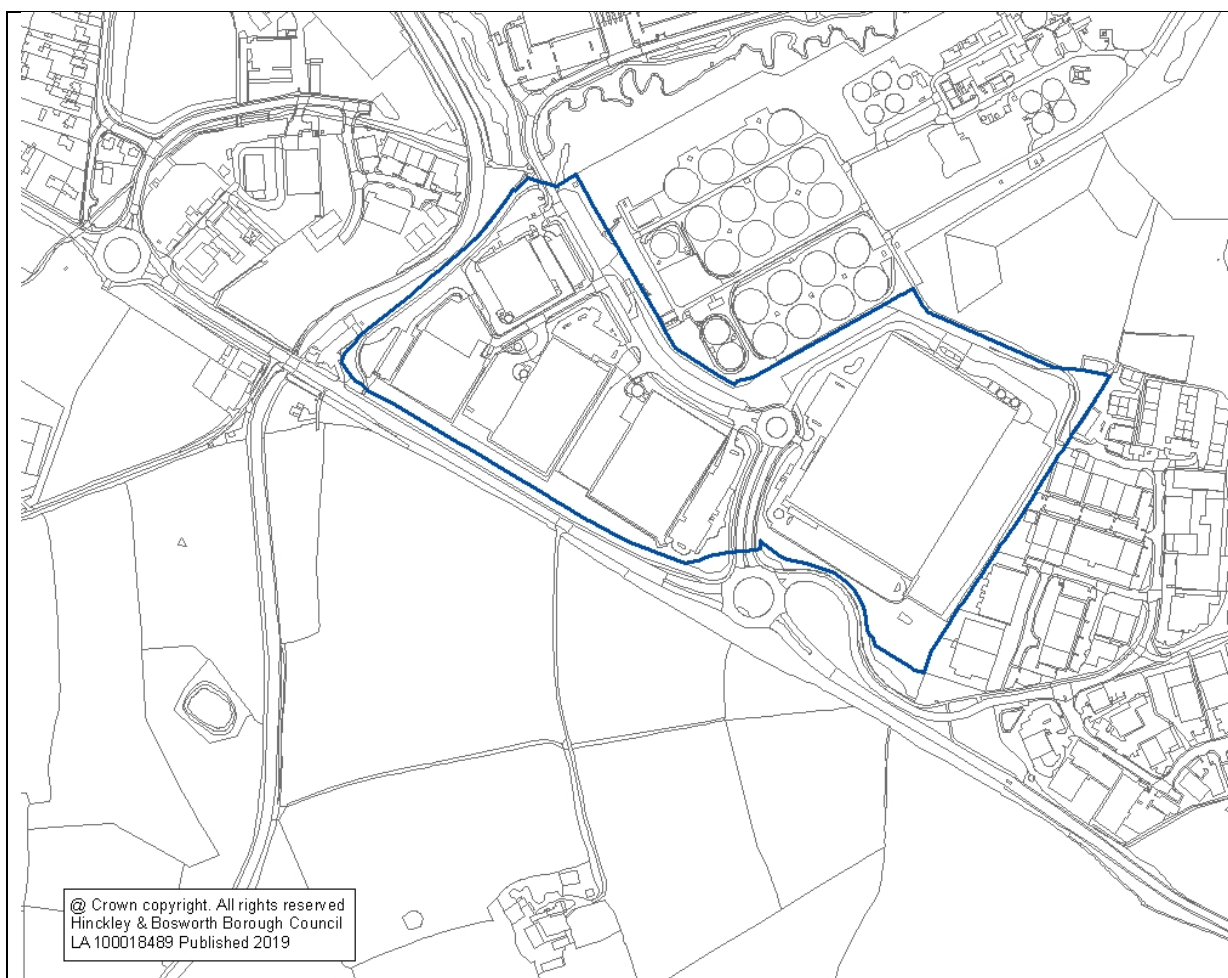


Address	Harrowbrook Industrial Estate, Hinckley
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN117
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including Hammonds and Firecraft
Percentage Occupied	95%
Prominence	High
Current Use	Industrial estate
Size, hectares	37.16
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None

