above, assuming access could be secured, employment

network	traffic would be able to directly access the A46 and from there the M1 at Junction 21A
Access to labour/urban area	Site is located on the edge of the Leicester Conurbation, and adjoins Groby and Ratby, with existing bus routes along Sacheverell Way.
Environmental constraints	<ul style="list-style-type: none"> • A small area of woodland is located in the north west of the site • A portion of the site to the south is located in Flood Zone 3. • Likely to contain protected species, further consultation required. • County Council recommendation for Archaeological desk-based assessment in first instance to form pre-determination evaluation strategy to be submitted as part of any forthcoming planning application. • High potential for heritage, further consultation required.
Topographical constraints	Electricity infrastructure over south of the site, further consultation and surveys may be required.
Other constraints	-
Serviced	No
Other information	-
Recommendation	<p>If direct access to the A46 can be secured, then this would be a strong and well-located employment potential site/area which would build on the existing critical mass of B-Class uses at nearby Glenfield Park/ Optimus Point and Mill Lane Industrial Estate. The almost immediate M1 access would make it very desirable to occupiers. However, full development would represent a sizable loss of Green Wedge Land</p> <p>A smaller local employment site in the north, say 5 ha, accessed off Sacheverell Way would also enjoy strong strategic road access and likely be desirable but have a lower impact on the Green Wedge.</p> <p>Consider in the Local Plan – High Priority</p>
Availability, years	5-10



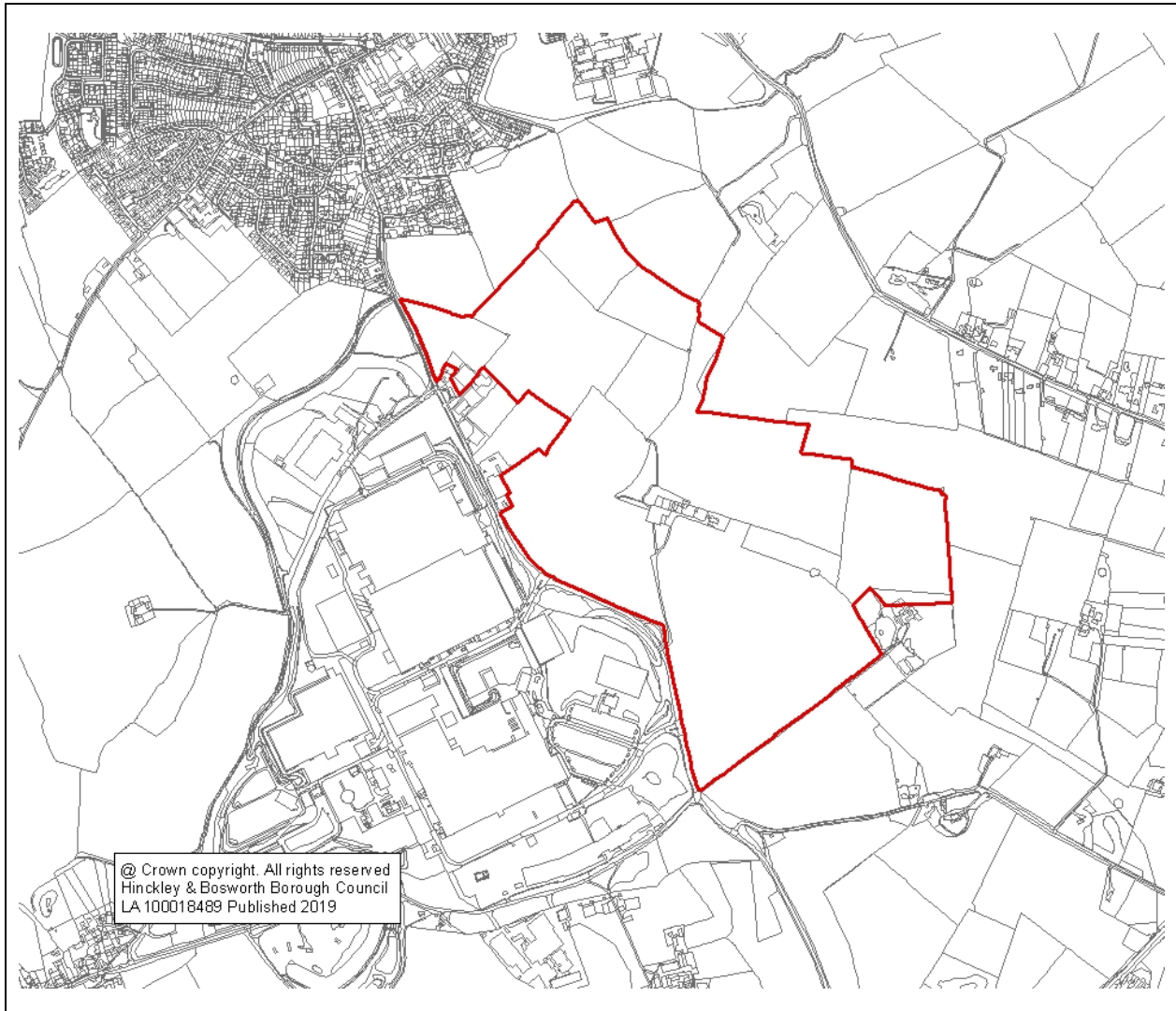
Name	Land corner of Peckleton Lane and Peckleton Common (near Caterpillar), Peckleton, Desford.
Reference	AS1023
Description	Irregularly shaped field at the junction of Peckleton Lane and Peckleton Common, south east of Caterpillar, and bounded by woodland to the west and south.
Size, ha	2.10
Current use	Agricultural
Market availability	Potentially available, medium market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD Key Planning History: <ul style="list-style-type: none"> 16/00803/GDO: Erection of steel framed agricultural building
Proposal	Warehouses, Offices
Implications of adjacent uses	Site is close to, but still physically separate from Caterpillar/Neovia and Peckleton Lane Business Park. Trees screen and separate the site from farms to the south.
Access constraints	On a T junction with fast moving traffic, with a junction for Peckleton Lane only a few meters further down the road.
Access to wider strategic road/rail network	Site has prominent position on Peckleton Lane/Dans Lane, which gives access to the A47 some 600 metres to the south, and from there east to Leicester and the M1, west to the A5 and M69.
Access to labour/urban area	Settlements in the immediate vicinity are small, and labour is

	likely to be drawn from further along the A47, including the Hinckley/Barwell/Earl Shilton area
Environmental constraints	-
Topographical constraints	-
Other constraints	-
Serviced	No
Other information	-
Recommendation	At 2.10 ha, the site is likely too small to be of interest to Caterpillar/Neovia. The Expression of Interest envisions an estate of smaller B1(c)/B2/B8 units totalling around 10,000 sqm. It hopes to see developed an estate of micro-small business units similar to Peckleton Lane Business Park and building on the critical mass of that estate. Peckleton Lane Business Park is well occupied, and agents report further demand in the wider rural area. Planners should seek more information on how this site could be brought forward, and by who, but otherwise the site represents a strong and well-located rural development site which should be considered for allocation to provide smaller light industrial, industrial and storage units. Consider in the Local Plan – High Priority
Availability, years	0-5



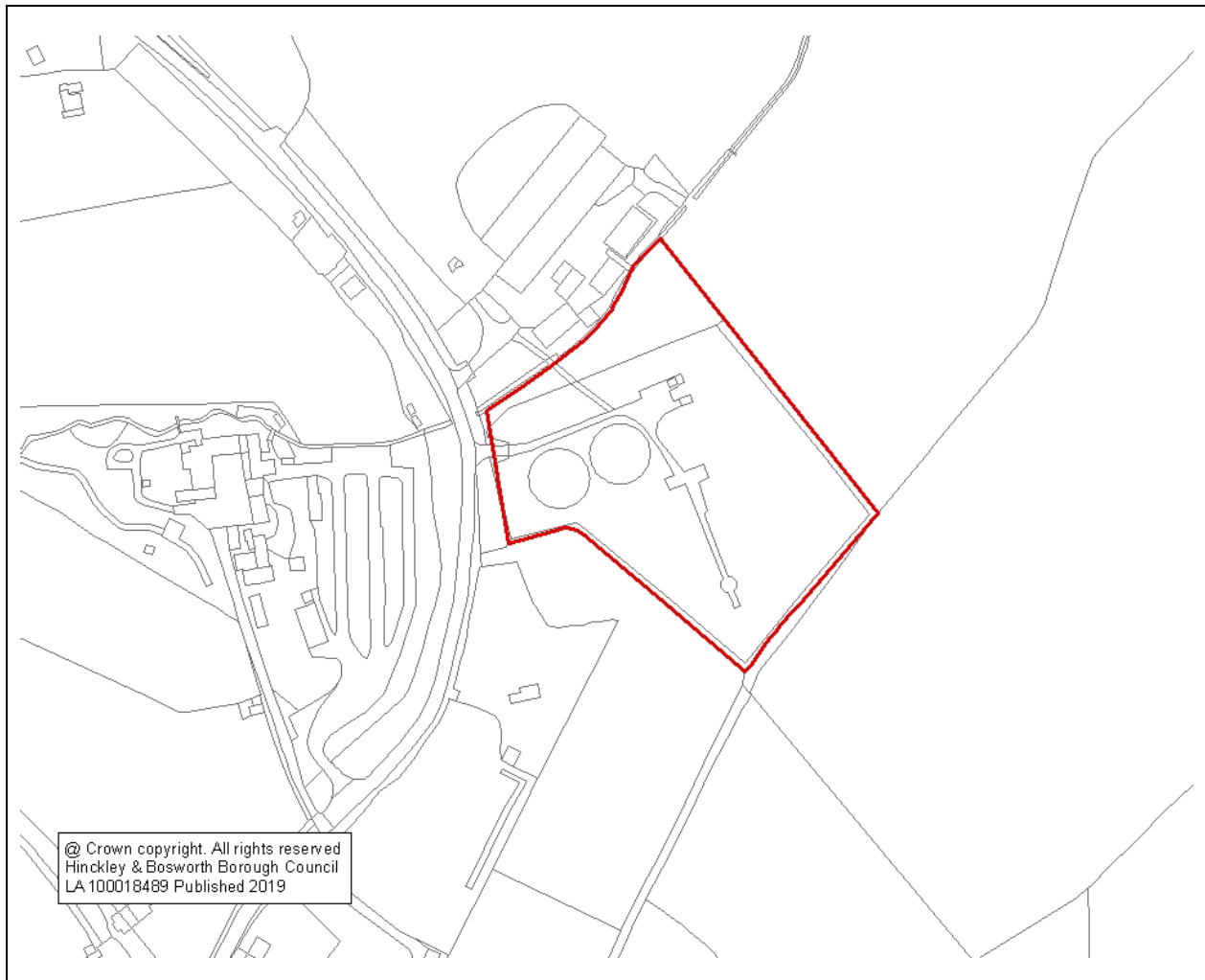
Name	White House Farm, Workhouse Lane, Burbage
Reference	AS126
Description	Rectangular field plot, fronted by an existing farm, south of the Burbage settlement area and bounded by other farms
Size, ha	1.21
Current use	Agricultural
Market availability	Potentially available, high market interest reported (although unclear for what uses)
Planning status	Identified as 'Countryside' in the Site Allocations DPD
Proposal	Housing, Housing for Older People, Offices, Warehouses, Retail, Leisure
Implications of adjacent uses	Site bounded by other farm plots and close to existing and new build housing estates. The location has no relationship to any existing employment areas.
Access constraints	Access is via Workhouse Lane, a narrow rural road unsuited for HGV traffic
Access to wider strategic road/rail network	Workhouse Lane provides access either south to the B578 Lutterworth Road and then to the A5 or north to Coventry Road, and then through the settlement area to Rugby Road and Junction 1, M69.
Access to labour/urban area	Site on the edge of the Burbage/Hinckley settlement area
Environmental constraints	<ul style="list-style-type: none"> Extended Phase 1 Habitat Survey (2014) identifies site to be of relatively low ecological value. Site identified as having significant heritage potential. Appropriate consideration and pre-application

	investigation of the site may be required.
Topographical constraints	Gently sloping
Other constraints	-
Serviced	No
Other information	-
Recommendation	Small potential site/area, in a mostly residential area, accessed via a narrow rural road. The location is not suited for employment uses. Not Recommended for Allocation
Availability, years	-



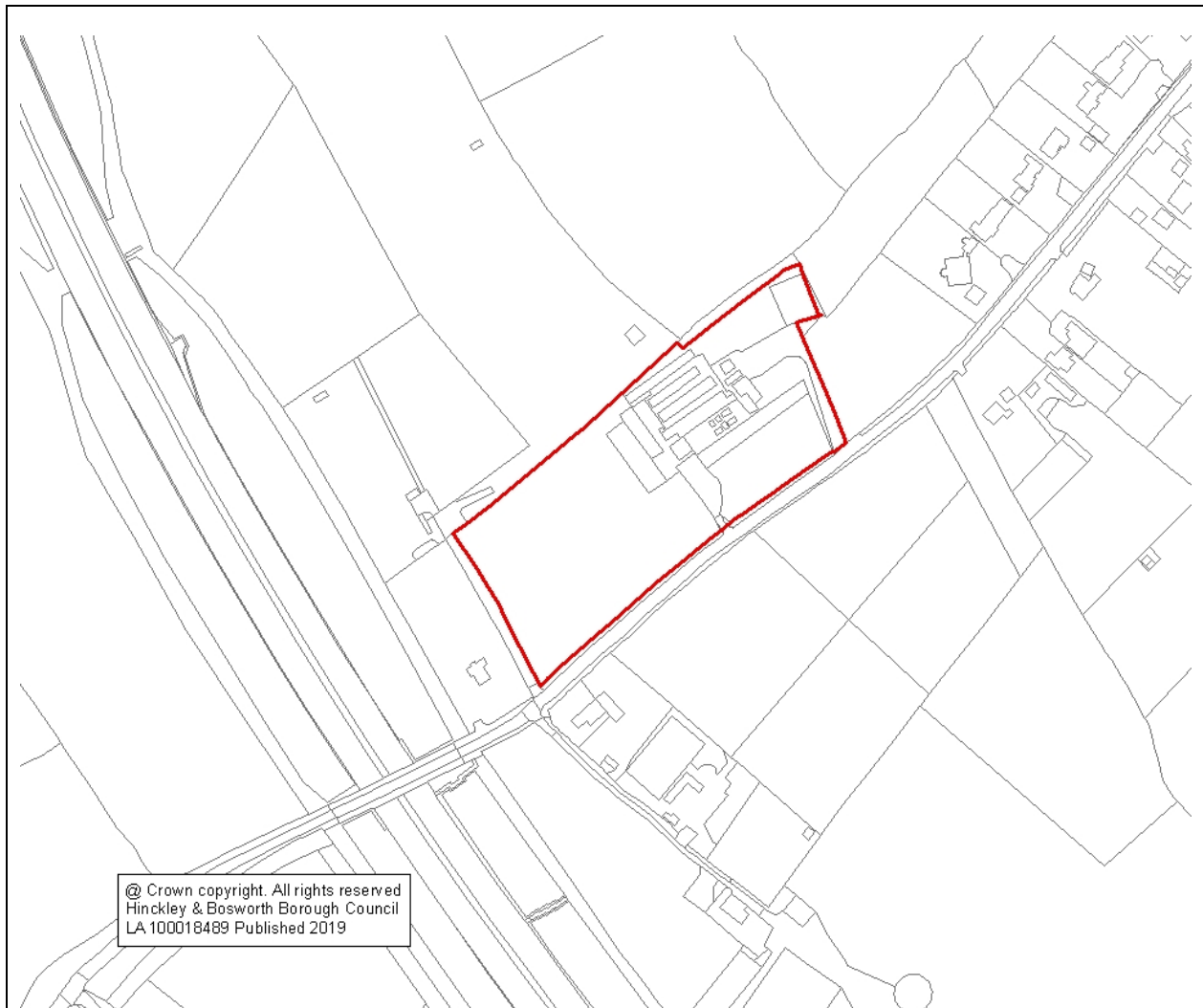
Name	Forest View Farm, Land opposite Caterpillar/Neovia, Desford
Reference	AS200
Description	Large area of agricultural land, east of Peckleton Lane and Caterpillar/Neovia and south of Desford.
Size, ha	72.0
Current use	Agricultural, plus some farm buildings in industrial use
Market availability	Not available, no market interest recorded
Planning status	Identified as 'Countryside' in the Site Allocations DPD Planning History: <ul style="list-style-type: none"> • 18/00007/FUL: Change of use of land for the storage of 121 touring caravans, associated operational development and construction of perimeter security fence and gates (resubmission of application 16/00924/FUL) • Plus minor residential consents
Proposal	Housing, Housing for Older People, Offices, Warehouses, Retail, Leisure
Implications of adjacent uses	Site fronts the main Caterpillar/Neovia facility in place. In the north, new consented housing means that the site will adjoin and, if developed for housing, significantly expand the Desford settlement area
Access constraints	Scale of site would require significant investment in both on and off site road infrastructure.
Access to wider strategic road/rail network	Site has prominent position on Peckleton Lane/Dans Lane, which gives access to the A47 some 600 metres to the south, and from there east to Leicester and the M1, west to the A5 and M69.
Access to labour/urban area	Settlements in the immediate vicinity are small, and labour is likely

	to be drawn from further along the A47, including the Hinckley/Barwell/Earl Shilton area
Environmental constraints	<ul style="list-style-type: none"> • Trees on site • Grade 2 agricultural land covers the majority of the site area. • Leicestershire County Council stated that the site may contain protected species and may be of ecological value, further investigation may be required. • Site identified as having potentially significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.
Topographical constraints	11Kv power lines cross through the site.
Other constraints	Various active farms on the site
Serviced	No
Other information	-
Recommendation	<p>At 72 ha, the location far exceeds needs for the plan period, and an allocation of this size is unlikely to be ever needed in this area. A smaller allocation, of up to 5 ha would be more in line with needs. It would also allow constrained land to be excluded. The location is reasonable, with links to the wider Peckleton/Desford Employment cluster, a strong rural cluster with growth potential, and good main road access. It is not superior to AS1023: Land corner of Peckleton Lane and Peckleton Common, which sits at a main road junction and enjoys more direct links to the established Peckleton Lane Business Park but could represent a longer-term allocation option, when and if AS1023 was taken up, or unavailable.</p> <p>Consider in the Local Plan – Low Priority.</p>
Availability, years	15+



