

## **Appendix 8b– Potential New Employment Sites/Areas Guidelines**

- A8.1 30 relevant potential new employment sites/areas have been assessed for Hinckley and Bosworth.
- A8.2 Each area has been appraised and assessed through a combination of site visits, local intelligence, review of information submitted in the EOIs and any supporting information provided and consultations with those involved in the local property market. Proformas have been completed for each site/area and are accompanied by site plans, based on the boundaries defined in the EOI. These are included at Appendix 8. Some key points to note about the proformas are:
- The Potential New Site/Area 'Name' is as defined in the EOI
  - SHELAA references are provided
  - A brief 'Description' is provided in the form of the BE Group's comment on the area
  - Area sizes are provided in the EOIs
  - The 'Current Use' is noted, although in most cases that use is agricultural land
  - Market availability is consideration of any demand for the land from developers and/or businesses, as defined in the EOI
  - Planning status is the status of the land as defined in the Hinckley and Bosworth Site Allocations DPD. In most cases the land is defined simply as 'Countryside'. Any significant planning consents on the land are also referenced
  - 'Proposal' is the uses put forward for the land in the EOI
  - 'Implications of adjacent uses' considers how adjoining uses such as housing would impact on the delivery and operation of B-Class uses here
  - Constraints, in terms of access, environment, topography and 'other' issues are considered, as is the site/area's access to the strategic road and, where relevant, rail network as well as to key sources of labour and skills
  - Whether the land is 'Serviced' or not is considered, i.e. whether site infrastructure and services are already in place. As most of the potential site/areas considered here are Greenfield in nature, the answer is mostly no
  - 'Recommendations' are BE Group's views, based on available data, on the viability, deliverability and general value of the site/area as a future employment land allocation. The overall recommendations are:

- Consider in the Local Plan – High Priority. Generally good quality options which could help meet local supply needs, the main market gap at this time
- Consider in the Local Plan – Low Priority. Good quality options but focused on the strategic market. As noted, overall the Borough has enough supply to meet needs, at least when measured from the local authority specific level
- Employment Element of Value – But forms minority part of much larger scheme, which would need to be agreed
- Potential Site/Area constrained – Barriers to deliverability, likely unsuitable as allocation
- Not Recommended for Allocation
- ‘Availability, years’ provides an assessment of when the potential site/area could come forward, if adopted in the Local Plan.

A8.3 The template for the Potential Future Employment Sites proforma is included at Table A8b.1.

**Table A8b.1 – Potential New Employment Site/Area Proforma Template**

|   |  |
|---|--|
| Map   |  |
| Name  |  |
| Reference                                   |  |
| Description                                 |  |
| Size, ha                                    |  |
| Current use                                 |  |
| Market availability                         |  |
| Planning status                             |  |
| Proposal                                    |  |
| Implications of adjacent uses               |  |
| Access constraints                          |  |
| Access to wider strategic road/rail network |  |
| Access to labour/urban area                 |  |
| Environmental constraints                   |  |
| Topographical constraints                   |  |
| Other constraints                           |  |
| Serviced                                    |  |
| Other information                           |  |

|                     |  |
|---------------------|--|
| Recommendation      |  |
| Availability, years |  |

Source: BE Group, 2019