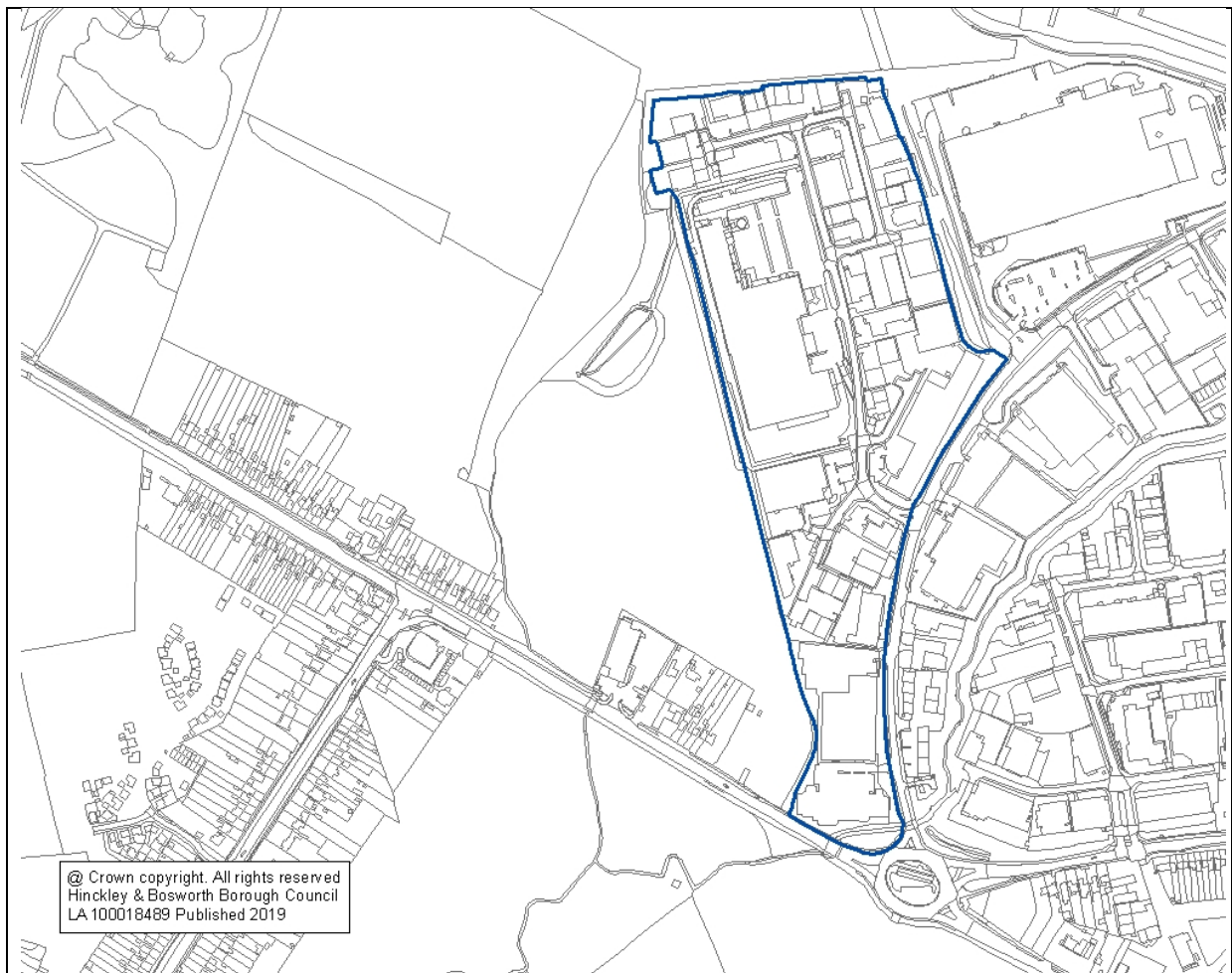
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Logix Distribution Park (Hinckley Commercial
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	BUR51/BUR50PP
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including Johnson Apparelmaster, Armstrong Logistics and Syncreon
Percentage Occupied	100%
Prominence	High
Current Use	Industrial estate/distribution park
Size, ha	19.15 (34.45 with DPD units included)
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	0
Distance to Rail Station, km	2.5
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No

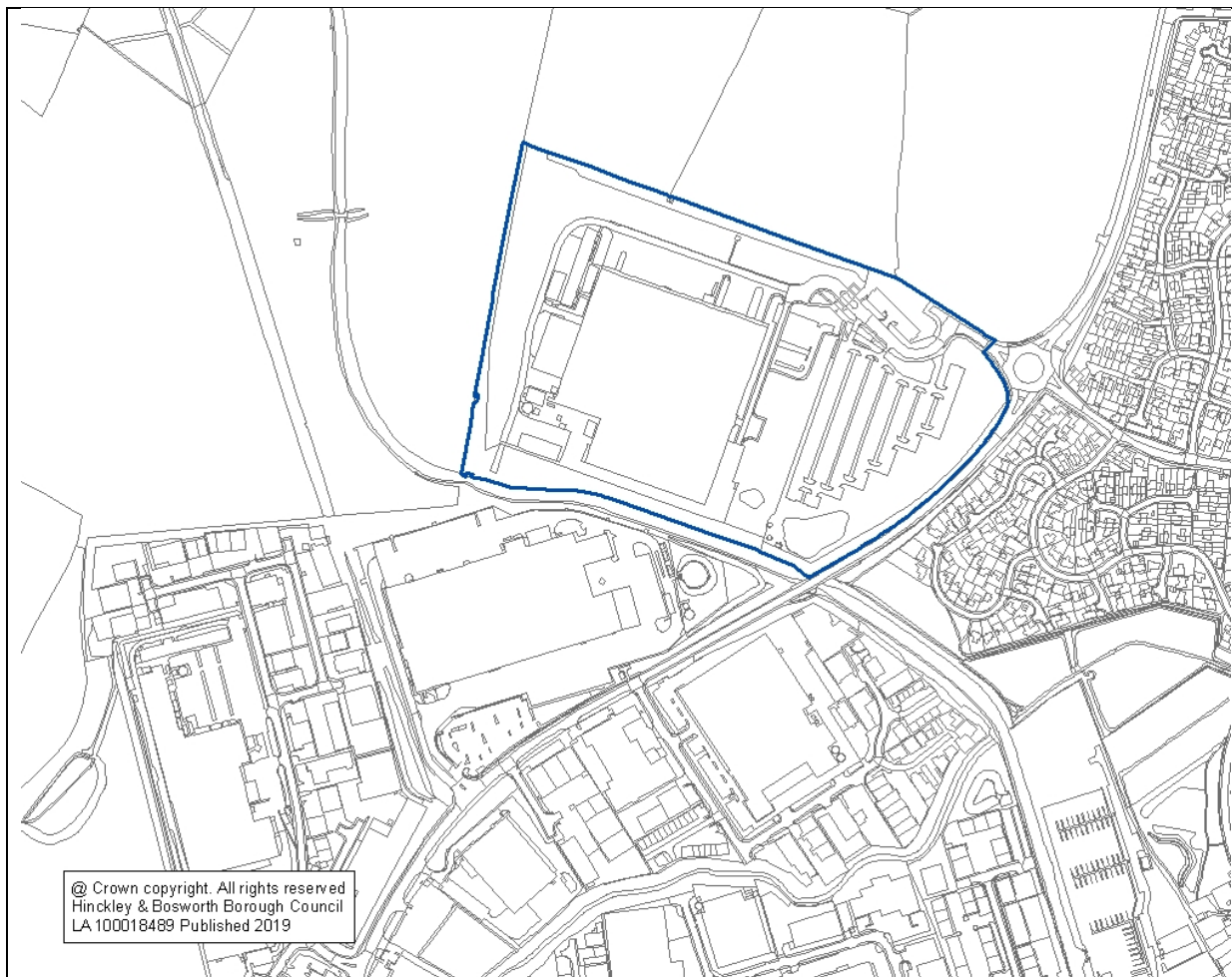
Other Information	Site now includes DPD logistics facilities to the north. The boundary of this employment site should be significantly enlarged to include all new premises.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0