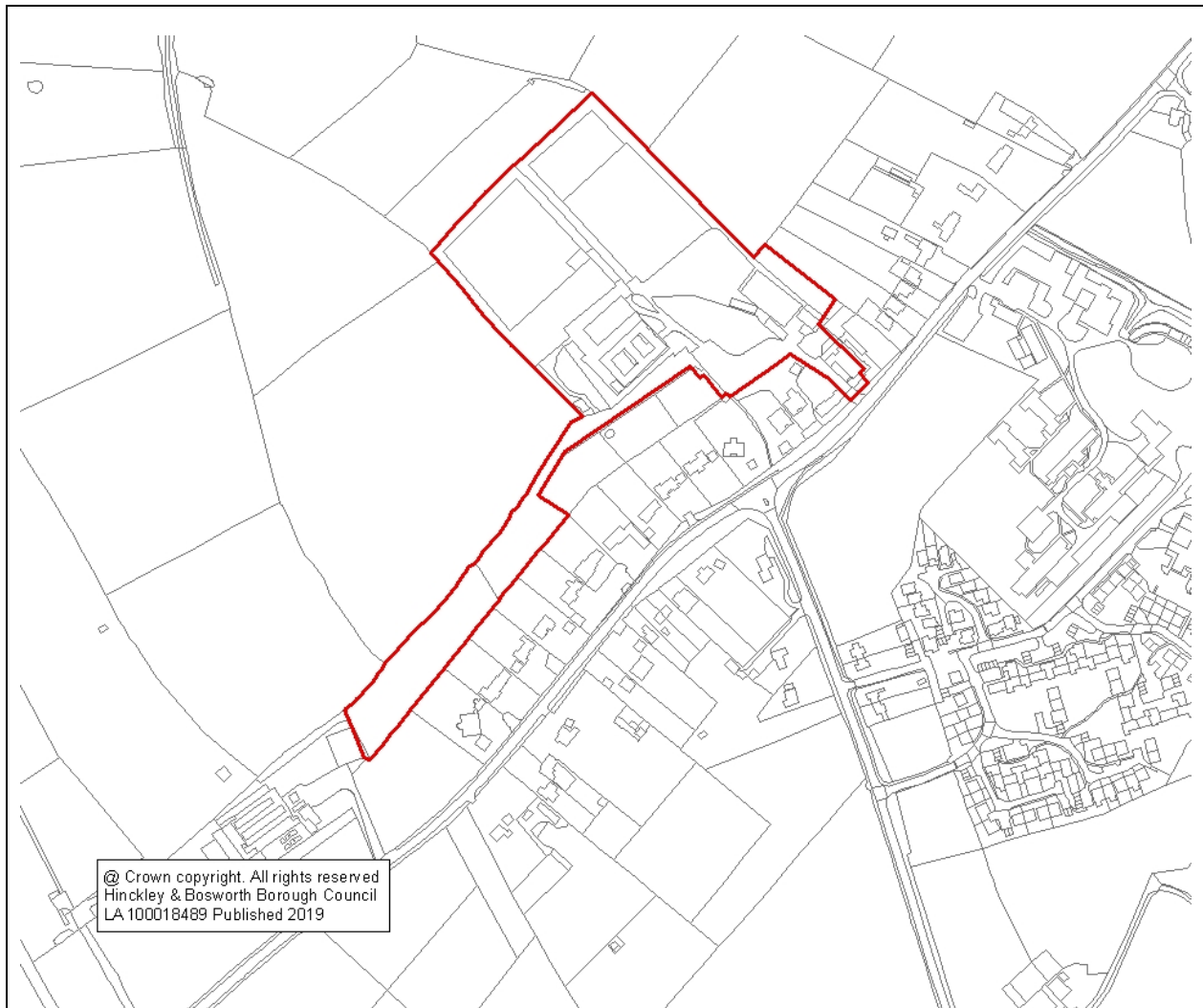
Name	The Old Sewage Works, Lindridge Lane, Desford
Reference	AS206
Description	Small, disused water treatment site, on a main route north from Desford, adjoining farm buildings and across from the Birdland visitor attraction
Size, ha	1.46
Current use	Vacant
Market availability	Not available, no market interest recorded
Planning status	Identified as 'Countryside' in the Site Allocations DPD
Proposal	Housing, Housing for Older People, Offices, Warehouses, Retail, Leisure
Implications of adjacent uses	Uses which impacted on the amenity of the nearby Birdland attraction would need to be avoided although site is well screened by trees and basic B-Class uses would not be more harmful than the previous use for water treatment.
Access constraints	-
Access to wider strategic road/rail network	Position north of Desford means that traffic would have to pass through the town to reach the A47, as would the route east along Desford Lane to the M1/A46
Access to labour/urban area	Settlements in the immediate vicinity are small, and labour is likely to be drawn from further along the A47, including the Hinckley/Barwell/Earl Shilton area in the west as well as Ratby/Kirby Muxloe to the east
Environmental constraints	Land contamination from previous use. Water treatment infrastructure remains on the site Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.

Topographical constraints	-
Other constraints	-
Serviced	No
Other information	-
Recommendation	<p>Potential site/area is distant from the established employment areas of Desford, which sit to the south of the settlement. Although the brownfield potential site/area might suit a B-Class use such as B8 storage, remediating the site/area is likely to add significant costs to the development relative to the size of scheme which could be realised here. Experience of similar locations suggests that viability will be a barrier to development. Thus, it is not recommended that the site be allocated for B-Class uses as deliverability would be difficult to ensure.</p> <p>Site constrained – Barriers to deliverability, likely unsuitable as allocation</p>
Availability, years	-



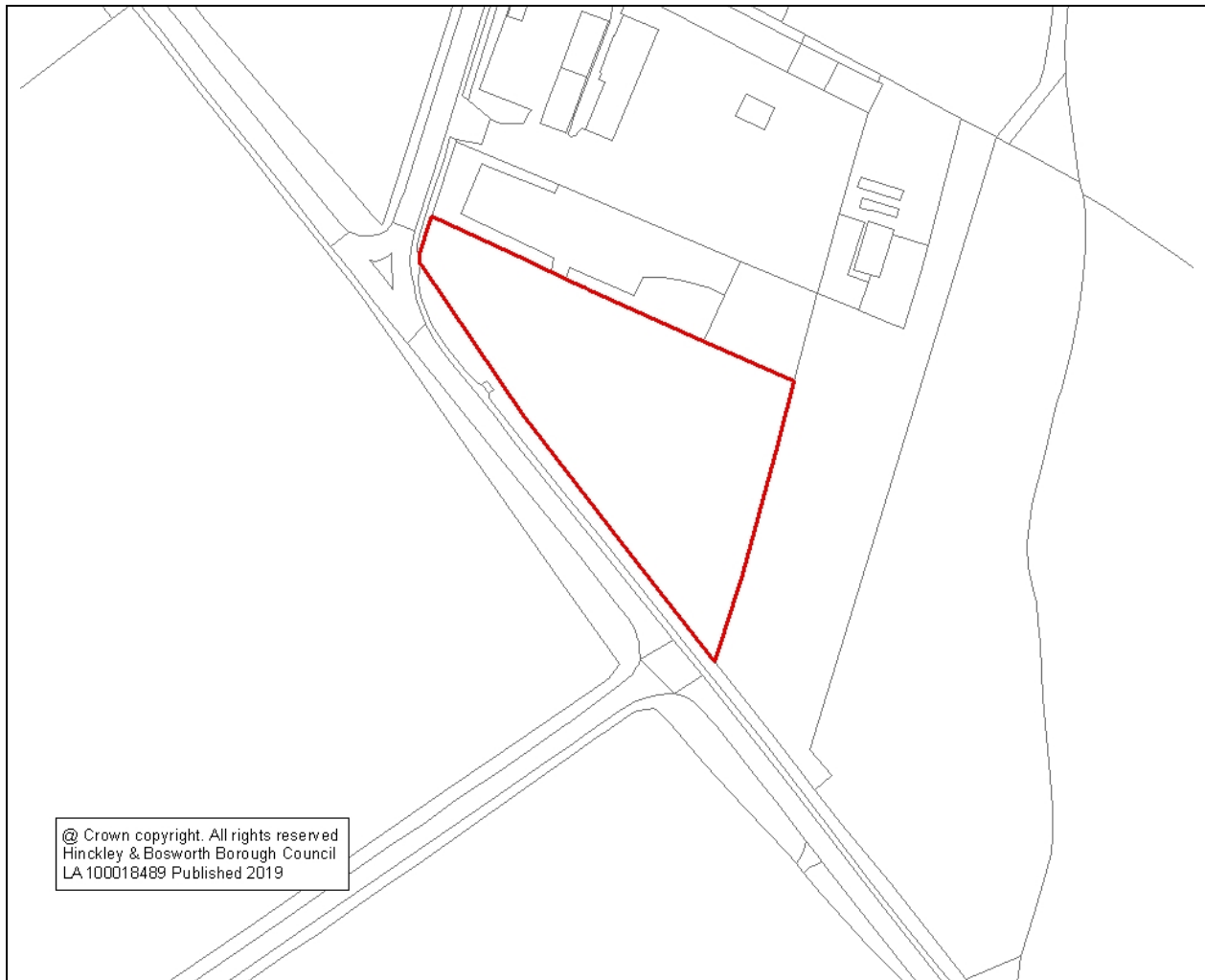
Name	Charnwood Poultry Farm, Thornton Lane, Markfield
Reference	AS403
Description	Rectangular site, on a main road position south west of Markfield, comprising a farm complex and adjoining field, screened by trees, with other housing and farms nearby
Size, ha	2.40
Current use	Agriculture, Retail
Market availability	Not available, no market interest recorded
Planning status	Identified as 'Countryside' in the Site Allocations DPD Minor agricultural consents
Proposal	Housing, Housing for Older People, Offices, Warehouses, Retail, Self-Build Plots
Implications of adjacent uses	Adjacent housing will put some limits on uses although the housing is low density and generally well screened from site
Access constraints	-
Access to wider strategic road/rail network	Access east, through the Markfield settlement area to the A50, which then provides access to Leicester and the M1 at Junction 22.
Access to labour/urban area	Site would be local in scope, likely drawing labour from Markfield, Groby and the north and west of the Leicester Conurbation via the A50
Environmental constraints	<ul style="list-style-type: none"> • Mature trees on site, acting as screening to the poultry houses. • Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.

	<ul style="list-style-type: none"> The site is within Charnwood Forest and the National Forest.
Topographical constraints	-
Other constraints	-
Serviced	Yes
Other information	Expression of Interest suggests the farm buildings could be converted for reuse as smaller B1 and B8 business and storage units, providing some 1,000 sqm of floorspace, to meet needs. It is suggested the undeveloped land could be used for housing.
Recommendation	Potential site/area is in an out of town location which does not relate well to existing employment areas. However, the site could cover a sizable rural catchment from its main road position on the edge of Markfield. Current proposals appear to be for building conversion rather than new building development which could be an affordable way to provide new B1 premises to a large rural area which is seeing shortages of such units, without the loss of any heritage assets. It also reflects the fact that new development in the east of the Borough is exclusively for larger Strategic units, which do not benefit the local economy. Consideration of a rural employment site here is recommended. Consider in the Local Plan– High Priority
Availability, years	5-10



Name	Upper Grange Farm, Ratby Lane, Markfield
Reference	AS405
Description	Farm buildings, hardstanding, paddocks and fields, currently in use as boarding kennels/cattery, in a backland location, behind housing outside of Markfield.
Size, ha	6.10
Current use	Boarding kennels/cattery, dog show area
Market availability	Potentially available, low market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD Minor agricultural consents
Proposal	Housing, Housing for Older People, Offices, Leisure, Gypsy, Self-Build plots
Implications of adjacent uses	Site is in backlands, behind and tightly bounded by housing which would limit the range of uses which could be supported here.
Access constraints	Site accessed from narrow track between houses
Access to wider strategic road/rail network	Access east, through the Markfield settlement area to the A50, which then provides access to Leicester and the M1 at Junction 22.
Access to labour/urban area	Site would be local in scope, likely drawing labour from Markfield, Groby and the north and west of the Leicester Conurbation via the A50
Environmental constraints	<ul style="list-style-type: none"> • Some mature hedgerows are on the site. • The site is likely to contain protected species - further investigation may be required. • Site identified as having significant heritage potential. • Appropriate consideration and pre-application investigation of the site may be required

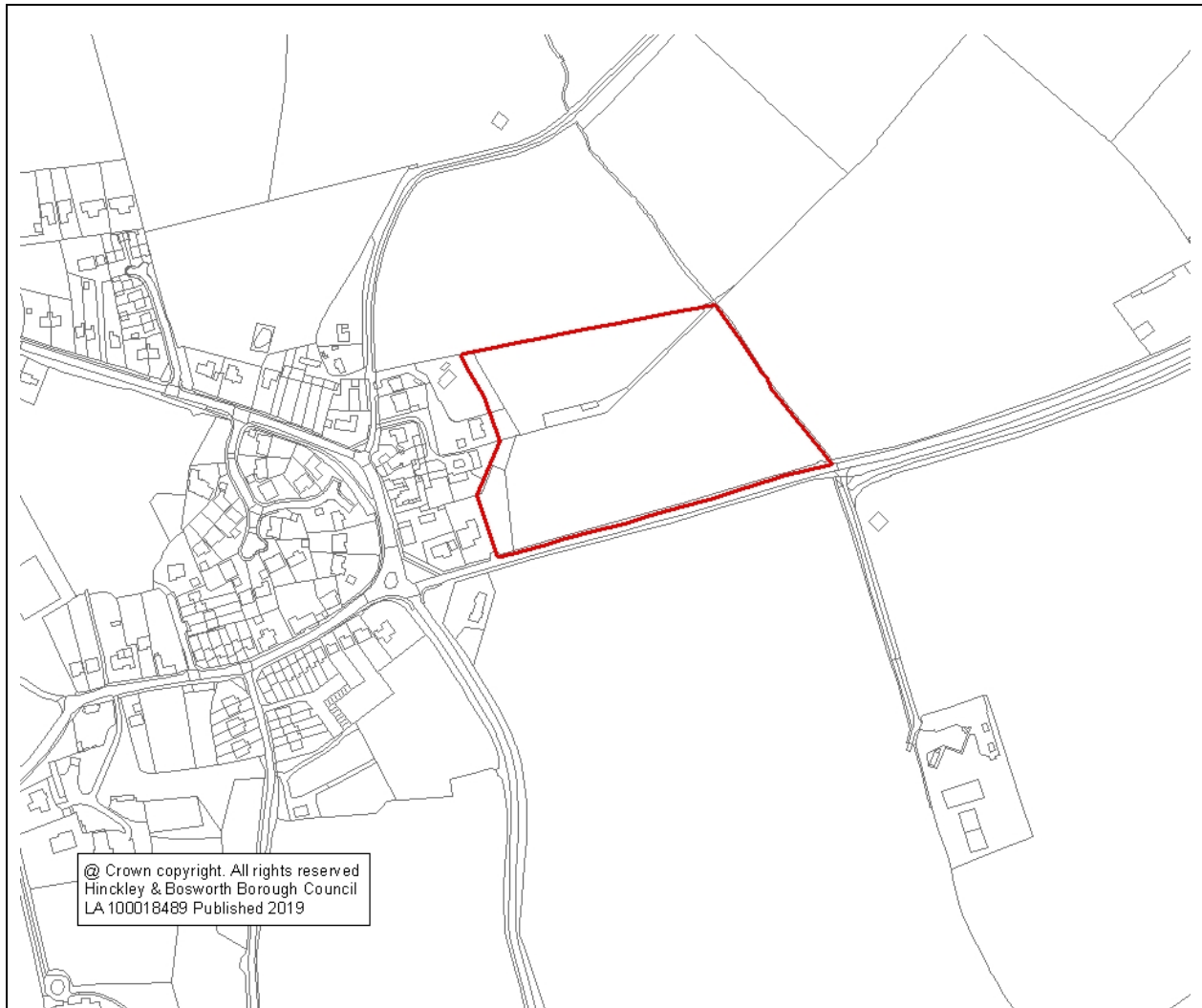
Topographical constraints	Gentle slope downward from south east to north west
Other constraints	-
Serviced	Yes
Other information	-
Recommendation	<p>Potential site/area is in an out of town location which does not relate well to existing employment areas. Location would serve a large rural catchment, however, its backland location, behind housing, and narrow access would not support any use which generated large amounts of traffic or any use which required prominence. Thus, potential site/area is not recommended for an employment allocation.</p> <p>Site constrained – Barriers to deliverability, likely unsuitable as allocation</p>
Availability, years	-



@ Crown copyright. All rights reserved
Hinckley & Bosworth Borough Council
LA 100018489 Published 2019

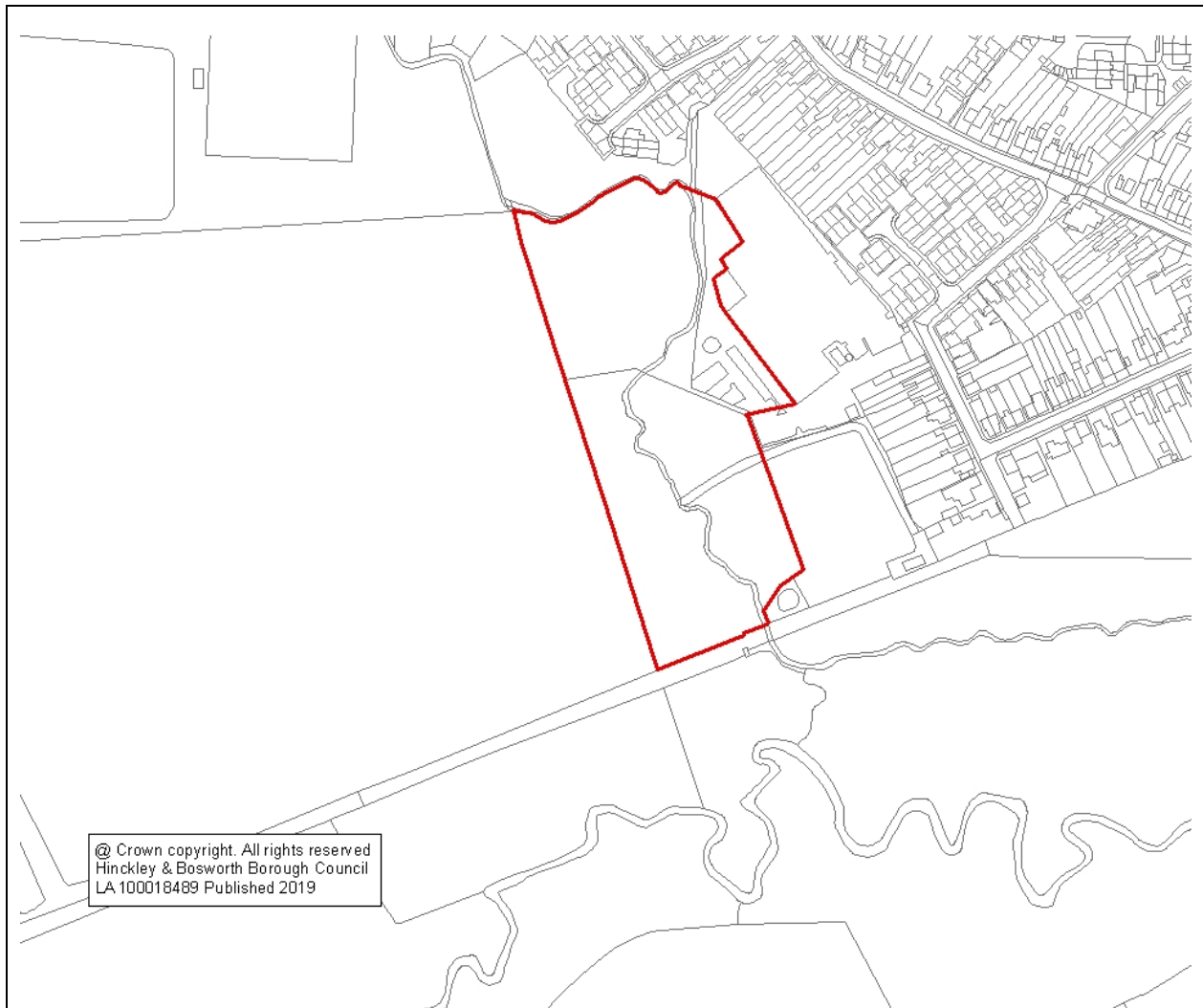
Name	Land off Bagworth Road, Newbold Verdon
Reference	AS435
Description	Small, triangular field to the south of Verdon Timber Yard at a main road junction outside of Newbold Verdon
Size, ha	0.57
Current use	Agricultural
Market availability	Not available, no market interest recorded
Planning status	Identified as 'Countryside' in the Site Allocations DPD Employment Area NEW27: Verdon Sawmills, Newbold Heath to the north
Proposal	Housing, Offices, Warehouses, Retail, Self Build Plots
Implications of adjacent uses	Adjacent use is low quality sawmill which will generate noise, dust, etc. Uses sensitive to such impacts would thus not be appropriate.
Access constraints	Current access is through the Sawmill, although it would likely be possible to provide a separate access off the B585 Barlestone Road.
Access to wider strategic road/rail network	Rural site, quite distant from strategic roads. A447 route between Hinckley and M42 is some 4 km to the north west. A47 route between Hinckley and Leicester is some 6 km to the south east.
Access to labour/urban area	Rural, small scale site, likely to have modest labour needs, drawn from surrounding rural settlements extending out to Barwell and Earl Shilton to the south west.
Environmental constraints	-
Topographical constraints	-