Address	Dodwells Bridge Industrial Estate, Jacknell
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN114
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including Sigma and Hazchem Network
Percentage Occupied	98%
Prominence	High
Current Use	Industrial estate
Size, hectares	15.41
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

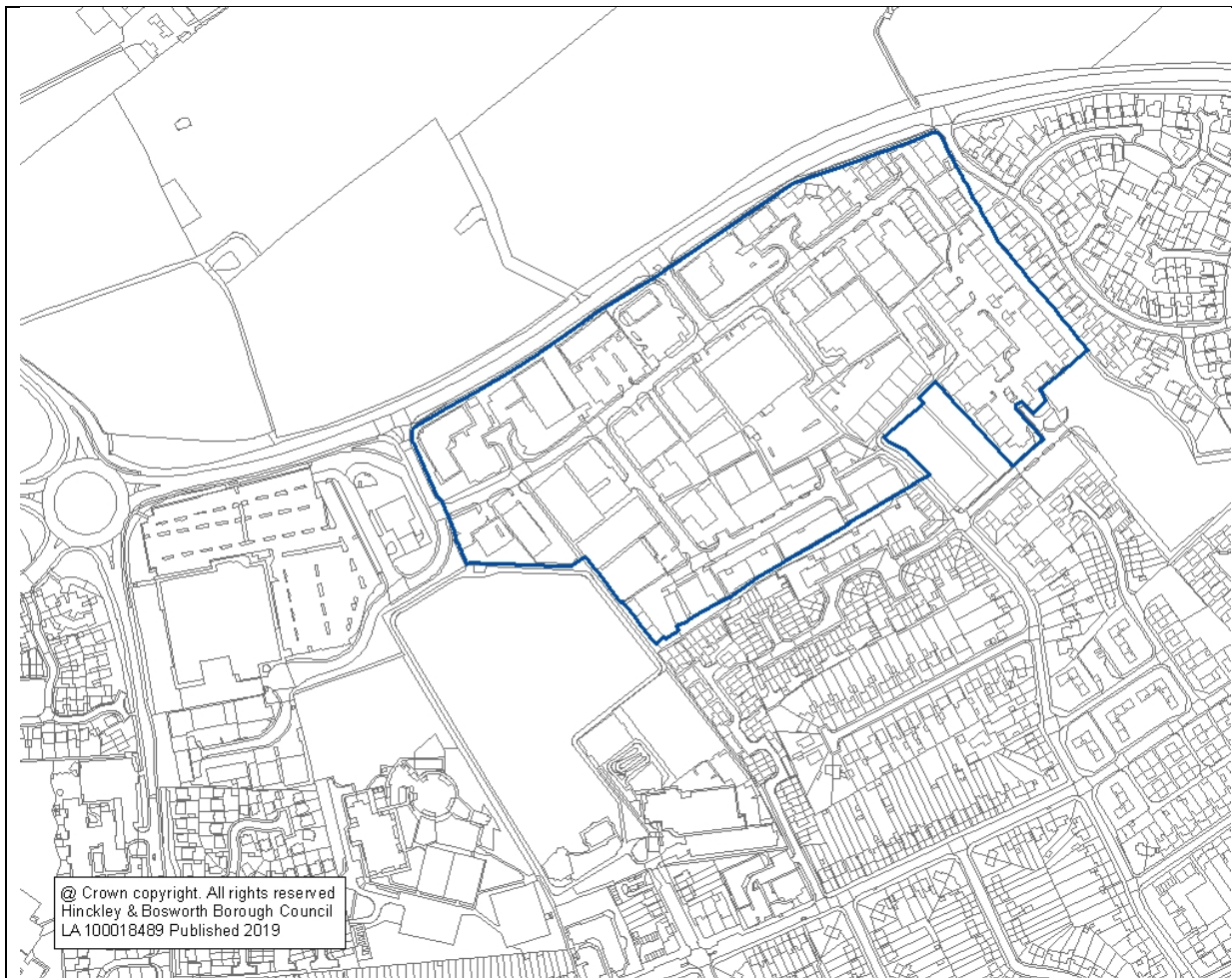




Address	Triumph Motorcycles, Dodwells Road, Hinckley
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN116
Description	Key employer for Hinckley/Borough
Occupier(s)	Triumph
Percentage Occupied	100%
Prominence	High
Current Use	Industrial
Size, hectares	16.70
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100