Other constraints	-
Serviced	No
Other information	-
Recommendation	<p>Small, isolated rural site/area on a main road position. For employment uses, would likely only accommodate a single business. Noise, dust, etc. from Sawmill (assuming this is retained in the area) would discourage higher value uses, occupier would more likely be a rural business, a B1(c)/B2 or B8 user, comparable to the sawmill already in the area. It is unclear if Verdon Sawmills, the potential site/area owner, wish to use the site/area for expansion of the adjoining business. If this is the case, then it would be a logical expansion area as it is already accessed through the Sawmill and effectively forms part of its curtilage of that business. For new businesses however, it would represent an isolated, small scale opportunity which is unlikely to be desirable. Allocation would not be recommended.</p> <p>Not Recommended for Allocation</p>
Availability, years	-



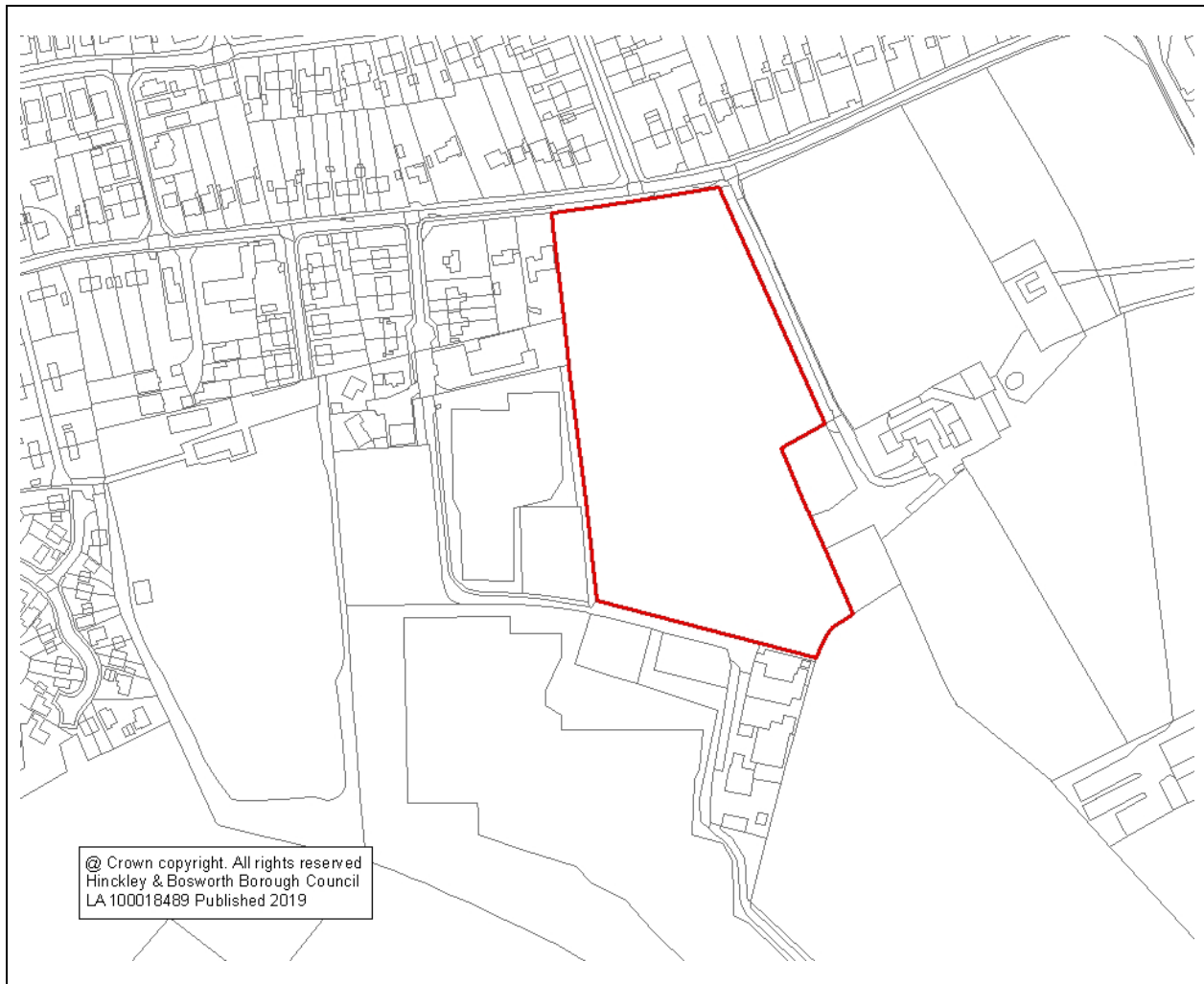
Name	Land at Peckleton Road, Kirkby Mallory
Reference	AS462
Description	Two fields, to the rear of housing, north of the main road east from Kirkby Mallory
Size, ha	2.50
Current use	Agricultural
Market availability	Potentially available, medium market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD On edge of settlement boundary
Proposal	Housing, Housing for Older People, Offices, Leisure, Open Space, Self-Build Plots
Implications of adjacent uses	Housing to the west although site is large enough to provide for appropriate buffering. Land has prominence on Peckleton Lane to the south.
Access constraints	Site would be accessible to Peckleton Lane
Access to wider strategic road/rail network	Rural site, main access would be west, through the settlement area to the A447 or south to the edge of Earl Shilton and the A47
Access to labour/urban area	Main labour source would be Earl Shilton/Barwell, some 5 km to the south
Environmental constraints	<ul style="list-style-type: none"> • Trees on site • Grade 2 agricultural land encroaches slightly on to the south-western corner of the site. • Site identified as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset. Early consultation with English Heritage, the local authority

	<p>and where appropriate their heritage advisors would be required when examining this site for development.</p> <ul style="list-style-type: none"> • Hedgerows with mature trees along site perimeter
Topographical constraints	<ul style="list-style-type: none"> • 11kv power lines cross the site south-west to north-east. A line also crosses from the middle of the site to the south. • 400kv overhead lines cross the site north to south on the eastern side of the site.
Other constraints	-
Serviced	No
Other information	Comments in Expression of Interest suggests that the respondent is mainly seeking housing here.
Recommendation	<p>Site does not link well to existing employment areas and further expansion land would be more logically focused further east on Peckleton Road/Peckleton Common, where it would link to the established business cluster of Caterpillar/Neovia and Peckleton Lane Business Park. In Kirkby Mallory itself, some business needs are met at Mallory Park and this location has some infill plots which could meet the likely modest requirements which may emerge in this rural settlement. Thus, it is not recommended this site be allocated for B-Class uses.</p> <p>Not Recommended for Allocation</p>
Availability, years	-



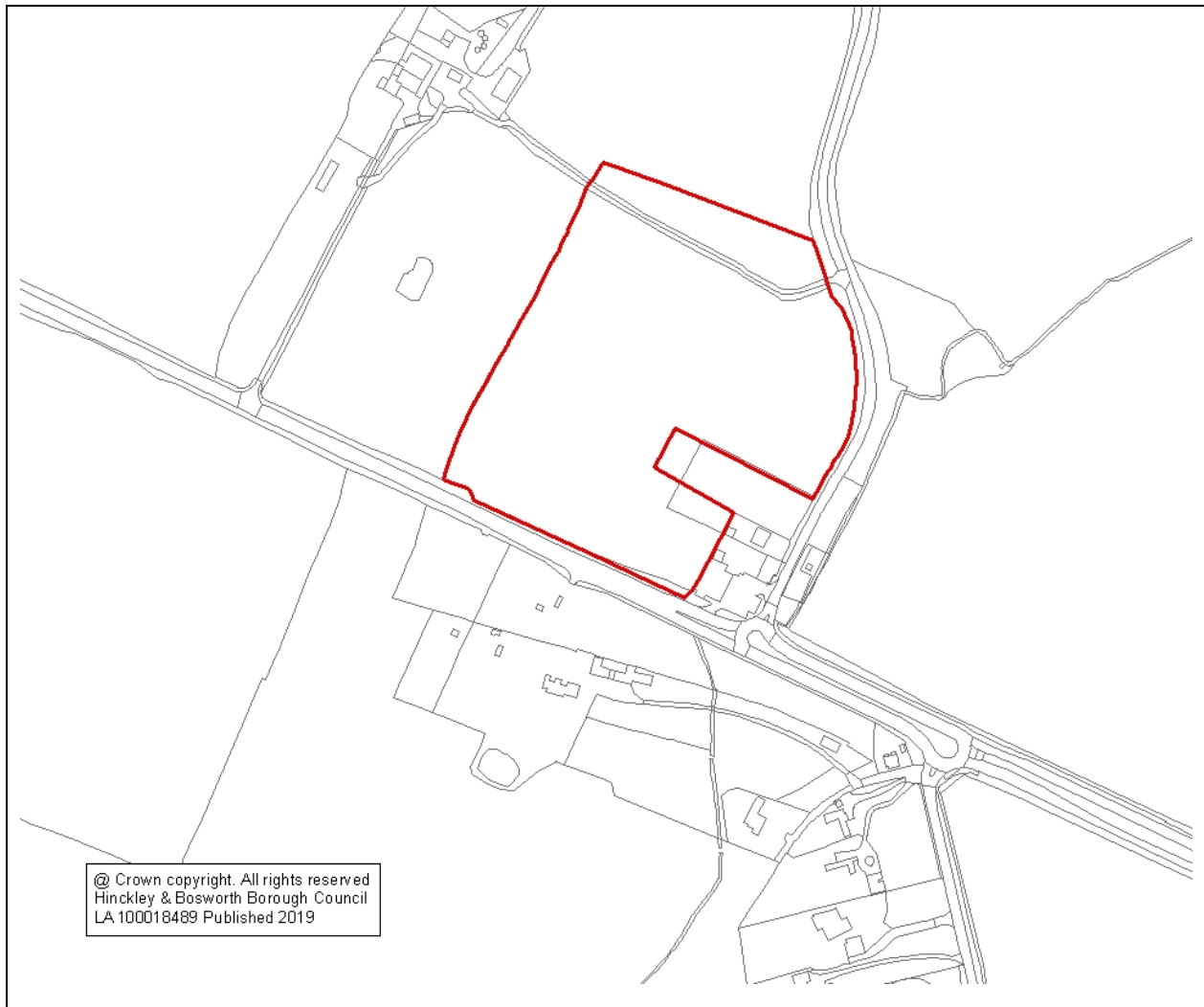
Name	Land off Park Road, Ratby
Reference	AS475
Description	Backland fields, to the rear of Benlow Group factory on the edge of Ratby settlement area
Size, ha	2.00
Current use	Agricultural
Market availability	Not available, no market interest recorded
Planning status	North identified as 'Countryside' in the Site Allocations DPD. South falls partly into the Ratby/Groby 'Green Wedge'
Proposal	Housing, Housing for Older People, Offices, Warehouses, Retail, Leisure, Self Build
Implications of adjacent uses	Land sits at the back of Benlow Group factory (Employment Area RAT20: Bennetts/Cardinal Broach Works, Park Road, Ratby) which cuts off most access options for this site. Housing to the north and south also appears to limit access from either Brook Drive or Park Road.
Access constraints	As above, current access appears to be from a small track at the end of Brook Drive which would not support significant vehicular traffic
Access to wider strategic road/rail network	Station Road gives access to the A46 and M1 Junction 21A some 2 km to the south
Access to labour/urban area	Station Road/Ratby Road gives good access to the west Leicester Conurbation alongside Ratby and Kirby Muxlowe.
Environmental constraints	Stream crosses site Trees on site
Topographical constraints	Flood Zone 2 covers the entire site/area
Other constraints	-

Serviced	No
Other information	-
Recommendation	Regardless of demand in the area, the potential site/area's constraints – flood risk, partly in Green Wedge and lack of access – appear to make this land undevelopable for B-Class uses other than the possible, limited rear expansion of Benlow Group. Unless this company indicates an urgent requirement for large scale expansion it is not recommended that this potential site/area be allocated for employment in the Local Plan. Site constrained – Barriers to deliverability, likely unsuitable as allocation
Availability, years	-



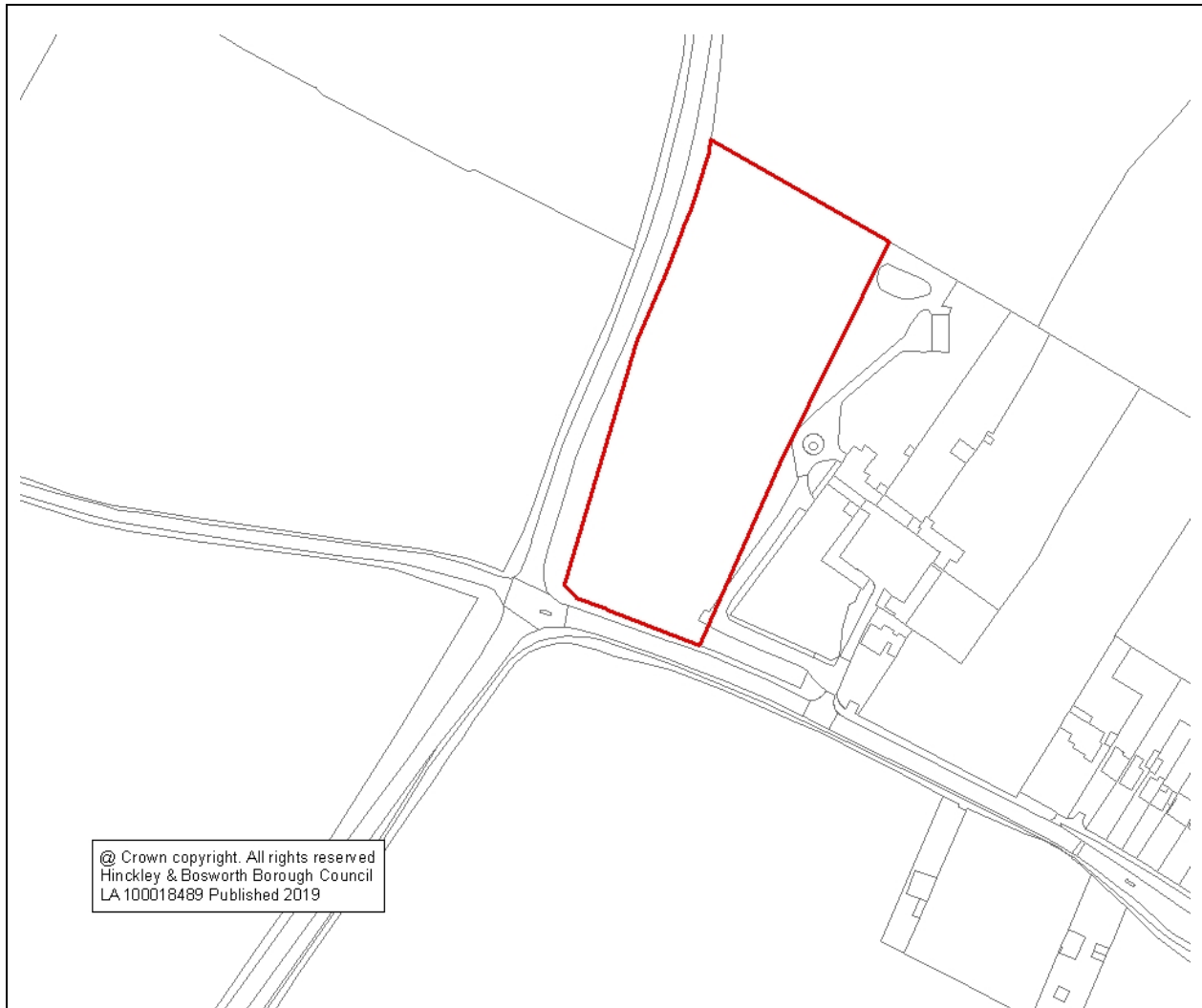
Name	Land at Hinckley Road, Stoke Golding
Reference	AS540
Description	Irregularly shaped field on the south east edge of the Stoke Golding settlement area, adjoined by housing to the west and a solar farm to the south and south west.
Size, ha	2.80
Current use	Agricultural
Market availability	Owner has received several letters of interest from developers. Likely for housing.
Planning status	Identified as 'Countryside' in the Site Allocations DPD
Proposal	Housing, Housing for Older People, Offices, Warehouses, Retail, Other - Half Open Half Housing
Implications of adjacent uses	Small area of boundary adjoins housing, which may require buffering, dominant adjoining use is solar panels however, which have no impact.
Access constraints	Access from Hinckley Road, traffic would then have to pass through the settlement to access main roads
Access to wider strategic road/rail network	Strategic road access would be some 2 km south to A47 and then to A5.
Access to labour/urban area	Site would be accessible from Hinckley town.
Environmental constraints	<ul style="list-style-type: none"> • Site bounded by hedgerows • Site identified as having significant heritage potential. • Appropriate consideration and pre-application investigation of the site may be required.
Topographical constraints	11Kv power line runs along northern boundary
Other constraints	Land has agricultural tenancy on a rolling two-year lease.
Serviced	No
Other information	-

Recommendation	<p>Stoke Golding is served by an existing industrial estate, Willow Park Industrial Estate, Station Road. This scheme is fully let (although modest infill development may be possible) but it is unclear if sufficient further demand exists to support another employment site in the same small settlement. Site AS540 is located in a primarily residential area, accessed via residential streets, while the emphasis of the Expression of Interest is for housing development or 'Half Open [Space], Half Housing' as is set out as a possible use. It is thus hard to have confidence that this site would be delivered for B-Class uses and it is not recommended that it be allocated for this use in the Local Plan.</p> <p>Not Recommended for Allocation</p>
Availability, years	-