Percent Other Uses Allowed

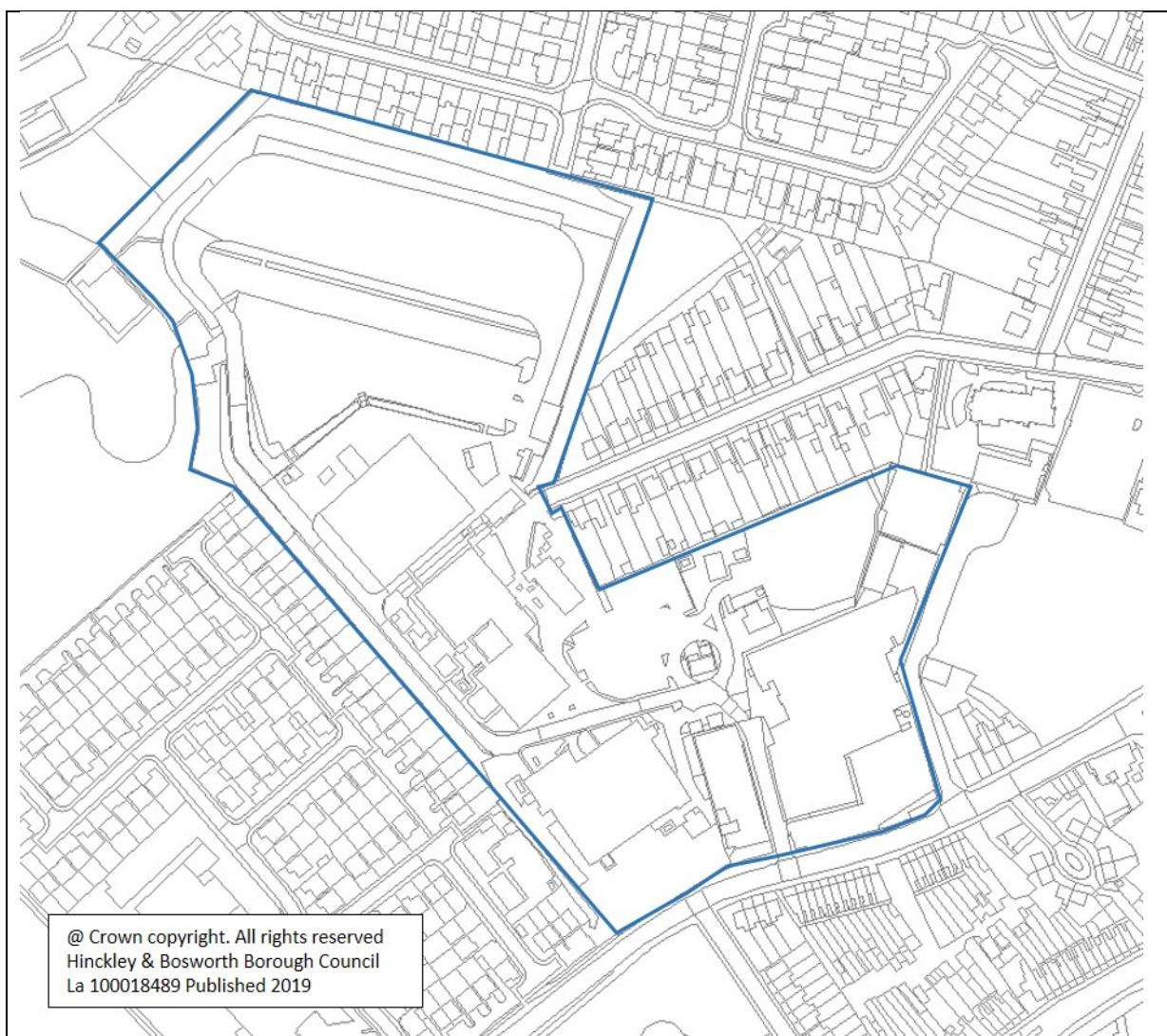
0



<b>Address</b>	<b>Hinckley Fields Industrial Estate, Hinckley</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN126
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including First Assist. Site also includes McDonalds restaurant, nursery and gym
Percentage Occupied	80%
Prominence	High
Current Use	Industrial and office estate
Size, hectares	12.03
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	5
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No

Other Information	New scheme of 23 wood framed, hybrid business units now completed in the South East (Greenfields Business Park), on land formally occupied by a Council Depot.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