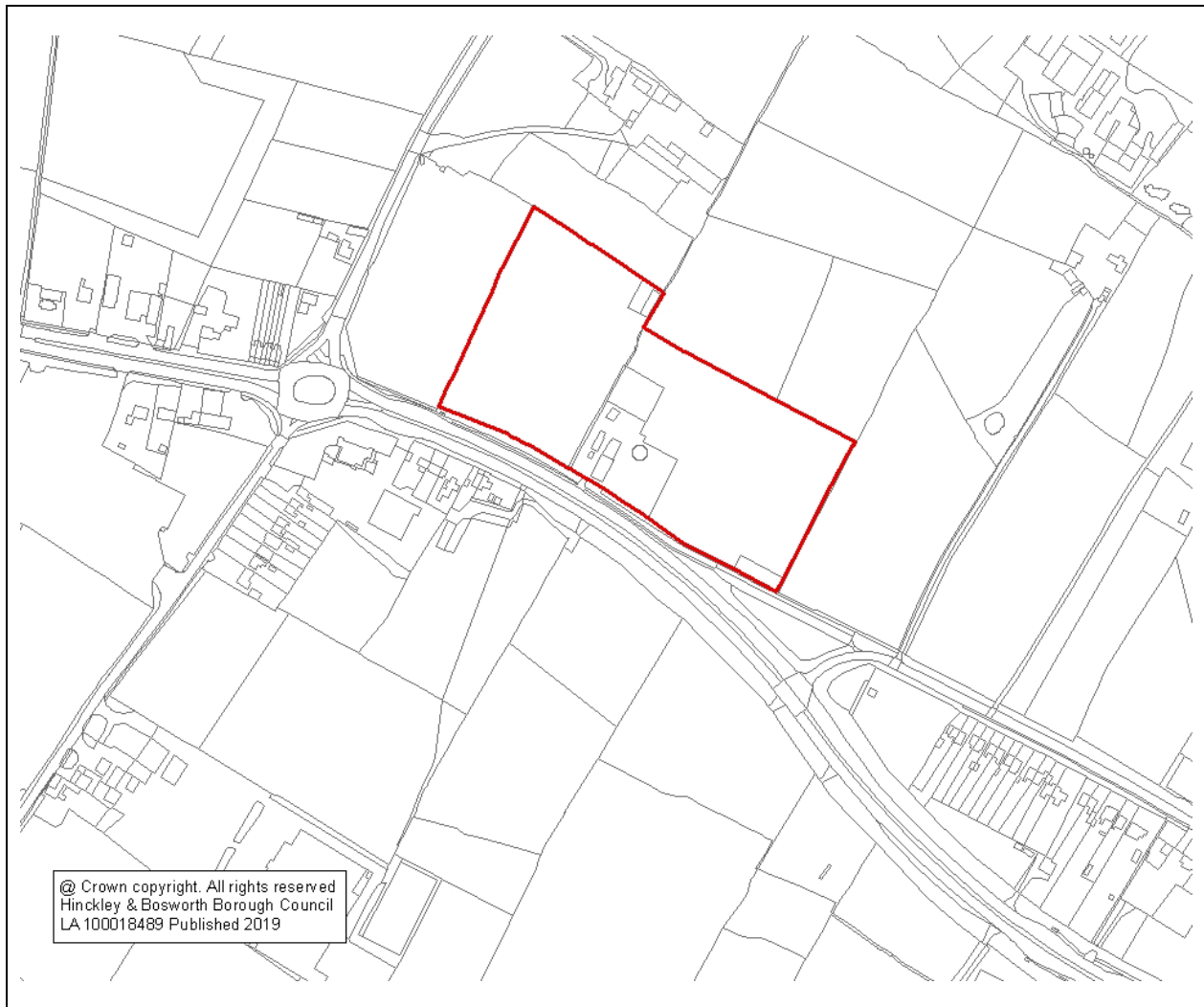
Name	Land opposite Redgate Public House, Rear of Countrywide, Burton Road, Fenny Drayton
Reference	AS579
Description	Field and the junction of the A5 and A444, surrounding the house and industrial property in south east corner
Size, ha	5.00
Current use	Agricultural
Market availability	Not available, no market interest recorded
Planning status	Identified as 'Countryside' in the Site Allocations DPD
Proposal	Housing, Housing for Older People, Offices, Warehouses, Retail.
Implications of adjacent uses	Adjoins a single house
Access constraints	In practice viable access onto A444 may be more deliverable than access onto the busy A5
Access to wider strategic road/rail network	Site sits at a strategic road junction, A5/A444
Access to labour/urban area	Site would be accessible from three main towns – Hinckley, Nuneaton and Tamworth.
Environmental constraints	Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.
Topographical constraints	A 11Kv power line borders the southern boundary of the site
Other constraints	Land in multiple ownership
Serviced	No
Other information	-
Recommendation	Lightly constrained and strategically located, this potential site/area would suit a B1/B2 manufacturing facility(ies) or B8

	<p>warehouse(s) use which requires a prominent and accessible location. The site/area can be seen to have connections to MIRA and the other A5 facilities of Hinckley and Bosworth. However, the potential site/area's position on the A444 means that it ultimately links more strongly to the property market of Nuneaton than that of Hinckley and Bosworth and any uses brought forward would link to the A444/A5 road corridor rather than the rural settlements to the north. Thus, while the location could be considered for B-Class uses it should not be considered a priority over other options which link more directly to the Hinckley and Bosworth economy. Consider in the Local Plan– Low Priority</p>
Availability, years	5-10



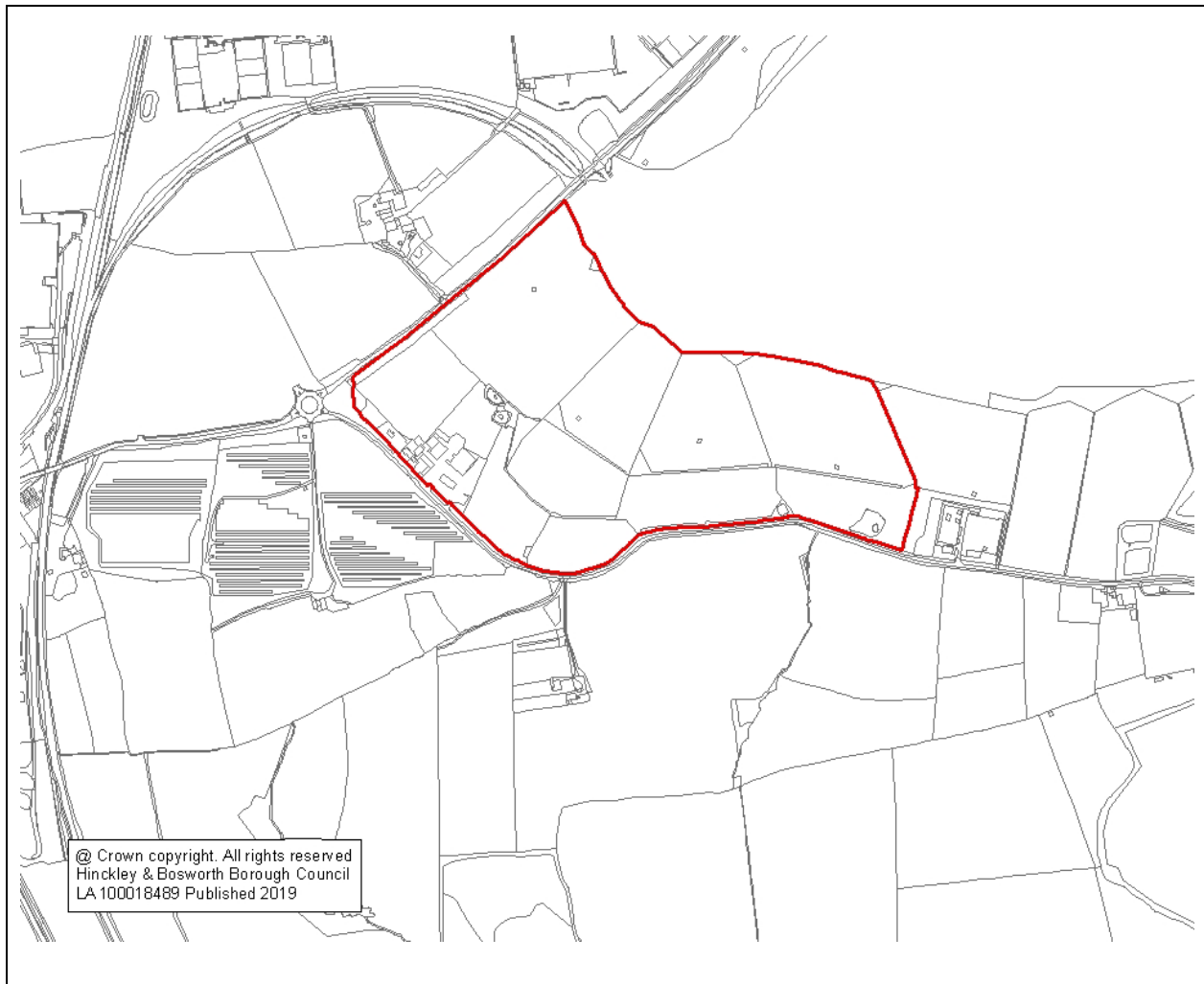
Name	Barrossa Hinckley Road, Land adjacent to Barwell House, Barwell
Reference	AS612
Description	Rectangular field at a main road junction, to the west of housing
Size, ha	1.83
Current use	Garden
Market availability	Not available, no market interest recorded
Planning status	Identified as 'Countryside' in the Site Allocations DPD
Proposal	Housing, Housing for Older People, Offices, Retail, Leisure, Self build plots, Other- Holiday Lets
Implications of adjacent uses	<ul style="list-style-type: none"> • Site currently garden for adjacent property, thus in full view. • Appropriate screening would need to be arranged. • Barrossa is a listed property. While the site is stated to be outside of the building's curtilage (although it does seem to touch onto surrounding driveways and garden features).
Access constraints	-
Access to wider strategic road/rail network	Site is around 1 km north of the A47, which then links to the A5. Traveling south on Ashby Road gives direct access to Hinckley Town Centre and the rail station.
Access to labour/urban area	The site would draw labour from Hinckley/Burbage to the south and Barwell/Earl Shilton to the east
Environmental constraints	<ul style="list-style-type: none"> • Field bounded by Hedgerows and mature trees. • Site identified as having significant heritage potential. • It is possible the site may prove undevelopable due to the

	significance of the heritage asset. Early consultation with Historic England and the local authority would be required when examining this site for development.
Topographical constraints	-
Other constraints	-
Serviced	No
Other information	-
Recommendation	The potential site/area does not strongly link to the employment areas of either Barwell or the A47 Corridor of Hinckley. However, the potential site/area is located immediately south of the Barwell SUE and masterplanning would see the employment element delivered to the immediate north. In the long term, and potentially post 2036, a successful new SUE employment site may need further expansion land. While this potential site/area is geographically well placed to meet this need, heritage issues would make this a challenging site to deliver, particularly if the demand here, as it is elsewhere, is for industrial and warehouse facilities. Thus, while further land may be needed in Barwell in the long term, and possibly in a later Local Plan, this does not appear to be the best location for this. Other, less constrained plots in the Ashby Road/Hinckley Road area could be considered, if and when this further land need arises. Not Recommended for Allocation
Availability, years	-



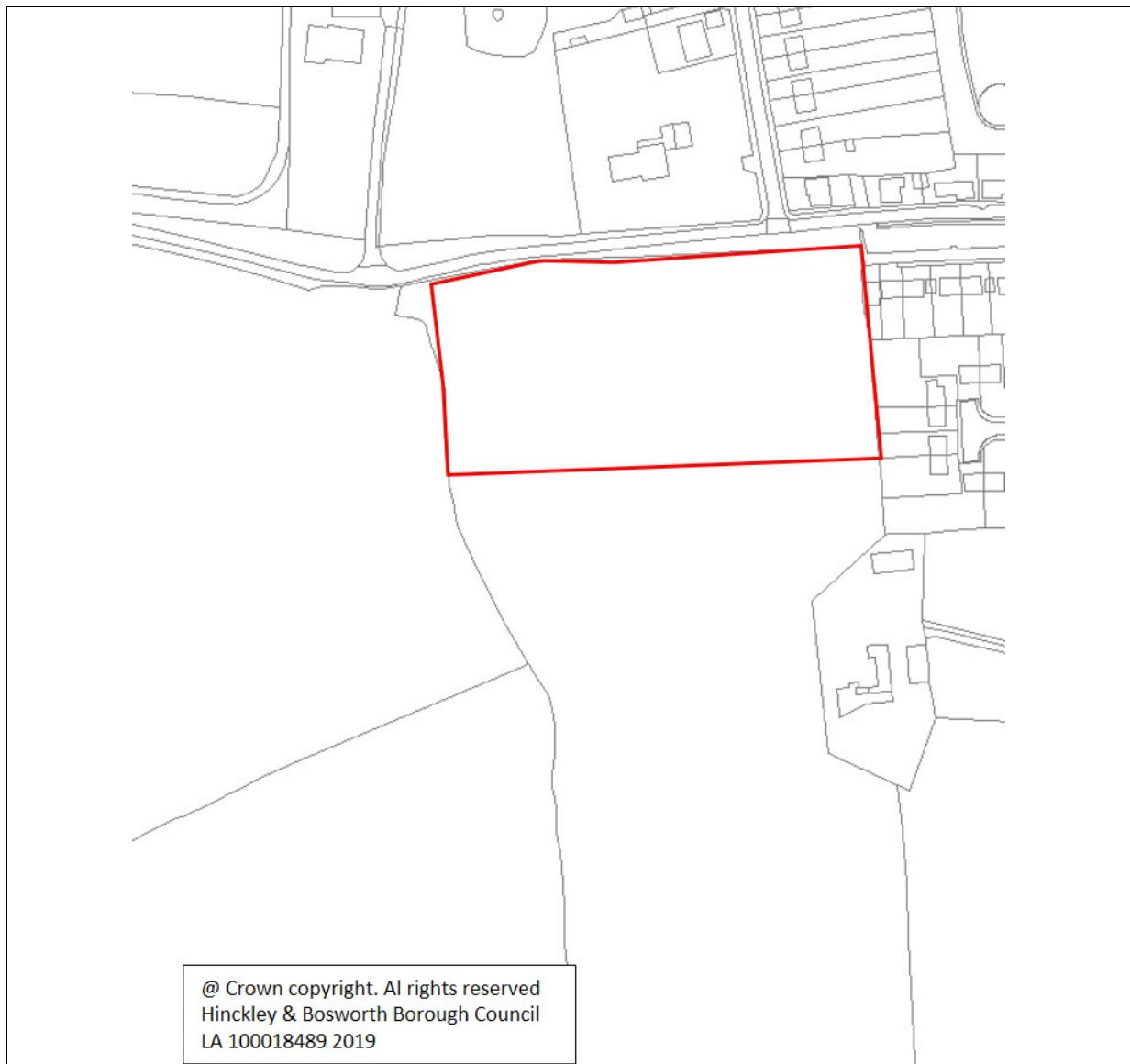
Name	Poplar Cottage, Markfield
Reference	AS672
Description	Two fields surrounding an existing house, accessed by a rural track, fronting the A511 close to the Copt Oak Roundabout
Size, ha	4.50
Current use	Agricultural, dwelling house
Market availability	Not available, no market interest recorded
Planning status	Identified as 'Countryside' in the Site Allocations DPD Minor residential consents
Proposal	Housing, Housing for Older People, Offices, Warehouses, Retail, Leisure
Implications of adjacent uses	Dwelling within the site, other fields provide buffering to nearby houses and farms
Access constraints	Current access is narrow track which links to Little Shaw Lane in the east and then onto the A511 dual carriageway. Significant investment would be needed before this arrangement could support traffic.
Access to wider strategic road/rail network	Site fronts, and has almost immediate access to, the A511 with Junction 22, M1 some 400 metres to the east.
Access to labour/urban area	Site would form part of the wider Bardon employment cluster, drawing labour from Coalville, Leicester via the A50 and locations further afield from the M1
Environmental constraints	The western field is within a Local Wildlife Site Mature trees and hedgerows on site. Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site is required.

Topographical constraints	Site slopes gently north to south.
Other constraints	Housing on the site
Serviced	No
Other information	-
Recommendation	<p>Potential site/area is strongly located close the M1 and links to the successful Bardon employment cluster, the focus of much of the recent development in Hinckley and Bosworth. In principle, this would be a strong location for further development of that cluster, with demand likely to be for larger B2/B8 units, comparable to those already delivered here or under development. However, three significant issues would need to be addressed before any allocation could be considered:</p> <ul style="list-style-type: none"> • Access arrangements are constrained and could not support significant employment use. Greater clarity on how the site/area could be accessed and opened up is thus needed • It would need to be agreed that the site/area constraints – heritage and partial Local Wildlife designation – do not prevent development • The most likely use at this motorway linked area would be larger logistics uses. However, developers would be seeking much more than 4.5 ha to deliver such uses on. A larger area of 10 ha or more would be desirable here and so if an allocation was pursued it would need to be explored if additional land could be assembled here. <p>For these reasons, AS672, is not recommended for allocation. It must also be noted that a larger, less constrained option has been put forward on the southern side of the A511 – LPR32: Cliffe Slade Farm, Little Shaw Lane, Markfield.</p> <p>Not Recommended for Allocation</p>
Availability, years	-



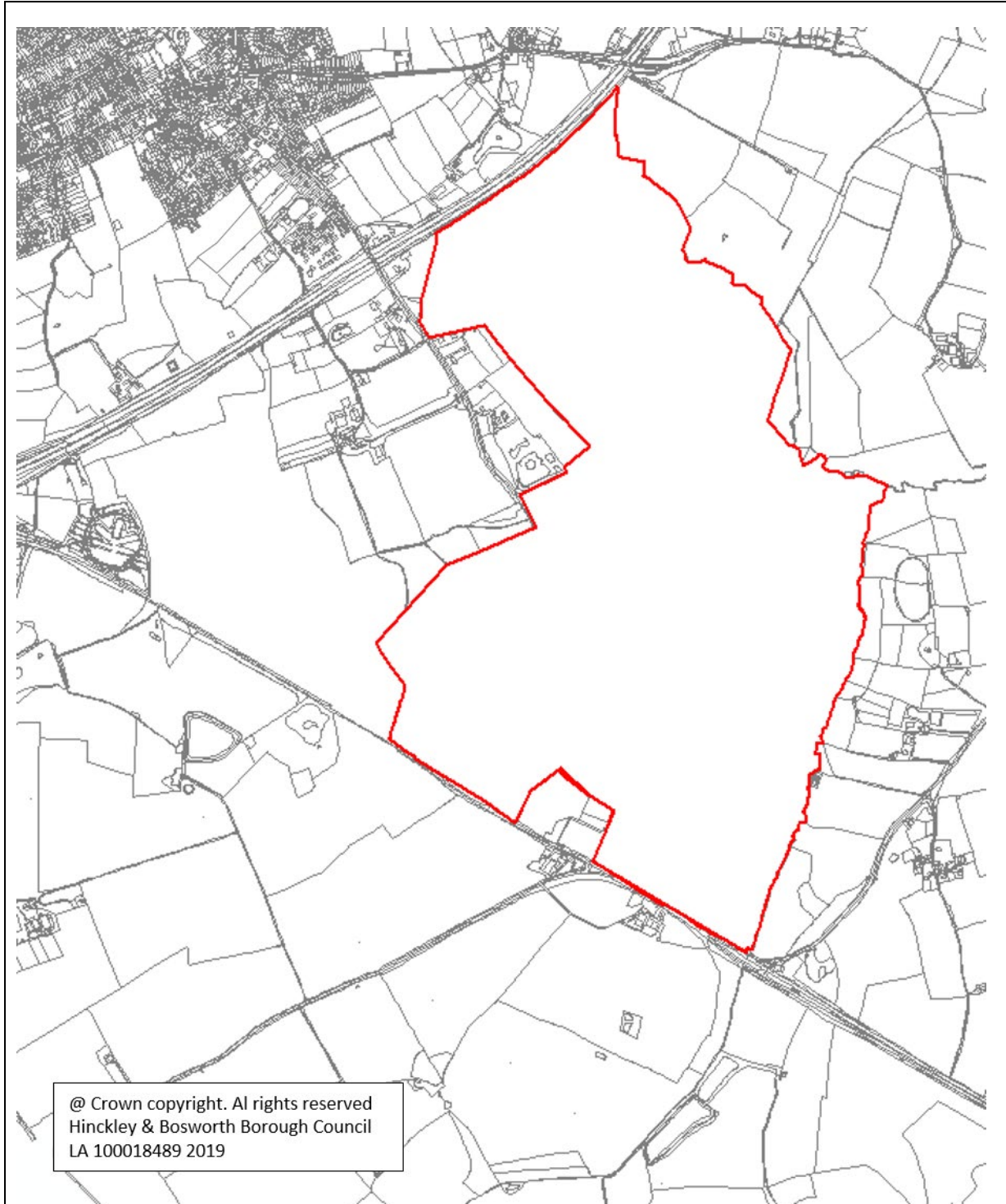
Name	Land at Wood Farm, Bardon, Stanton Under Bardon
Reference	LPR117
Description	Large linear group of fields, south of a large quarry and south east of the Mountpark Bardon II development
Size, ha	32.00
Current use	Agricultural
Market availability	Potentially available, high market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD Minor agricultural consents
Proposal	Warehouses, Industrial. Proposed for some 114,200 sqm
Implications of adjacent uses	Large quarry to the north, however this is well hidden and screened with little visual or noise impact on surrounding land. Development of Mountpark Bardon II would provide a direct link between this site and the wider Bardon employment cluster to the north.
Access constraints	Access would be onto the B585 West Lane, where infrastructure investment is currently underway
Access to wider strategic road/rail network	The B585 West Lane provides an unrestricted route west to the A511 and M1 Junction 22.
Access to labour/urban area	As with the rest of Bardon, labour would be drawn from Coalville and from the Leicester Conurbation which would access the site via the A50/A511 or M1
Environmental constraints	Trees on site Ponds on site Electricity substation to the east, six power line routes pass across the south and centre of the site
Topographical constraints	Some levels changes – highest ground adjacent to northern boundary.

Other constraints	Farm on site
Serviced	No
Other information	-
Recommendation	<p>In principle, the site represents a strong candidate for inclusion. Located close to Bardon, the focus for development in the Borough and proposed for larger B2/B8 uses it would continue the momentum of development commenced by the Mountpark I and II schemes, to the north. Further ongoing demand for such uses is reported here. The site is large enough and of a regular shape which could support a new group of strategic scale B2/B8 employment units. However, the site is constrained with six power line routes passing across a large proportion of the developable land. Redirecting these would add significant costs to any scheme and impact on viability. Before any allocation was considered, the site owners/agents would need to demonstrate that this constraint could be viably mitigated.</p> <p>Site constrained – Barriers to deliverability, likely unsuitable as allocation</p>
Availability, years	-



Name	Land at Wood Lane, Higham on the Hill
Reference	LPR118
Description	Flat field on the western edge of Higham on the Hill, adjacent to housing
Size, ha	1.61
Current use	Agricultural
Market availability	Potentially available, high market interest reported. The site is the subject of advanced discussions between the landowner and a development partner.
Planning status	Identified as 'Countryside' in the Site Allocations DPD
Proposal	Housing, Housing for Older People, Offices, Retail, Leisure, Open Space, Self-Build Plots
Implications of adjacent uses	Site overlooked by existing housing to the east, appropriate mitigation will need to be provided
Access constraints	-
Access to wider strategic road/rail network	Wood Lane provides a direct link to the A5 around 1 km to the south west.
Access to labour/urban area	The above provides a relatively rapid link to Nuneaton and Hinckley town
Environmental constraints	-

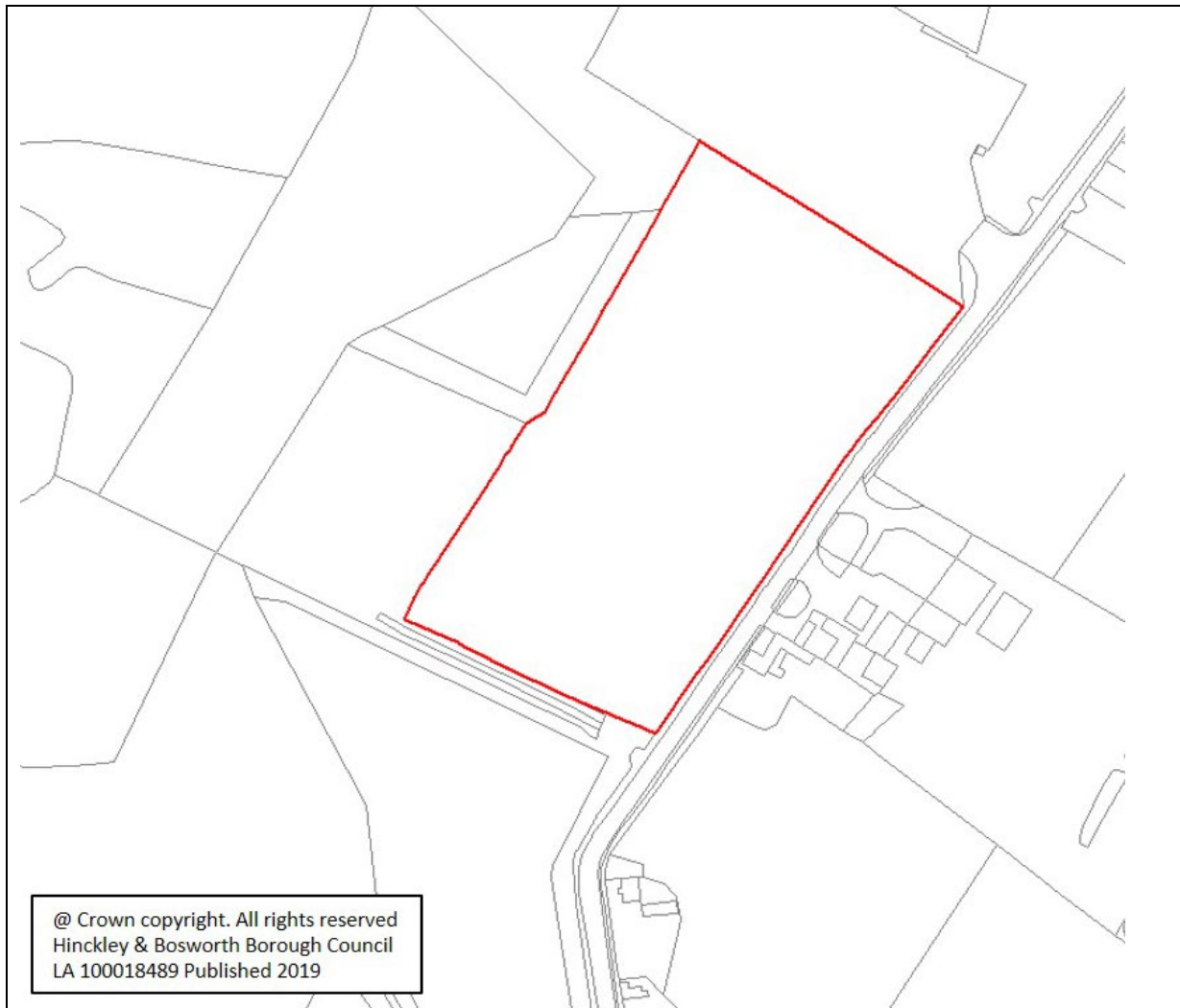
Topographical constraints	The site is relatively level and slopes gently north to south
Other constraints	-
Serviced	No
Other information	Although the emphasis of the Expression of Interest is on housing, it is also indicated that <i>"The landowner would welcome the opportunity to discuss the vision for the site with the Council and how a residential-led mixed-use development can help meet the housing, employment and open space needs arising within the Borough."</i>
Recommendation	An unconstrained potential site/area with identified developer interest, although that interest may be for housing rather than employment uses. Higham on the Hill is already served by an existing successful local industrial estate (Employment Area HIG10: Industrial Estate, West of Station Road, Higham on the Hill) which has some available property although limited scope for further expansion. Stakeholders do not report urgent needs for more space here. Finally, although the A5 is comparatively close a small B-Class development in this rural location would not easily link to the A5 Corridor. For these reasons a B-Class element to any scheme here, while possibly useful, is not recommended as a policy priority. Not Recommended for Allocation
Availability, years	-



Name	Land South of the M69, Burbage (Soar Brook Village)
Reference	LPR16
Description	Large area of agricultural land in an 'L' shape extending from the M69 to the A5, wrapping round the existing Hinckley Park development.
Size, ha	240 gross. Indicative land take is 100 ha of residential; 8ha for secondary school; 4 ha for primary schools; 12 ha of employment / mixed use land of up to 50,000 sqm of floorspace (on the A5 frontage); a 10 ha park; 15 ha of new sports pitches; 80 ha of public open space
Current use	Agricultural
Market availability	Potentially available, high market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD

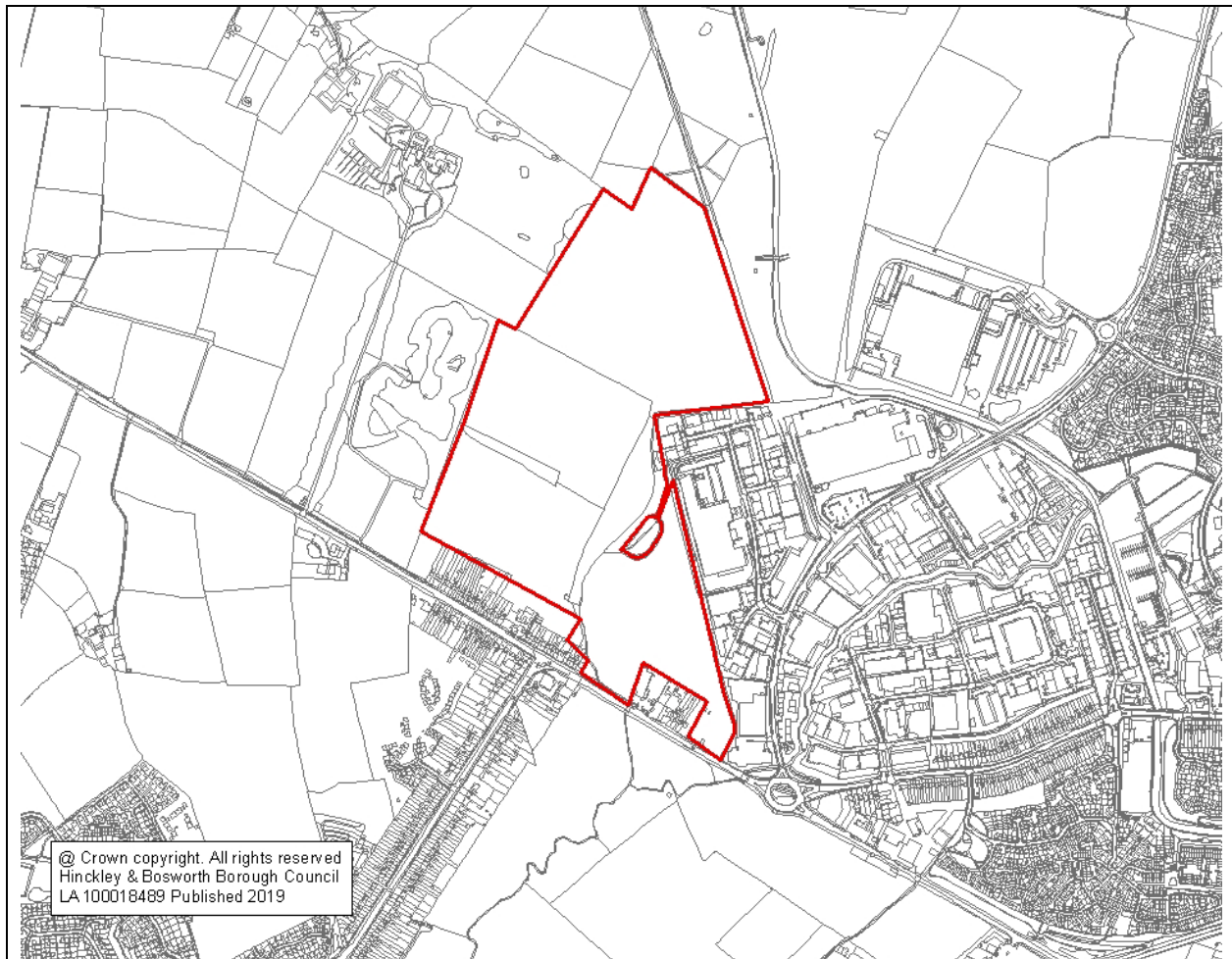
Proposal	Housing, Offices, Retail, Leisure, Open Space, Self-build plots, Other
Implications of adjacent uses	Mostly surrounded by countryside, with Hinckley Park development close by. The settlement of Aston Flamville to the north of the site is covered by a conservation area, as is Wigston Parva to the south-east. Any impacts on these locations would likely be in the form of increased traffic impacts, and these issues would need to be considered further.
Access constraints	It is assumed the main access to the site would be the A5. A new employment area plus over 3,000 new dwellings would clearly add significant traffic to this road and appropriate pre-consultation with the Highways Authority and off-site investment would be required.
Access to wider strategic road/rail network	Site fronts the A5, around 2 km south east of Junction 1, M69. The B578 Lutterworth Road also gives access through Burbage to Hinckley Town Centre and the rail station, as would Rugby Road from the M69 Junction
Access to labour/urban area	A large development here would draw labour from nearby Hinckley/Burbage, Nuneaton and likely Coventry via the M69 and A5 Corridors
Environmental constraints	<ul style="list-style-type: none"> • There is an existing woodland copse, which would be maintained in current plans • Soar Brook runs through the middle of the site. Soar Brook is classed as Flood Zone 3. • Existing watercourses may need to be retained or diverted • There are some five Local Wildlife Sites on the site • Leicestershire County Council Archaeology highlighted Smockington historic settlement core at the southern edge of area, amongst a variety of other archaeological remains on site. LCC also highlighted that Watling Street, a Roman road, runs along the southern boundary. LCC deemed the site to be of medium risk of heritage potential, therefore likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended. • Leicestershire County Council Ecology stated that the site has grasslands meeting local wildlife site criteria throughout. There are potential grasslands, streams, woodland hedges, trees/parkland and lakes/ponds which may provide BAP habitats. • A full ecology survey is required; likely that some development will be acceptable, but some areas will need to be retained/enhanced. LCC summary; 'Part reject, part needs further survey before making decision'
Topographical constraints	<ul style="list-style-type: none"> • The site is undulating and slopes towards the south east. • There are high voltage pylons and overhead lines running through the north west of the site which have buffer zones associated with them as recommended by the Health and Safety Executive. • Soar Brook runs through the site and the area surrounding the brook through the centre and along the eastern boundary of the site is within flood zones 2 and 3. The eastern part of the site also has a 50-75% chance of ground water flood risk.
Other constraints	-
Serviced	No
Other information	Submission by IM properties, developers of adjacent Hinckley Park
Recommendation	Proposals would see some 12 ha of new employment land delivered as an effective extension to Hinckley Park, with A5 frontage. Hinckley Park, key elements of which are under construction and understood to be enjoying good demand. Further development here would be supported by the market and likely to come forward for comparable B1/B2/B8 uses to those at Hinckley Park. As an individual use this would be recommended as an option to meet the Borough's needs.

	<p>However, the employment land is put forward as one small element of the wider Soar Brook Village, a major new settlement in a rural area, on land with a variety of constraints. The Council would need to agree all aspects of this proposal or agree with the owners for an allocation of the B-Class uses only for it to be an acceptable allocation.</p> <p>Consider in the Local Plan– High Priority (but only if the employment element can be separated from the wider scheme)</p>
Availability, years	15+



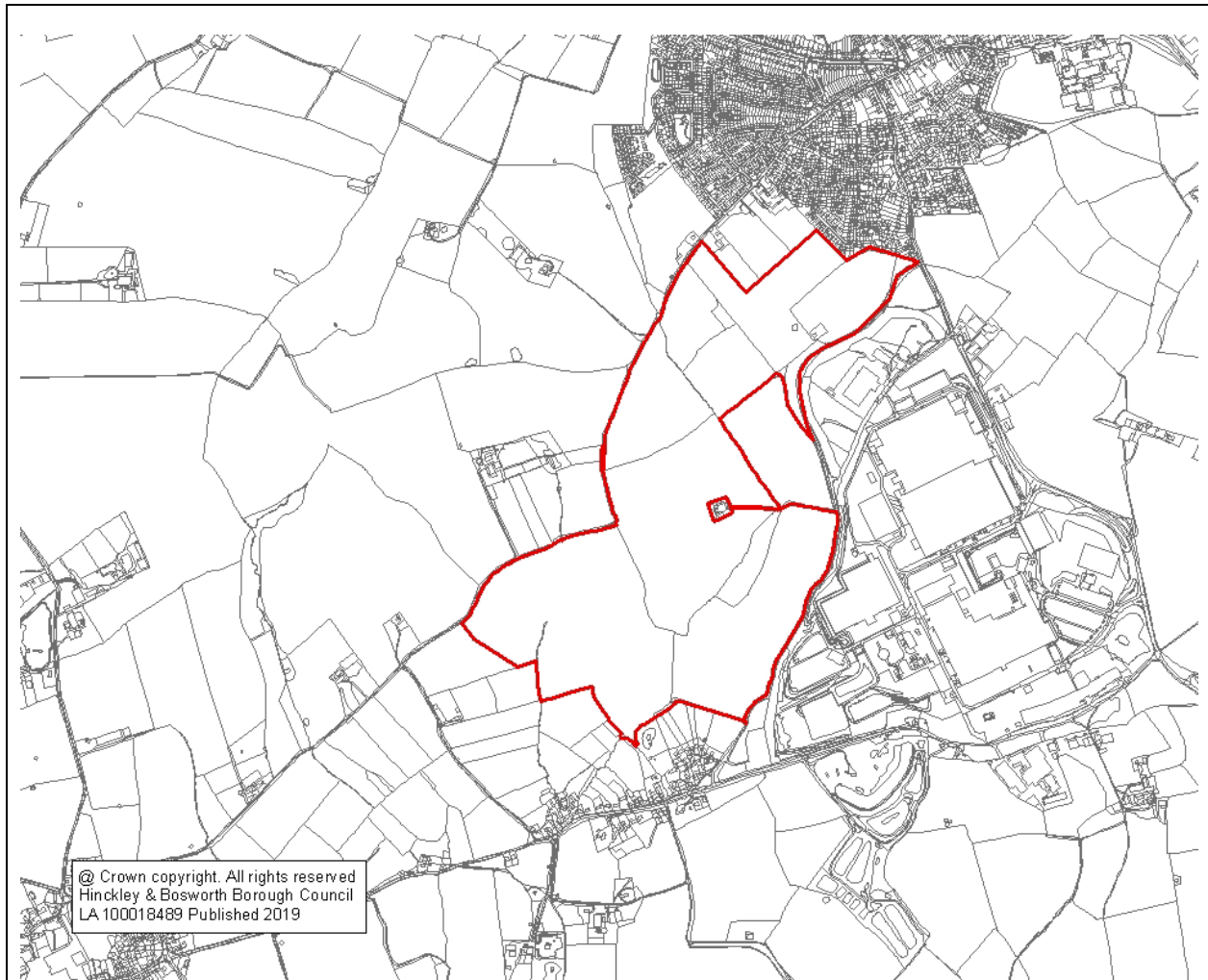
Name	Land South of CJ Upton & Sons (Upton Steel), 21 Little Shaw Lane, Markfield
Reference	LPR19
Description	Field located just south of CJ Upton & Sons Upton Steel site, surrounded by the Billa Barra Local Nature Reserve. There is a quarry situated to the south east and the south west of the site. There is also a mine to the north of the site.
Size, ha	1.10
Current use	Agricultural
Market availability	Potentially available, no market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD Site bounded by Natural and Semi-Natural Open Space and a Local Wildlife Site (MAR31) Planning history: 18/00658/HYB: "Hybrid planning application comprising outline permission (access, scale and landscaping) for the erection of up to 5000 sqm of B8 storage and full permission for extension to existing manufacturing unit (B2/B8) with associated access, landscaping and drainage works" by CJ Upton & Sons. The applicant is primarily seeking expansion space for its own business.
Proposal	Warehouses
Implications of adjacent uses	Surrounded by a Local Nature Reserve, the ecological and environmental issues of this have been considered in detail in the submissions associated with the planning application
Access constraints	-
Access to wider strategic road/rail network	The site is situated just off Stanton Lane, which joins the A511 and then to the M1 at Junction 22

Access to labour/urban area	Settlements in the immediate vicinity are small, and labour is likely to be drawn in from Leicester up the A50 and M1.
Environmental constraints	<ul style="list-style-type: none"> • Regard will need to be had to the woodland perimeter and the adjacent nature reserve • Hedgerows and paddocks present on site. • History landfill site situated in bottom west part of site. Leicestershire County Council Archaeology has deemed the site to have low risk of heritage potential, therefore a limited archaeology potential of local importance. Subject to the scale and character of development, a proposal may require conditioned archaeological mitigation. • Leicestershire County Council Ecology recommends further survey/consultation before decision, as possibly species rich. Adjacent to local nature reserve, and likely to contain protected species.
Topographical constraints	Relatively flat site, with a slight slope to the south.
Other constraints	-
Serviced	Yes
Other information	-
Recommendation	Expression of Interest is submitted to support the existing submitted planning application to provide expansion space for the adjoining business. The matter can thus be best decided via that planning application. If approved, and delivered, the new space would need to be recognised in the Local Plan. CJ Upton & Sons indicate that, if consented they would look to develop the site within 18 months, consolidating wider business operation onto the enlarged site. Not Recommended for Allocation
Availability, years	-