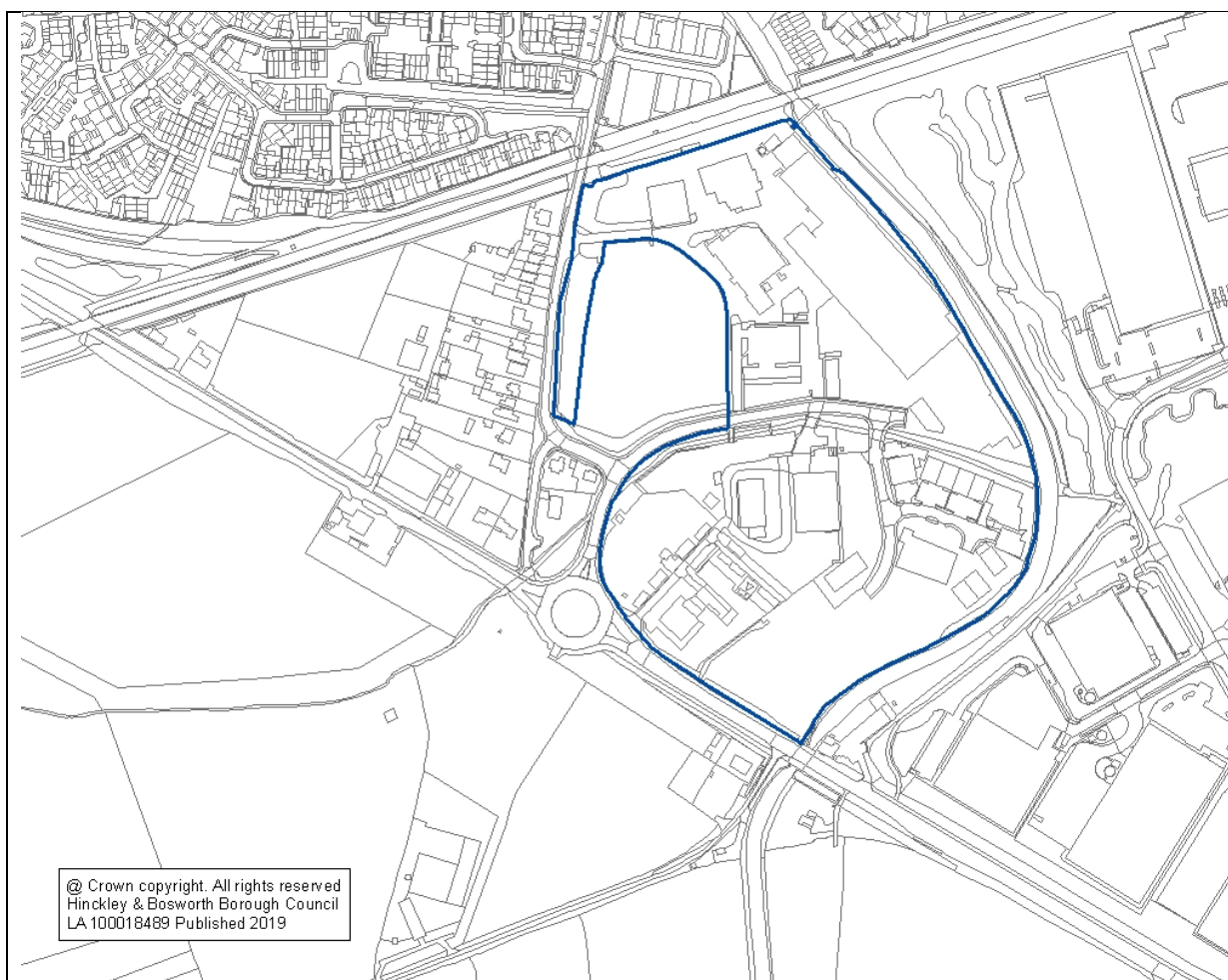




Address	Transco HQ/Jarvis Porter, Coventry Road, Hinckley
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN123/124 (part)
Description	Edge of town centre employment site
Occupier(s)	Various including Cadent
Percentage Occupied	70%
Prominence	Moderate
Current Use	Industrial/office
Size, ha	12.18
Building Age	Modern
Building Quality	Average
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No

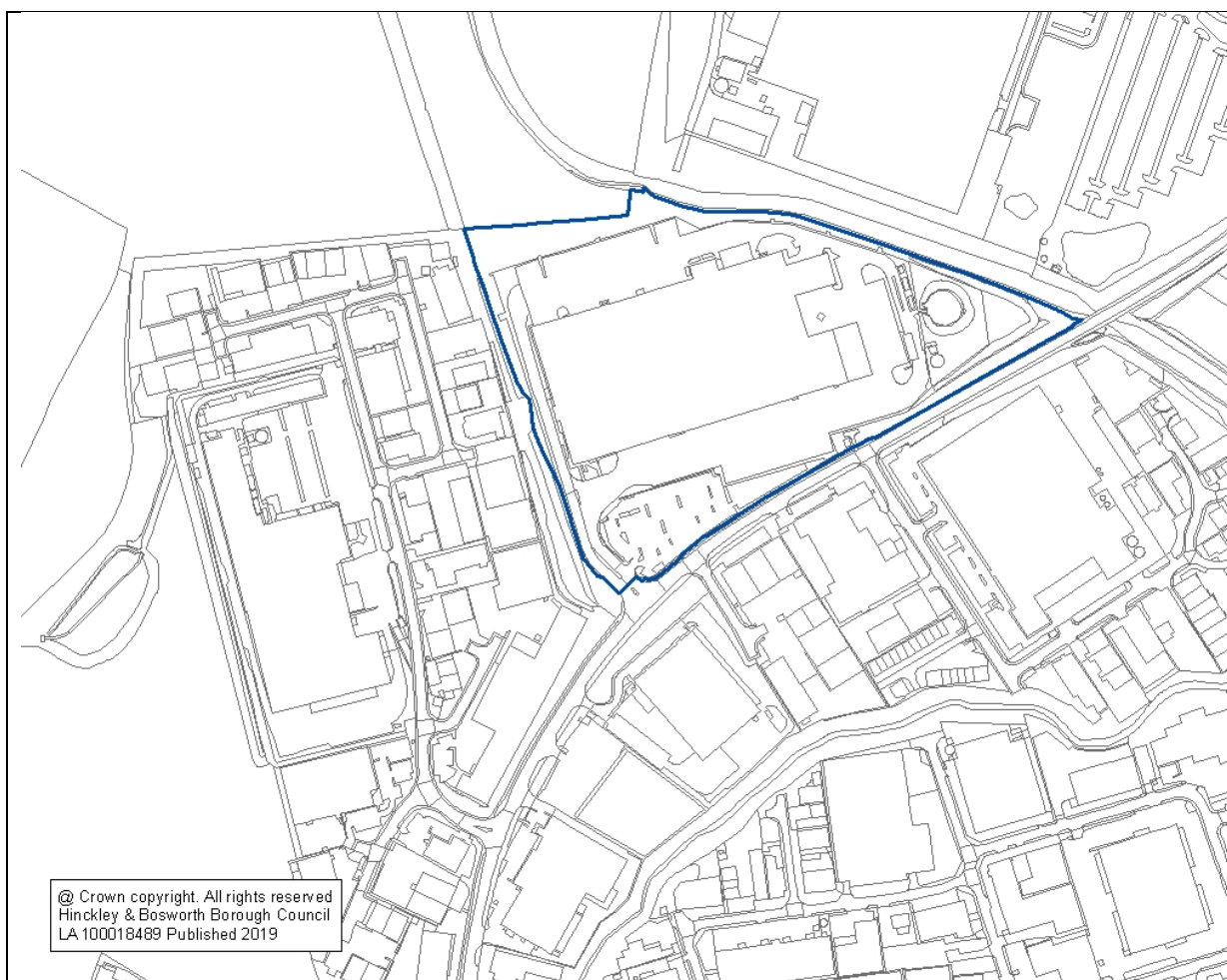
Other Information	Site within Hinckley Town Centre Area Action Plan boundary. South-east of the site has been developed for a foodstore, and should be excluded, also exclude wedding value/conference facility to the north east of this (0.91 ha in total).
Recommendation	B
Percent Employment Use Retained	93 – 11.27 ha
Percent Other Uses Allowed	7 – 0.91 ha