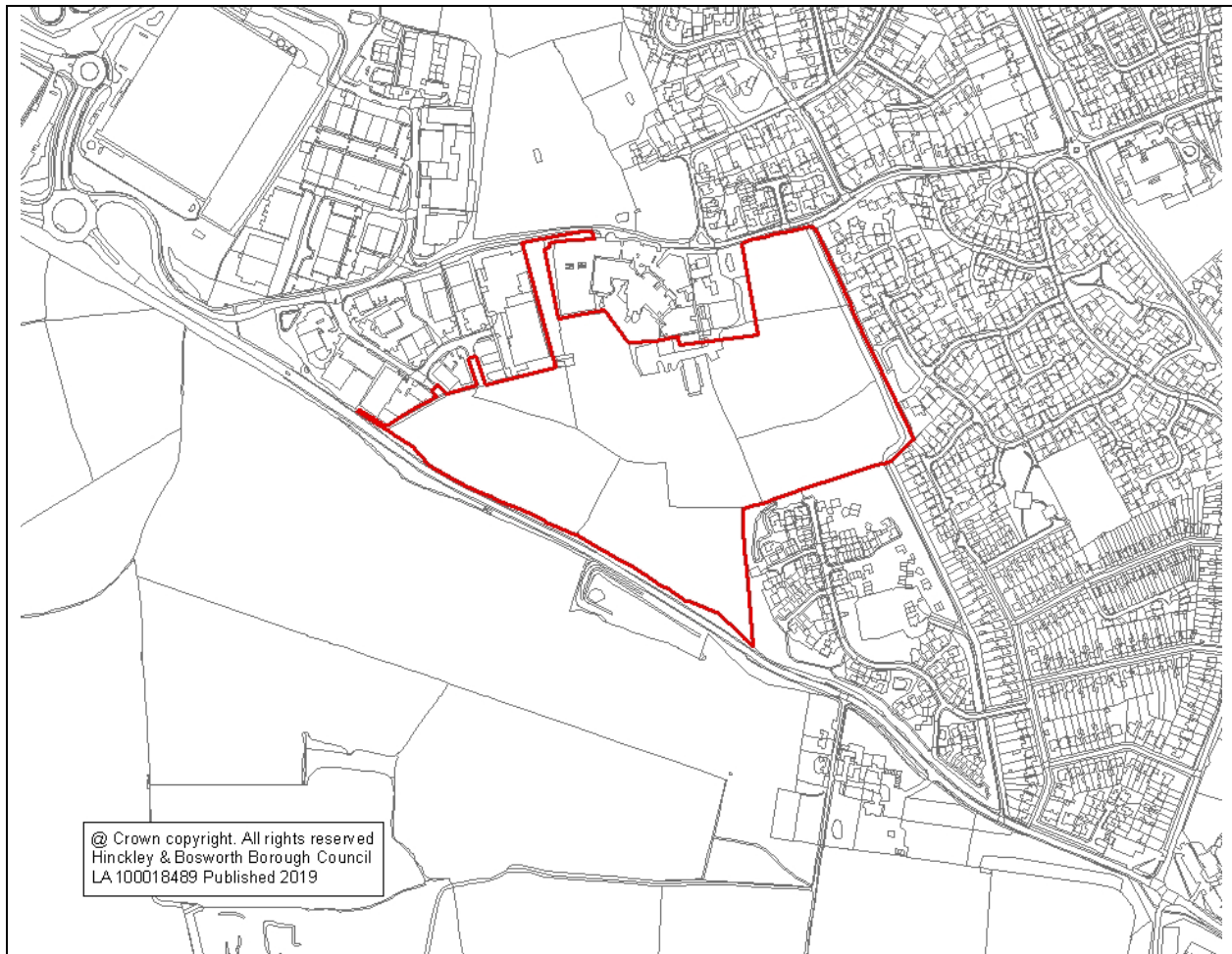
Name	Land at Wapping and Harrow Farm, Watling Street (A5)
Reference	LPR22
Description	Agricultural land surrounding Dodwells Bridge Industrial Estate and adjoining the wider A47/A5 employment cluster, with a foodstore and housing on the A5 frontage to the south.
Size, ha	65.90
Current use	Agricultural
Market availability	Potentially available, high market interest reported Site under developer control – Wilson Bowden The total floor area of the proposed development is 170,000 - 190,000 sqm dependent on end occupiers. The site can accommodate a variety of unit sizes and specifications, from 900 sqm up to 28,000 sqm.
Planning status	Identified as 'Countryside' in the Site Allocations DPD There is a small section of land within the southern part of the site, fronting onto the A5, which falls within the boundary of Nuneaton and Bedworth Borough
Proposal	Offices and Warehouses
Implications of adjacent uses	Key adjoining use is industrial. There is some housing to the south which would require an appropriate buffer zone Ashby Canal Conservation Area is located approximately 60 metres to the north east of the site, at the nearest point.
Access constraints	-
Access to wider strategic road/rail network	The site is located off the A5 which provides access to the M69 to the east, 2.7 miles from the site. The A47 is 0.2 miles from the site. The A47 also provides access to the M1 further east.
Access to labour/urban area	Given the sites vicinity labour is most likely to be drawn from Hinckley and Nuneaton via the A47 and the A5.
Environmental constraints	<ul style="list-style-type: none"> A mature woodland belt extends from the western boundary towards the centre of the site.

	<ul style="list-style-type: none"> • Other trees on site • Watercourse runs through site to the Ashby Canal to the north • Standing water and/or wetland habitats are also found on the site • Leicestershire County Council Archaeology highlighted that there are known archaeological remains within the vicinity of the site, and therefore medium risk of heritage potential. LCC stated that this means the site is likely to require appropriate mitigation secured by condition upon any future planning permission. Predetermination evaluation by desk-based and appropriate field assessment recommended. • Leicestershire County Council Ecology have stated that the site may contain protected species, and further surveys/consultation may be required. LCC summary ok with mitigation. • Site visit showed mature trees and hedgerows, eight fields all with hedgerows to all sides.
Topographical constraints	<ul style="list-style-type: none"> • Relatively flat land. • Overhead powerlines going west to east • Below ground infrastructure such as gas pipelines • Some land on site still being farmed • Small spinney in the centre of the site, with the canal situated to the east.
Other constraints	Potential historic contamination may be present on site and adjacent to site and further investigation would be required.
Serviced	Yes
Other information	-
Recommendation	<p>The potential site/area is constrained although with nearly 66 ha proposed it is hoped that a deliverable development plot of reasonable size can still be provided for, net of any areas rendered undevelopable by site issues. In market terms the site/area represents a good, expansion option for the established employment cluster of the A47/A5 junction and Sketchley. In considering this it is important to remember the absence of employment development areas in Hinckley town, with the nearest options being the smaller units proposed at Hinckley Park, which may only be offered for design and build. This is against the strong demand for industrial space in the area, noted by stakeholders, and the lack of supply in most existing employment areas, including adjoining Dodwells Bridge Industrial Estate. The potential site/area is under developer control and that developer has indicated they would act quickly to deliver premises. Additionally, while the emphasis of development is likely to be on larger B2/B8 options, the developer has indicated they would also look at providing smaller B1/B2/B8 options down to around 900 sqm, to meet local needs, subject to demand. The indicative masterplan, provided with the Expression of Interest, suggests nine such units could be provided. Apart from Hinckley Park, no current employment area is likely to provide smaller units. For these reasons it is recommended that this site be considered as a Local Plan allocation, for a mix of B1/B2/B8 (mainly industrial and warehouse) uses.</p> <p>Consider in the Local Plan – High Priority</p>
Availability, years	10-15



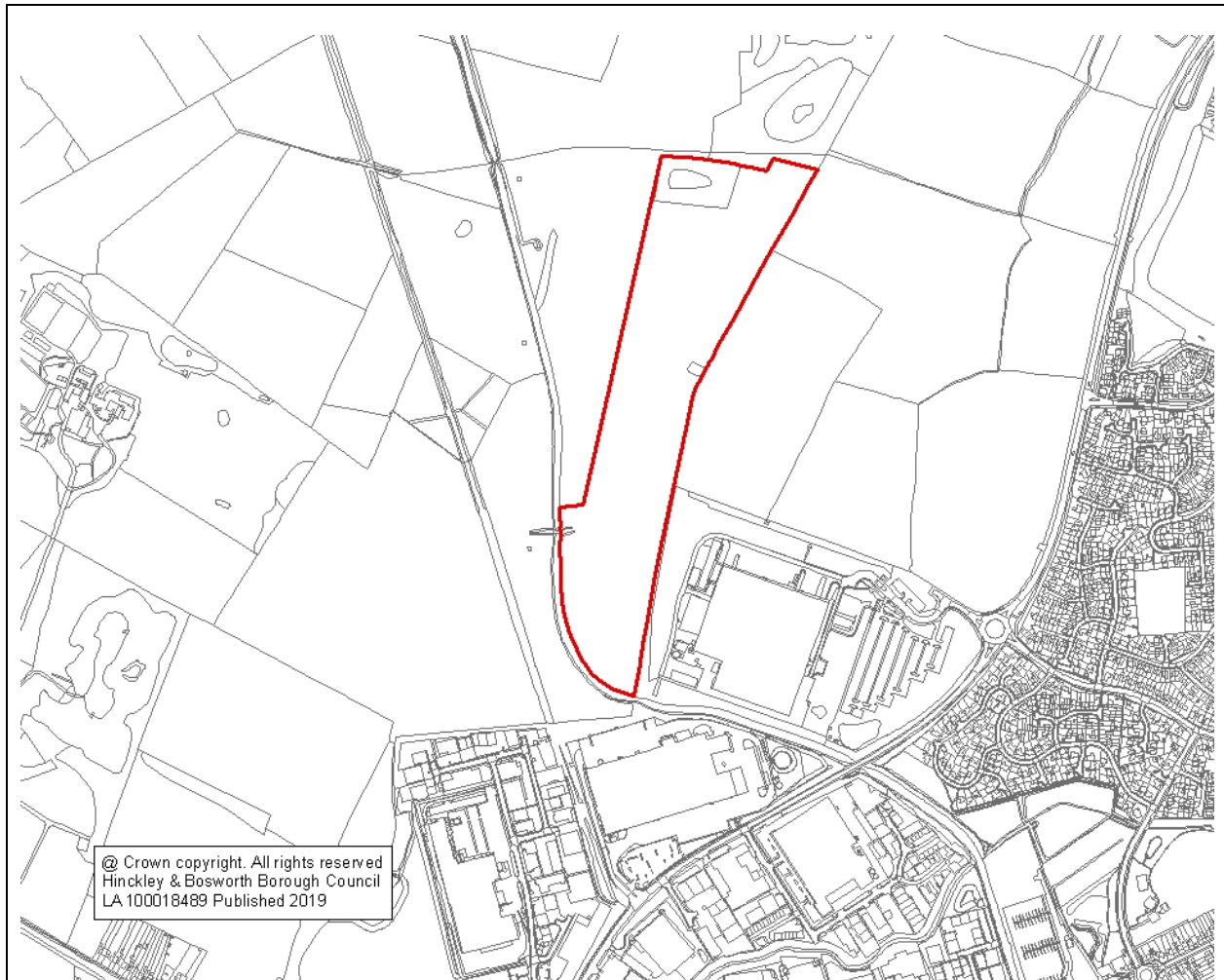
Name	West of Neovia Logistics/Caterpillar off Peckleton Lane, Desford
Reference	LPR24
Description	Large area of farmland, surrounding farm buildings, to the west of Neovia Logistics/Caterpillar. Site extends from the edge of Desford in the north east to Preckleton in the south west.
Size, ha	84.00
Current use	Agricultural
Market availability	Potentially available, high market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD
Proposal	Housing, Housing for Older People, Offices, Warehouses, Retail, Leisure, Other
Implications of adjacent uses	Major manufacturing/logistics facility to the east, although this is well screened from view.
Access constraints	Site is currently accessed by minor rural roads and tracks – Desford Lane and Kirkby Road – which cannot support significant traffic. Significant new infrastructure investment would thus be required.
Access to wider strategic road/rail network	Site is in a backland position north west of Caterpillar/Neovia, with difficult access down to Peckleton Common which gives access to the A47 around 1 km to the south, and from there east to Leicester and the M1, west to the A5 and M69.
Access to labour/urban area	Settlements in the immediate vicinity are small and labour is likely to be drawn from along the A47 from Leicester, in the east, and Hinckley/Barwell/East Shilton, to the west
Environmental constraints	<ul style="list-style-type: none"> • Area of woodland in the site • Some four Local Wildlife Sites fall into the area

	<ul style="list-style-type: none"> Leicestershire County Council Ecology stated that further surveys will be required, and existing ecological features will need to be buffered. Leicestershire County Council Archaeology stated that Peckleton historic core lies 130m to the south of the site, as well as other known archaeological remains on site and within the vicinity. Therefore, LCC determined the site is of medium heritage potential, and therefore will likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended
Topographical constraints	Site visit showed site is relatively flat. Electricity lines run across site; therefore more investigation may be required.
Other constraints	-
Serviced	No
Other information	-
Recommendation	Overall site/area far exceeds needs. While it partly borders the Caterpillar/Neovia site, no part of it links to the existing main road network and significant new road infrastructure would be required to a deliver a viable B-Class site/area here. Thus, while the site/area has some linkages to the wider Peckleton/Desford employment cluster, other sites put forward appear better placed to meet any further needs here. Not Recommended for Allocation
Availability, years	-



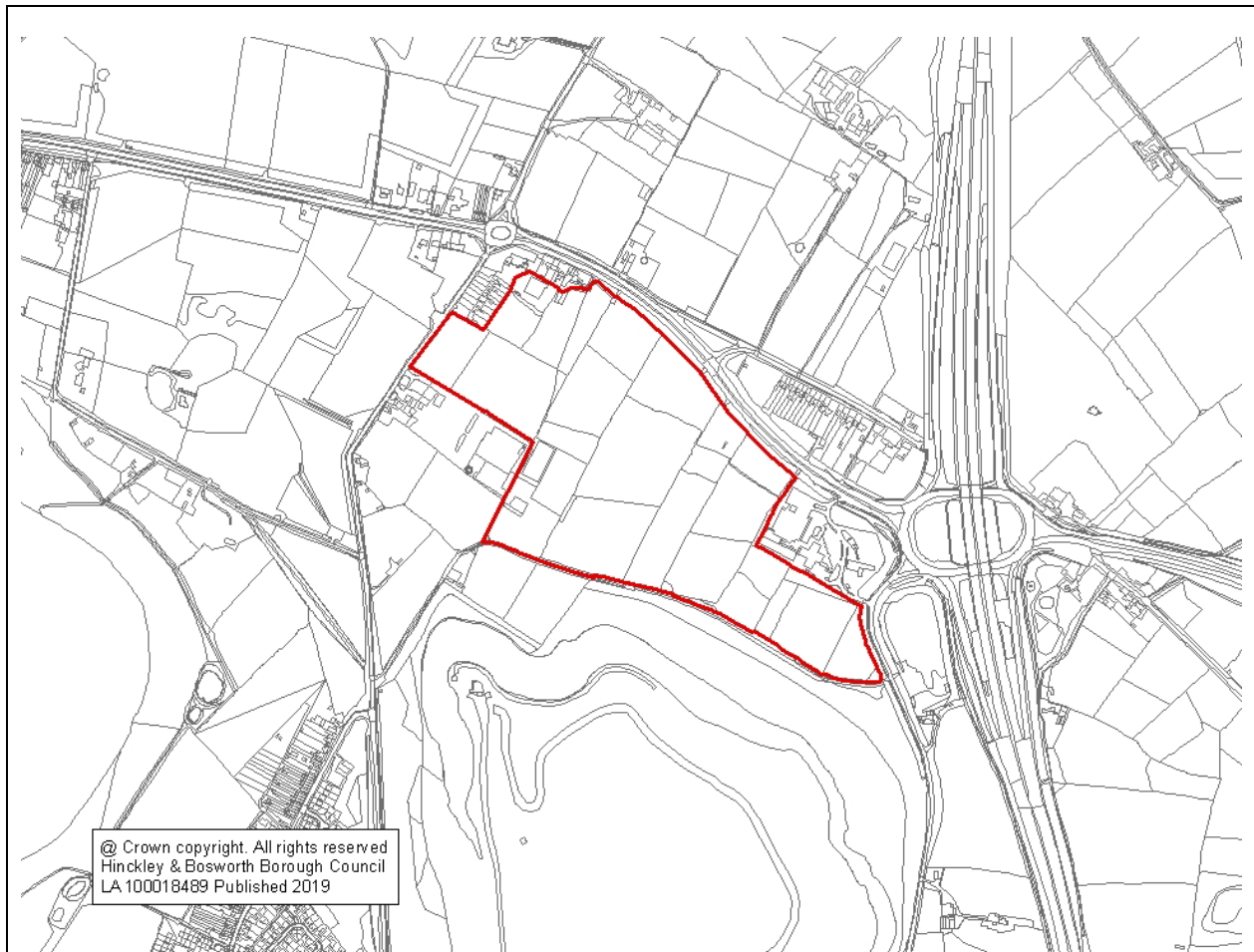
Name	Land off Sketchley Lane, Sketchley, Burbage
Reference	LPR26
Description	Irregularly shaped group of fields situated off the north side of the A5. The site adjoins Sketchley Meadows Industrial Estate to the north west along with Sketchley Grange Hotel and Spa and farm buildings. To the east is new build housing.
Size, ha	15.20 of which some 7.69 ha would be for employment, based on the current planning application
Current use	Agricultural
Market availability	Potentially available, high market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD Planning History: <ul style="list-style-type: none"> 19/00947/OUT: "Development comprising of up to 140 dwellings and extension of Sketchley Meadows Business Park for up to 30,000 sqm gross external floor space for Class B2 General Industrial/Class B8 Warehousing and Distribution use with associated means of access from Watling Drive and Sketchley Lane, associated internal estate roads, parking, landscaping, open space and sustainable drainage" Existing consent for agricultural building on site
Proposal	Housing, Offices
Implications of adjacent uses	Mix of industrial, leisure and residential uses adjoin the site. Any employment uses should link to Sketchley Meadows Industrial Estate in the north west. Indeed, options to link new development to the existing estate, linking new roads to Watling Drive, should be explored.
Access constraints	-
Access to wider strategic road/rail network	Located just off the A5, the site has easy access to the M69, east, and the A47, west. The M69 provides a route towards the M1, in a easterly direction.

Access to labour/urban area	Labour is likely to be drawn from Hinckley/Burbage, along the A5, and potentially, further out to Nuneaton.
Environmental constraints	<ul style="list-style-type: none"> Northern field area comprises a Local Wildlife site Trees on site Leicestershire County Council Archaeology has highlighted the site has known ridge and furrow in the northern half of the site. Watling Street, a Roman road, borders the southern edge of the area. LCC also highlighted that Sketchley historic settlement core lies to the immediate south. LCC deemed the site to have medium risk of heritage potential, and therefore is likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended. Leicestershire County Council Ecology has stated that the site has a historic designation for its grassland value. There is also the possibility of species-rich grassland and trees. A full ecology survey would be required. LCC summary; 'Part reject, needs further survey before making decision'.
Topographical constraints	The site slopes to the south west. There is an outer buffer zone for a gas transmission pipeline running along the southern boundary of the site and recommended by the Health and Safety Executive.
Other constraints	-
Serviced	No
Other information	-
Recommendation	<p>Site represents a strong expansion option for the established employment cluster of the A47/A5 junction and Sketchley. This reflects absence of employment areas in Hinckley town, the demand for more industrial sites and premises and the fact that most local employment areas are near or at capacity, including Sketchley Meadows Industrial Estate.</p> <p>The land is under developer control and that developer has submitted an Outline application which would see around half the land developed for B-Class B2/B8 uses, albeit probably larger units (although this remains to be agreed).</p> <p>For these reasons it is recommended that this site be considered as a Local Plan allocation, for a mix of B1/B2/B8 (mainly industrial and warehouse) uses</p> <p>Consider in the Local Plan– High Priority</p>
Availability, years	5-10



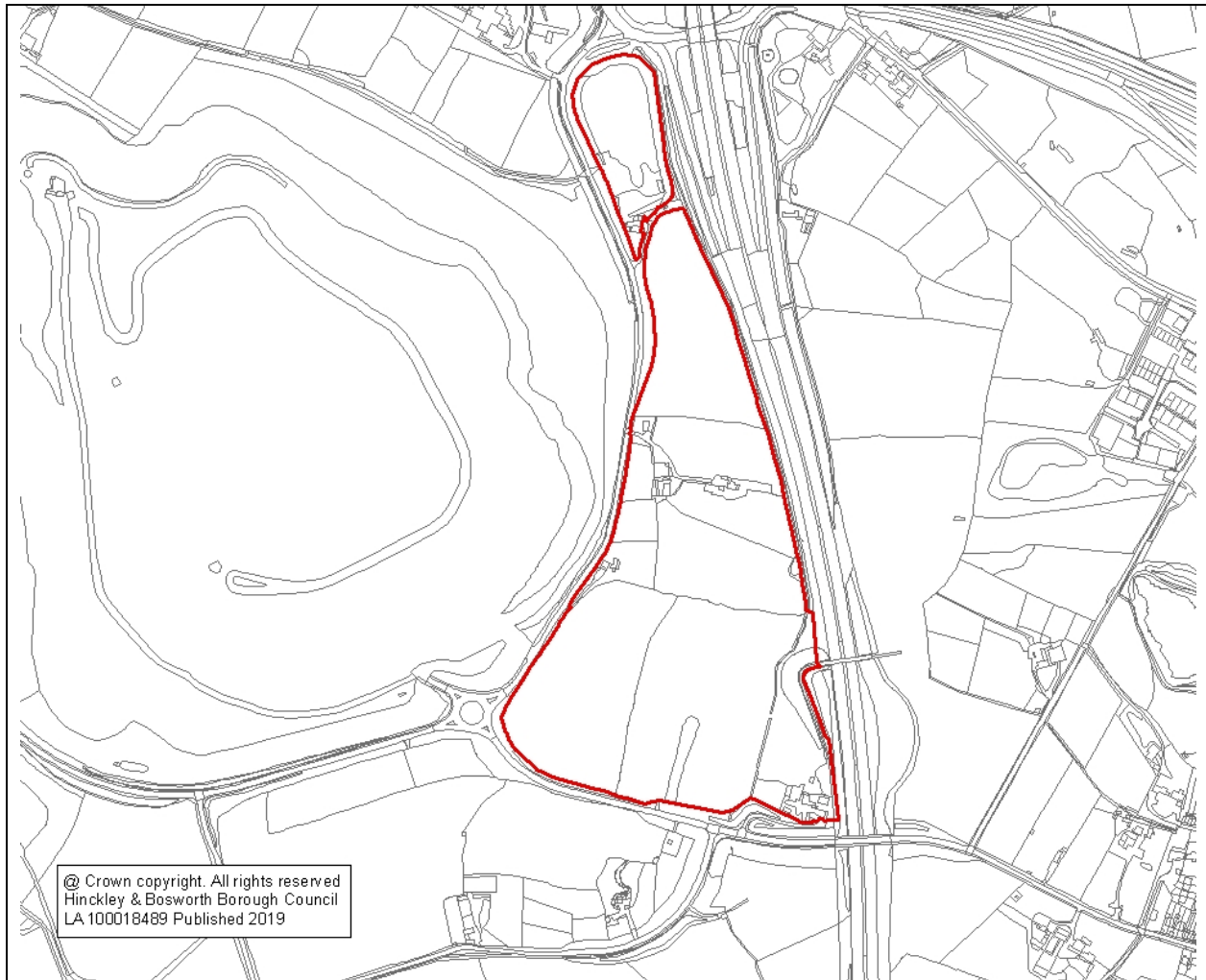
Name	Land West of Hinckley West
Reference	LPR31
Description	Linear site, extending north from a bend of the Ashby Canal, sitting to the rear of the Triumph Factory.
Size, ha	13.90
Current use	Agricultural
Market availability	Potentially available, high market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD
Proposal	Housing, Manufacturing/Industry expansion
Implications of adjacent uses	Site adjoins the Ashby de la Zouch Canal, a Conservation Area. Views from and access to the Canal will need to be protected.
Access constraints	Site is in the backlands, current access is via Triumph
Access to wider strategic road/rail network	The site is located off of the A47, with access to the A5 around a kilometre to the south. .
Access to labour/urban area	With the site being on the west side of Hinckley, it is most likely that labour being drawn to the site will be from the Hinckley and Nuneaton areas.
Environmental constraints	<ul style="list-style-type: none"> • Likely to contain protected species, further consultation required. • Adjacent to Ashby Canal conservation area. • Leicestershire County Council Archaeology highlighted there are no known archaeological remains on site, however there are several within the vicinity. Therefore the site is of medium risk of heritage potential, and is likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate

	<p>field assessment recommended.</p> <ul style="list-style-type: none"> Leicestershire County Council Ecology stated that further surveys are required, LCC recommendations summary; 'ok with mitigation'.
Topographical constraints	Relatively flat land, slight slope from south to north.
Other constraints	-
Serviced	No
Other information	-
Recommendation	<p>Employment element of the Expression of Interest is identified as being expansion land for Triumph. The company has growth aspirations, which cannot be met in its current site/premises and providing appropriate expansion land would encourage the business to grow and remain in Hinckley. Consideration of a further allocation here is thus recommended although further clarifications should first be sought from Triumph on the scale, nature and timescale of its needs.</p> <p>Consider in the Local Plan– High Priority</p>
Availability, years	5-10



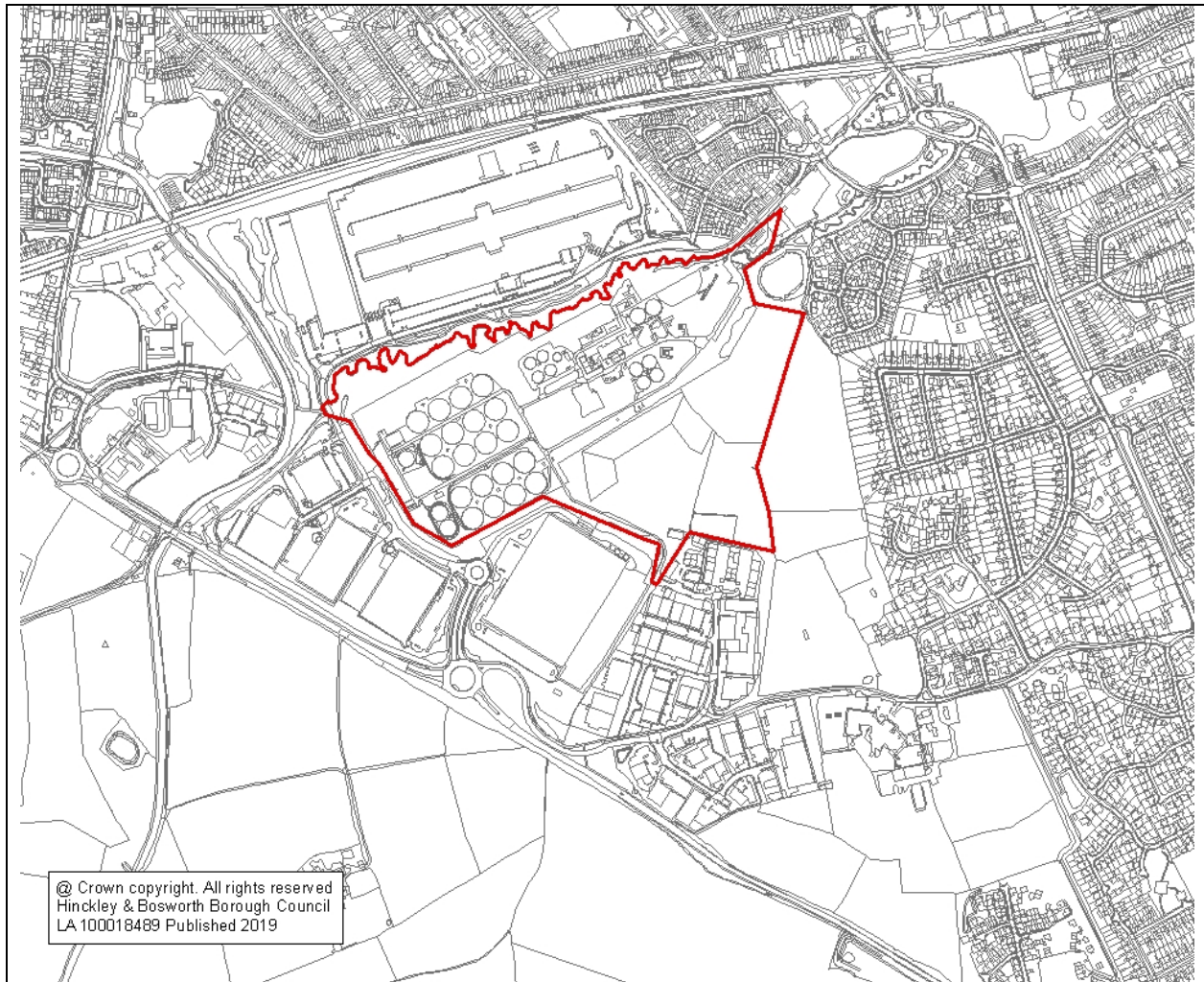
Name	Cliffe Slade Farm, Little Shaw Lane, Markfield
Reference	LPR32
Description	Large field area just off the west side roundabout at the M1 Junction 22 and A511 intersection, south of the A511 and adjoining a hotel, housing and farms/and equestrian centre
Size, ha	21.98
Current use	Equestrian/Agricultural
Market availability	Available, high market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD Various minor agricultural consents
Proposal	Warehouses, Other (lorry park and roadside facility)
Implications of adjacent uses	Equestrian Centre operations may be harmed by the loss of adjoining countryside, although it is unclear if they are not also one of the parties submitting the Expression of Interest
Access constraints	Vehicular and pedestrian access is proposed from Little Shaw Lane, Stanton Lane, and Cliffe Lane. The deliverability of all these access options would need to be confirmed.
Access to wider strategic road/rail network	Site would enjoy near direct links to Junction 22 of the M1 and the A50.
Access to labour/urban area	Labour coming from Leicester could easily access the site via the A50 and the M1. Access to the site via the A511 also could draw labour in from Coalville and Ibstock.
Environmental constraints	<ul style="list-style-type: none"> • Trees on site, would be largely retained under current plans • Footpaths cross the site • Four Local Wildlife Sites within the Area • Adjacent to SSSI and waste safeguarding management area. • Hedgerows, paddocks, barns used by equestrian centre.

	<ul style="list-style-type: none"> Leicestershire County Council Archaeology highlighted that there are no known archaeological remains in on the site, however Cliffe Hill Quarry borders the southern edge of the area. Therefore, the site is of medium risk of heritage potential, and is likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended. Leicestershire County Council Ecology stated that this site needs a full ecology survey, due to the site being species rich. LCC recommendation summary; 'part reject, needs further survey before making decision'.
Topographical constraints	Site is relatively flat, falling away slightly to north east.
Other constraints	Multiple ownership
Serviced	No
Other information	-
Recommendation	The proposal sits in a very strong location immediately off the M1, which would likely be very attractive to developers and occupiers. The proximity to the A511 means the potential site/area would link very well to the existing employment cluster of Bardon, a focus for developer activity and market interest. The proposal itself is for a large employment area which would, under the masterplan at least, would see the potential site/area deliver premises in a range of sizes, including smaller B1(c)/B2/B8 options which are identified as being in short supply. Thus, it is recommended that, subject to satisfactory access arrangements and addressing any ecological/heritage concerns, the potential site/area be considered further in the Local Plan for B1(c)/B2/B8 uses Consider in the Local Plan– High Priority (Local/Strategic)
Availability, years	10-15



Name	Land at Cliffe Lane, Markfield
Reference	LPR42
Description	Irregularly shaped area of woodland and a series of fields to the south west of M1, Junction 22 and east of a large quarry. There are several minor uses on the land including houses and a paintballing centre.
Size, ha	46.80
Current use	Agricultural, paintballing/woodland, house
Market availability	Potentially available, medium market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD
Proposal	Warehouses, Other (motorway Service Station)
Implications of adjacent uses	Adjacent quarry is well screened from view. Site is visible from the motorway.
Access constraints	-
Access to wider strategic road/rail network	Situated 0.4 miles from Junction 22 of the M1 and the A50. The M1 provides a route to the M69 and the A1 to the south.
Access to labour/urban area	Labour coming from Leicester could easily access the site via the A50 and the M1. Access to the site via the A511 also could draw labour in from Coalville and Ibstock.
Environmental constraints	<ul style="list-style-type: none"> • Adjacent to SSSI, and Active Mineral Extraction Site, Cliffe Hill Quarry 100m to the west. • Leicestershire County Council Archaeology deemed the site a medium risk of heritage potential and will likely require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field

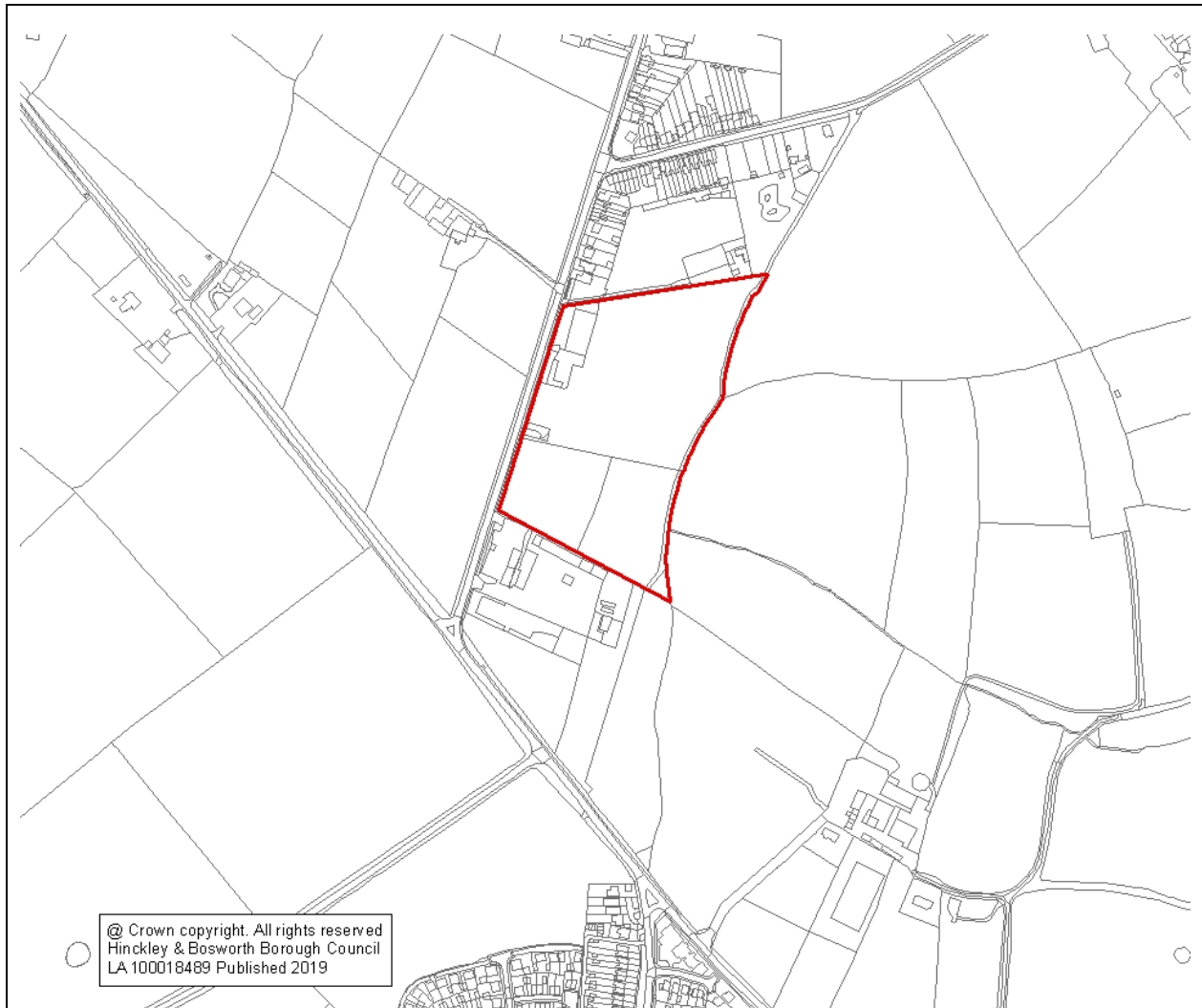
	<p>assessment recommended.</p> <ul style="list-style-type: none"> Leicestershire County Council Ecology highlighted that the site appears to be woodland, which would need a variety of surveys including Phase 1 Habitat Survey. LCC suggests rejecting Part A of this site. Hedgerows cross the site to demarcate the field system.
Topographical constraints	Site is relatively flat, falling away to the east
Other constraints	Multiple ownership Various dwellings on the site
Serviced	No
Other information	-
Recommendation	<p>Northern area (LPR42A) which, fronts junction 22, would suit uses such as services although this would be dependent on the acceptability of losing a large area of woodland cover and agreement on access arrangements. The larger southern area (LPR42B) is largely unconstrained and would support B-Class uses that need strong M1 access, although its triangular shape would put limits on the scale of what could be delivered here. In market terms, the potential site/area enjoys good proximity to the M1 and is adjacent to and visible from the motorway carriageway which would be attractive to operators who desire a prominent site. Conversely, the potential site/area does not relate as well to the A511 and the established employment cluster of Bardon, when compared to other options put forward such as LPR32: Cliffe Slade Farm, Little Shaw Lane, Markfield. It also lacks the direct Junction 22 access of potential site/area LPR95: Land at Cliffe Lane, Markfield</p> <p>Thus, while the site could be a useful B-Class allocation for the Borough, it would not necessarily be a priority over options on the A511 or LPR95, unless those options proved undeliverable.</p> <p>Consider in the Local Plan – Low Priority</p>
Availability, years	5-10



© Crown copyright. All rights reserved
Hinckley & Bosworth Borough Council
LA 100018489 Published 2019