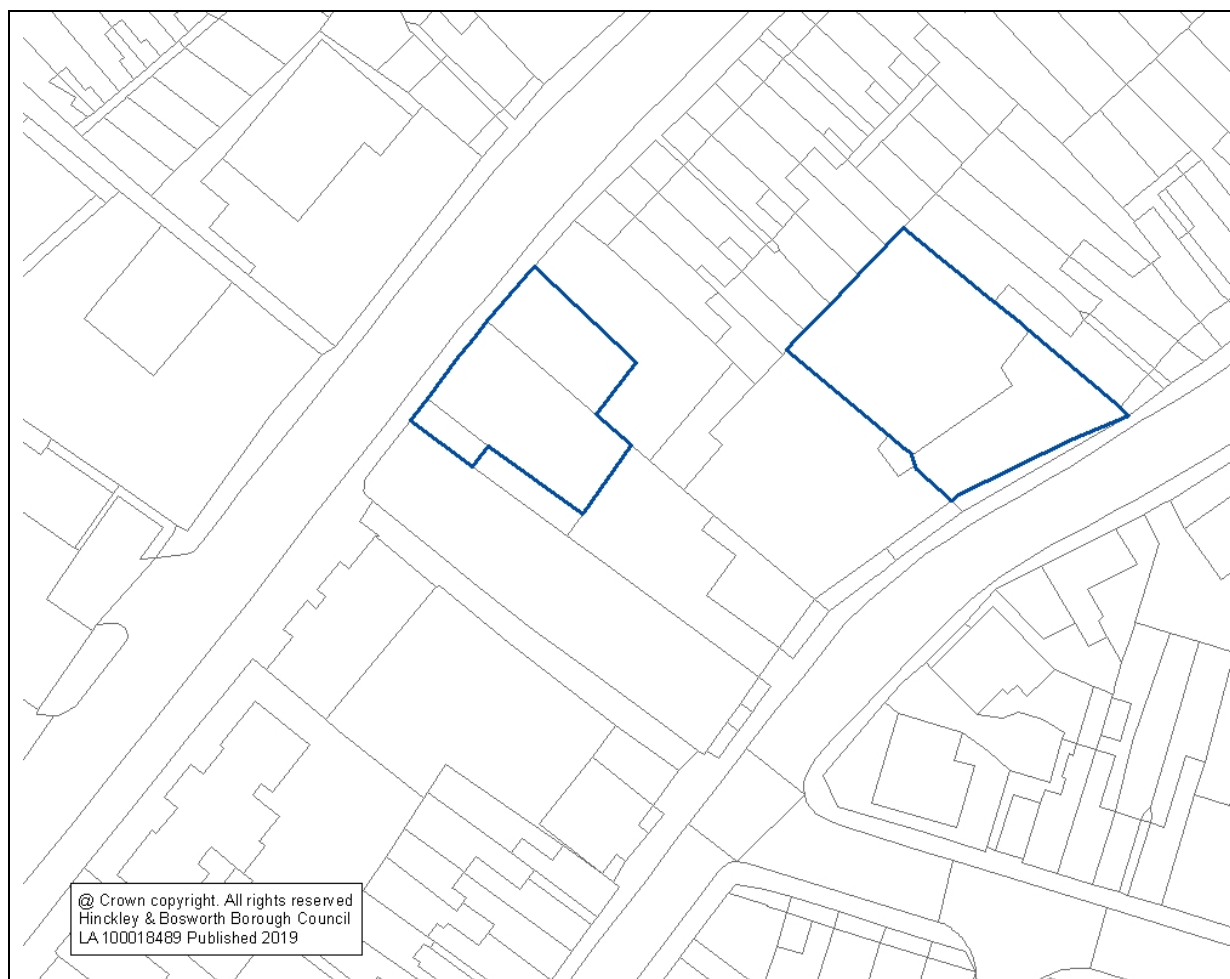


Address	Nutts Lane Industrial Estate/EME Site, Hinckley
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN122
Description	Industrial Estate
Occupier(s)	Various, including Hammonds, E.On and Western Power
Percentage Occupied	100%
Prominence	High
Current Use	Industrial/infrastructure/ Hybrid units
Size, ha	8.47
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Land South of Lime Kilns Way has consent for the erection of two employment buildings (B1c/B2/B8) (app. No. 18/01238/FUL)

Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Tescos Distribution Depot, Dodwells Road,
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN115
Description	Key employer for Hinckley/Borough
Occupier(s)	Tesco
Percentage Occupied	100%
Prominence	High
Current Use	Distribution
Size, hectares	8.30
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Bond Street Glass and Adjacent Units, Hinckley
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN137
Description	Low grade industrial uses on a main road location in Hinckley Town Centre
Occupier(s)	Various, primarily Bond Street Glass
Percentage Occupied	100%
Prominence	High
Current Use	Light industrial
Size, ha	0.23
Building Age	Historic
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	No

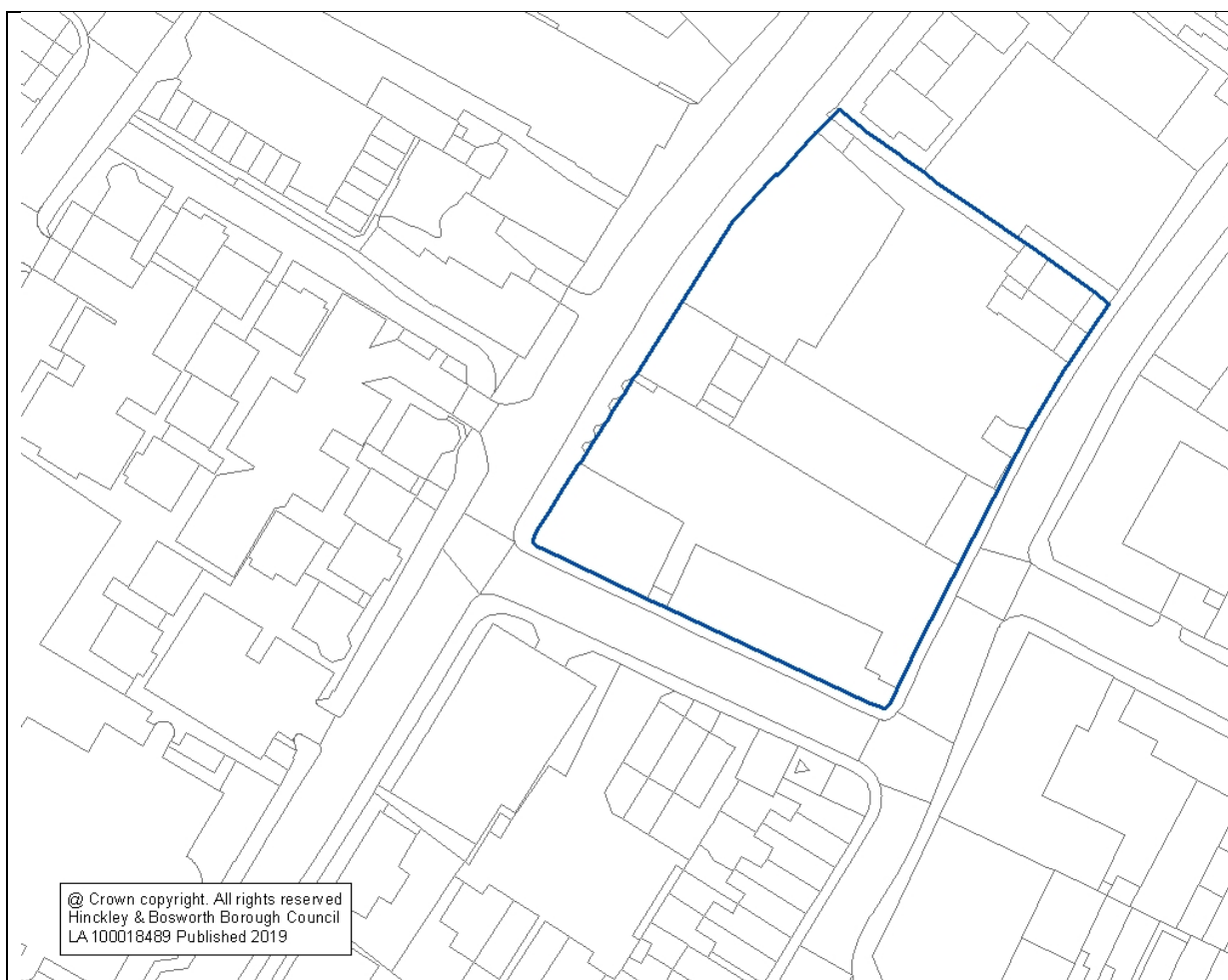
Other Information	<p>Site within Hinckley Town Centre Area Action Plan boundary.</p> <p>In the Druid Street Conservation Area.</p> <p>Part of site fronting Upper Bond Street is being converted to gin distillery (App. No. 19/00183/FUL). Still a B-Class use.</p> <p>Property has an unimplemented full planning permission (App. No. 11/00058/EXT) for 262 sqm of B1(a) offices.</p> <p>Outdated (configuration and size) buildings, in a town centre location, suitable for mixed use redevelopment.</p> <p>Any architecturally significant buildings should be retained.</p>
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Units on Druid Street, Hinckley
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN139
Description	Older mill properties in a backland location in Hinckley Town Centre
Occupier(s)	Various, including Acorn Designs
Percentage Occupied	100%
Prominence	Low
Current Use	Office/light industrial
Size, ha	0.34
Building Age	Historic
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2