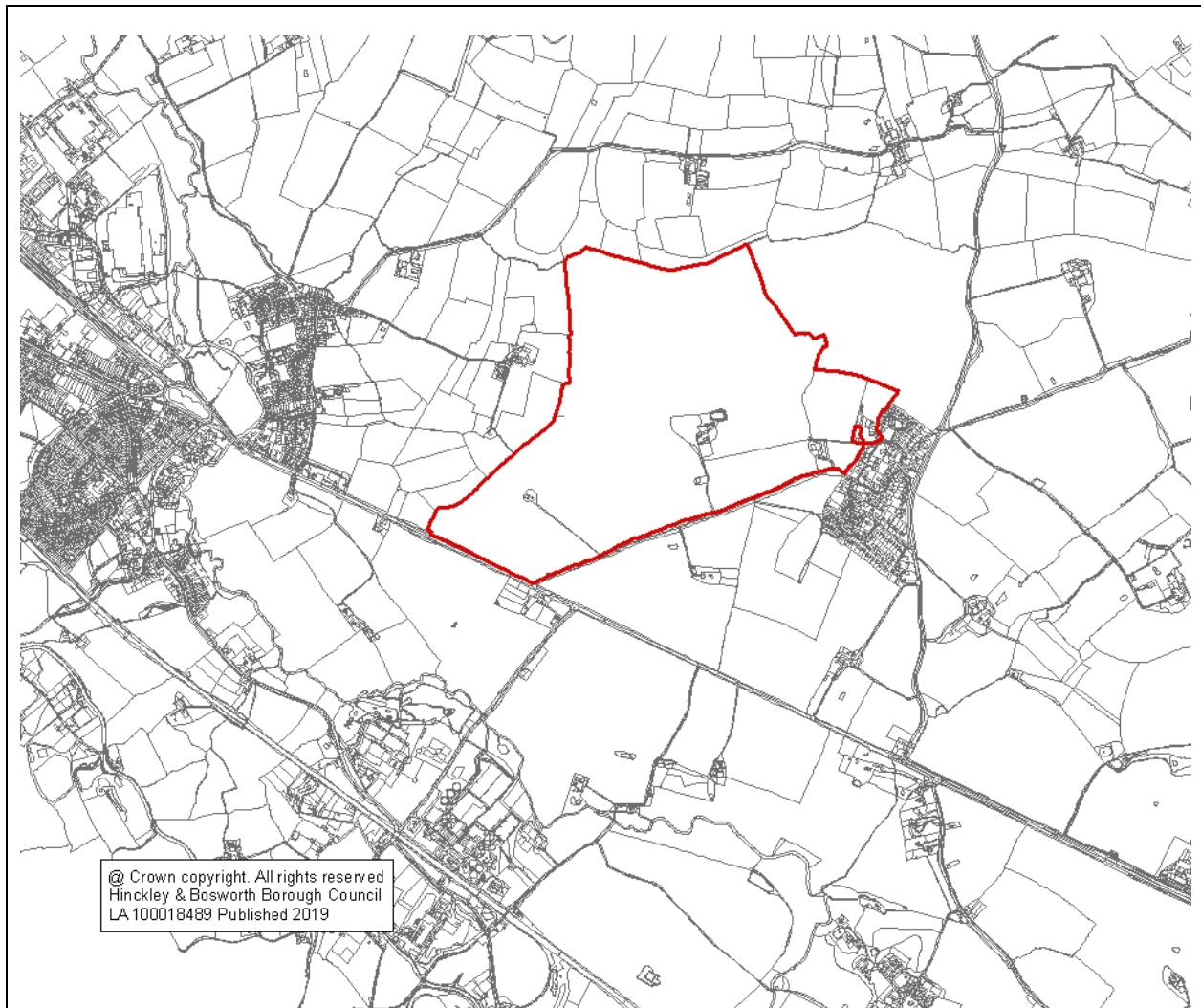
Name	Hinckley Sewage Treatment Works, Burbage
Reference	LPR44
Description	Large linier sewage treatment works, on an edge of settlement location, bounded by Hinckley Commercial Park to the south west and north, by housing to the north east and by woodland/scrubland to the south east.
Size, ha	26.60
Current use	Sewage treatment works and undeveloped land
Market availability	Not Stated
Planning status	Northern border follows Sketchley Brook and is designated 'Open Space, Sports and Recreation Facility with Planning Permission' in the Site Allocations DPD (Site: BUR08PP)
Proposal	Housing, Offices, Retail
Implications of adjacent uses	Site somewhat overlooked by the larger units of Hinckley Commercial Park, although there is good separation and buffering between the uses. Housing to the north east, but again there is good separation between uses.
Access constraints	Current access is through housing on Brookfield Road, but creating an access south to Logix Road and the A5 would be straightforward
Access to wider strategic road/rail network	As above, a link to Logix Road would give direct access to the A5. Present access on Brookfield Road gives access to Rugby Road and then to Hinckley Rail Station within a Kilometre
Access to labour/urban area	As the site is located within Hinckley/Burbage, it is likely labour will come from the Hinckley area.
Environmental constraints	<ul style="list-style-type: none"> Site is a water treatment works, significant remediation will be required on the land

	<ul style="list-style-type: none"> • Potential loss of open space on the Brookfield Trail and at Sketchley Meadows • Sketchley Brook and land running through the centre of the site is a flood risk area, Flood Zone 2 • Leicestershire County Council Archaeology state that there is possible bronze age /iron age cremation north of the area. Medieval/post-medieval field walked finds from immediately north of the area. Also a ridge and furrow along the eastern boundary. There us a medium risk of heritage potential on the site. • Leicestershire County Council Ecology state that the site has possible species rich grassland, woodland and ponds and further surveys would be required before making a decision on development, however part of the site would be ok with mitigation. • Trees and hedgerows present surrounding the site
Topographical constraints	The site is relatively flat although slopes up slightly towards the south east of the site. There are also telegraph poles running through the site
Other constraints	PROW/Cycle path through Sketchley Meadows.
Serviced	No
Other information	-
Recommendation	<p>Land is located next to Hinckley Commercial Park and would make a logical third phase of an established and successful development. Demand for further industrial and warehouse premises is noted albeit with the most urgent needs being for units smaller than at Hinckley Commercial Park</p> <p>An allocation here would also help reflect the absence of employment areas in Hinckley town, the demand for more industrial sites and premises and the fact that most local employment areas are near or at capacity, including Sketchley Meadows Industrial Estate. It would also allow the reuse of one of the largest brownfield development areas remaining in Hinckley.</p> <p>It is assumed any scheme here would need to be mixed use to generate enough value to overcome to costs of remediating the sewage works site. However, with 26.60 ha available sufficient land should remain to provide a reasonable employment site, logically in the south of the site, close to existing employment, to meet local needs. Subject to addressing the other constraints noted, further consideration of an allocation here is recommended.</p> <p>Consider in the Local Plan – High Priority</p>
Availability, years	15+



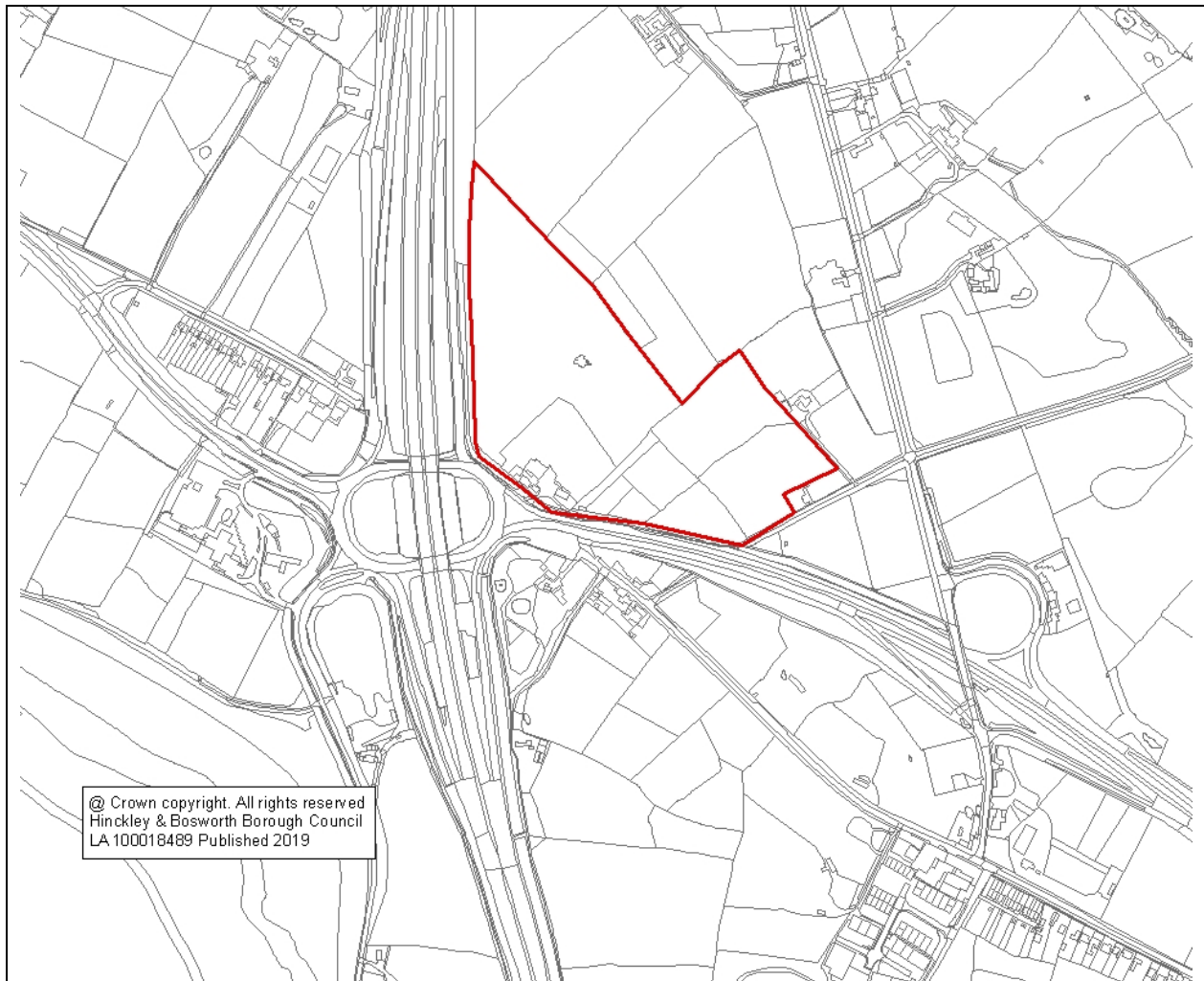
Name	Stables, East Side, Bagworth Road, Newbold Verdon
Reference	LPR67
Description	Several fields surrounding a stable block and associated equestrian infrastructure, north of a Sawmill
Size, ha	4.00 (approximately)
Current use	Equestrian
Market availability	Available, no interest
Planning status	Identified as 'Countryside' in the Site Allocations DPD Employment Area NEW27: Verdon Sawmills, Newbold Heath to the south
Proposal	Housing, Housing for Old People, Warehouses
Implications of adjacent uses	Adjacent use is low quality sawmill which will generate noise, dust, etc. Uses sensitive to such impacts would thus not be appropriate. Housing to the north would also need to be screened
Access constraints	-
Access to wider strategic road/rail network	Rural site, quite distant from strategic roads. A447 route between Hinckley and M42 is some 4 km to the north west. A47 route between Hinckley and Leicester is some 6 km to the south east.
Access to labour/urban area	Rural, small scale site, likely to have modest labour needs, drawn from surrounding rural settlements extending out to Barwell and Earl Shilton to the south west.
Environmental constraints	<ul style="list-style-type: none"> • Site visit showed hedgerows and trees around the perimeter of site. • Site visit also showed potentially used agricultural land,

	<p>and/or horse grazing/paddock.</p> <ul style="list-style-type: none"> Leicestershire County Council Archaeology stated that there are no known recorded archaeological remains on site, however small traces of ridge and furrow in northern half of site, and to both the east and west. Therefore LCC have deemed the site to be of medium heritage risk, and will likely require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended Leicestershire County Council Ecology have stated that there is potentially protected species on site, and possible species rich grassland, hedges and trees. Therefore LCC have determined that the site would need further survey work before any decision is made
Topographical constraints	Site visit highlighted a slight slope downwards to the south, towards Newbold Verdon
Other constraints	-
Serviced	No
Other information	-
Recommendation	<p>Rural area, on reasonable B-Roads but comparatively isolated in the Borough Context. This would represent a sizable new allocation in the Newbold Verdon area, independent of existing businesses. Demand analysis does not suggest a strong need for an allocation of this size in this rural area. The location may also not be desirable to warehouse operators to whom accessibility to the strategic road network would be important. While it could meet the future growth needs of Verdon Sawmills to the south, there is no evidence that this is required, in part or as a whole. Unless the company indicates otherwise this potential site/area is not recommended for allocation for B-Class uses.</p> <p>Not Recommended for Allocation</p>
Availability, years	-



Name	Drayton Grange Farm, Fenny Drayton
Reference	LPR88
Description	Large area of farmland located off Drayton Lane which is connected to the A5 to the south. Village of Fenny Drayton is to the east. Witherley and Atherstone to the West.
Size, ha	133.00
Current use	Agricultural
Market availability	Potentially available, medium market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD Several minor agricultural and residential consents
Proposal	Housing, Warehouses
Implications of adjacent uses	East of site touches the Fenny Drayton settlement area and appropriate screening would be required to existing housing
Access constraints	Access onto the A5 is assumed
Access to wider strategic road/rail network	Site is located off Drayton Lane, which gives access to the A5. From there it is some 6 km to the M42. Atherstone Rail Station is some 2 km to the west.
Access to labour/urban area	The site is easily accessible to labour from Hinckley to the east and Atherstone to the west. Labour from Nuneaton can access the site easily via the A444.
Environmental constraints	<ul style="list-style-type: none"> • Small area of flood risk, Zones 2 and 3, in the north west • Local Wildlife Site in the area
Topographical constraints	-
Other constraints	Several farms in the site, one with a reservoir
Serviced	Yes
Other information	-

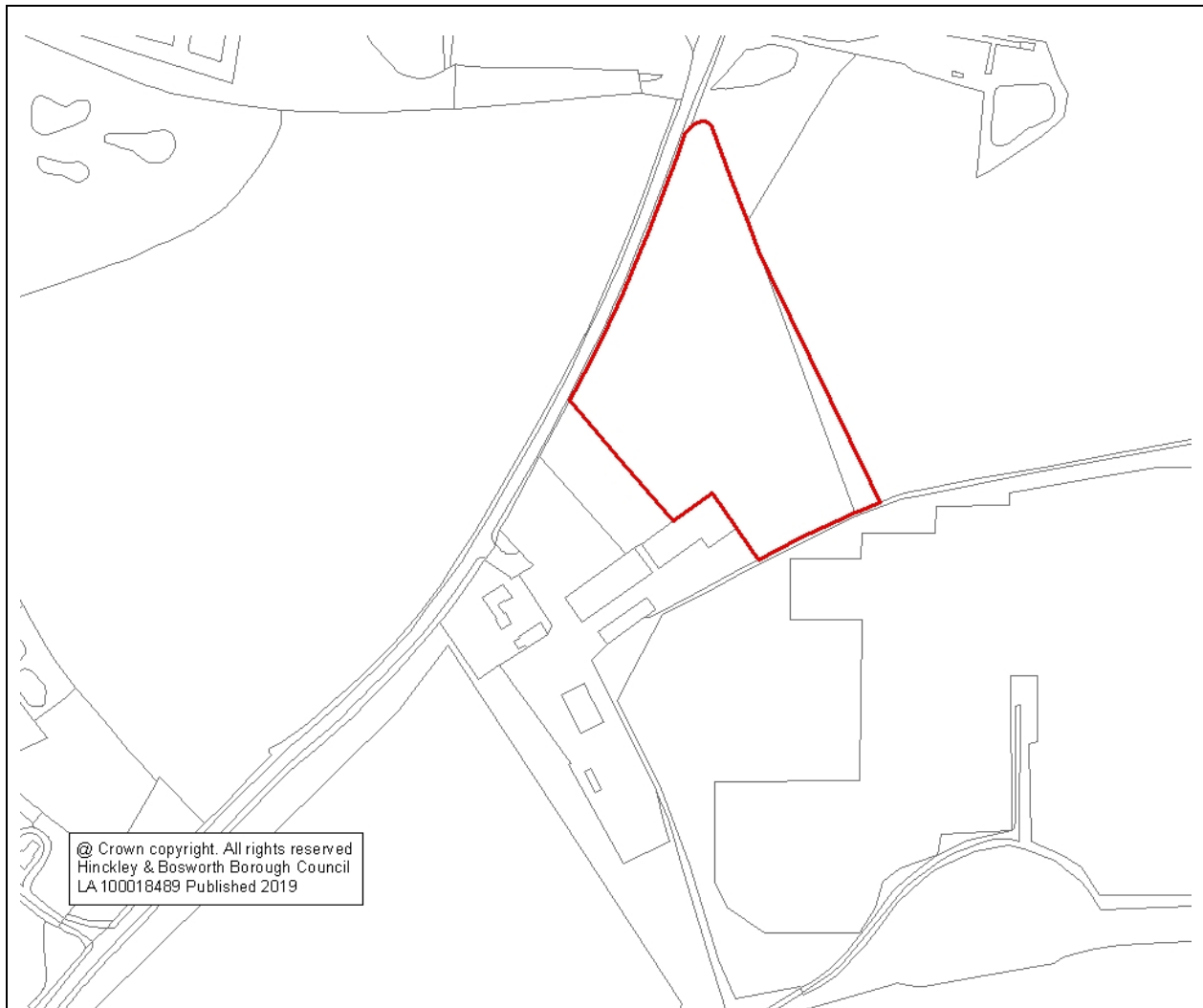
Recommendation	Site enjoys A5 frontage, however, its location links more to the economies of Tamworth and the M42, as well as Nuneaton, than to Hinckley and Bosworth and Leicestershire. Development even of just the A5 frontage portion would still represent a significant incursion into open countryside, distant from other settlements. For these reasons it is not recommended for allocation in the Local Plan. Not Recommended for Allocation
Availability, years	-



@ Crown copyright. All rights reserved
Hinckley & Bosworth Borough Council
LA 100018489 Published 2019

Name	Cliffe Hill Farm, Markfield
Reference	LPR95
Description	Group of triangular shaped fields, surrounding a farm, on the north east side of M1, Junction 22, at the Junction with the A50
Size, ha	10.60
Current use	Agricultural
Market availability	Potentially available, high market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD
Proposal	Employment Land (B1/B2/B8)
Implications of adjacent uses	-
Access constraints	No direct access via road, proposal for a "left in/left out" entrance from the A50. This would require moving the bus stop on the A50 east of the site.
Access to wider strategic road/rail network	Situated on Junction 22 of the M1 and the A50.
Access to labour/urban area	Labour coming from Leicester could easily access the site via the A50 and the M1. Access to the site via the A511 also could draw labour in from Coalville and Ibstock.
Environmental constraints	<ul style="list-style-type: none"> • East of site is a Local Wildlife Site • A rock outcrop is located in association with the central hedgerow • A wet ditch / watercourse along the north-eastern boundary is enclosed by a stone wall along some sections • There is block of woodland along the north / north-eastern site boundary • Other trees on site
Topographical constraints	-

Other constraints	-
Serviced	No
Other information	It is considered that the site could accommodate up to c.34,000 sqm of B2/B8 with the potential to expand, subject to the availability of further land Owned by a developer, Caddick Land
Recommendation	In market terms, the location is very strong, sitting on the M1, Junction 22 and with links both west to Bardon and east to Leicester. Potential site/area is also developer owned, with modest constraints. Site would strongly favour larger B2/B8 units providing a new strategic logistics facility for the Borough, comparable to that proposed/underway at many other M1 junctions across Leicestershire. The site would not suit local scale employment uses, which would not normally be accommodated on such a motorway linked area. As noted the present shortfall is for land to meet local needs, however, if the Council did seek to provide another strategic employment site, either in this Local Plan or future ones, this would be a strong candidate for consideration. Consider in the Local Plan – Low Priority
Availability, years	15+



Name	Land East of Wood Road, Nailstone
Reference	LPR97
Description	Area of agricultural land located off the east side of Wood Road. North of and existing truck depot, north west of a solar farm and close to the Nailstone Colliery site.
Size, ha	2.20
Current use	Agricultural/scrubland
Market availability	Potentially available, medium market interest reported
Planning status	Identified as 'Countryside' in the Site Allocations DPD Site is adjacent to an area identified to be 'Landscaped Parkland' in the Nailstone Quarry proposals
Proposal	Warehouses, Gypsy/Traveller site
Implications of adjacent uses	Any development here would, assuming it is delivered in full, adjoin an area of recreation and parkland
Access constraints	-
Access to wider strategic road/rail network	Site is situated off the B585, which gives access to the A447. Taking the B585 north east gives access to the M1 and Leicester and taking the A447 west provides access to the A444, which connects to the A5 to the south and the A42 to the north.
Access to labour/urban area	Settlements in the immediate vicinity are small and labour is likely to be drawn from Hinckley, Barwell and Earl Shilton from down the A447 and Groby and Ratby to the east.
Environmental constraints	-
Topographical constraints	-
Other constraints	-
Serviced	No
Other information	-

Recommendation	Although close to Nailstone Quarry, this small site does not relate to this site and the strategic uses proposed on it. Other than the adjacent truck depot there are no strong links to other employment locations in the area. While a site here would benefit from the road improvements currently being brought forward, any development here would be of a local scale serving the surrounding rural hinterland. There is no evidence of demand for a small employment site here. For these reasons an employment allocation here is not recommended. Not Recommended for Allocation
Availability, years	-