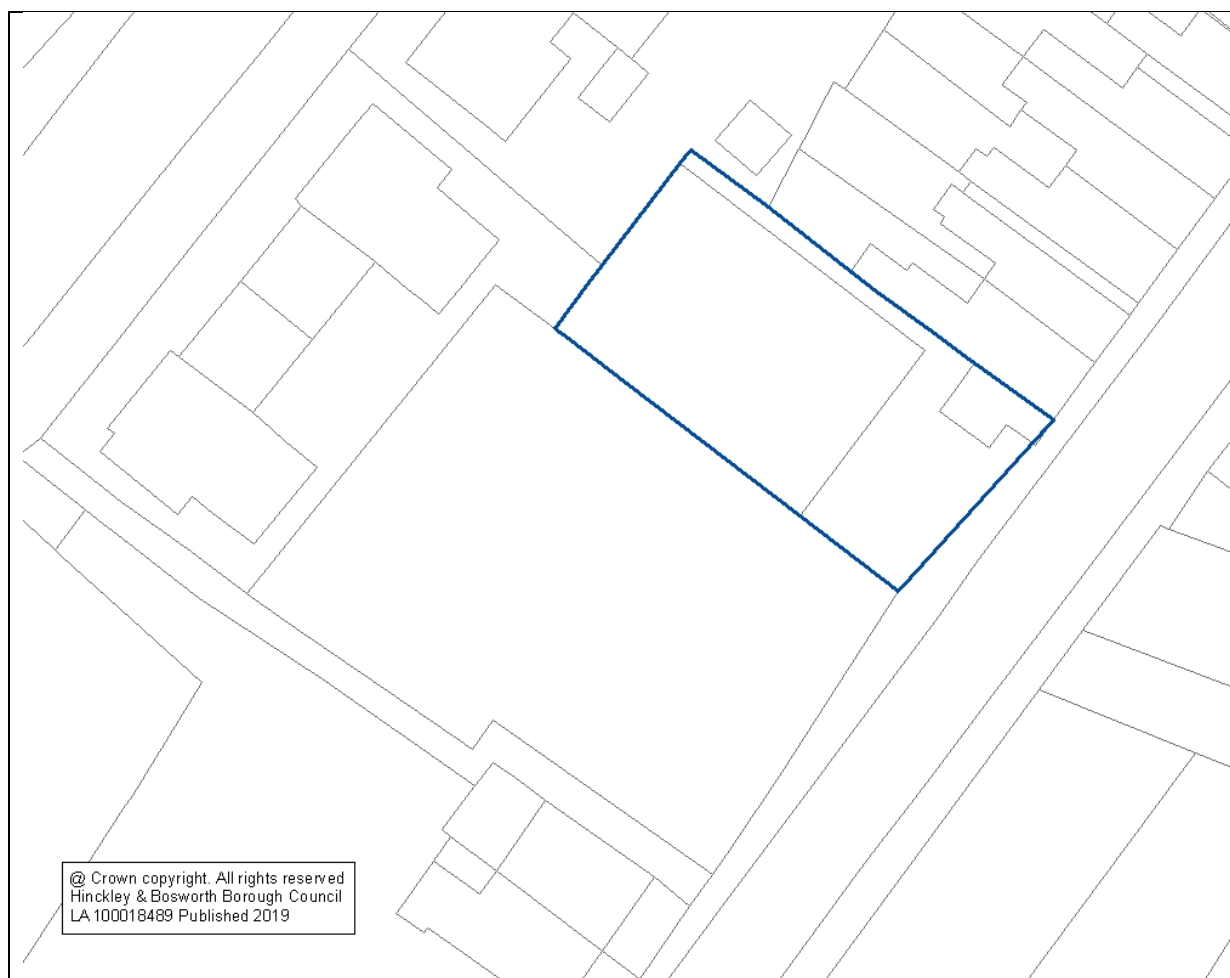
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	<p>Site within Hinckley Town Centre Area Action Plan boundary.</p> <p>In the Druid Street Conservation Area.</p> <p>Good quality, historic mill properties which appear well occupied. The site should therefore be protected for employment uses.</p> <p>Planning permission for one dwelling at 65 Druid Lane.</p> <p>Loss of offices (App. No. 14/00977/FUL)</p> <p>End unit is now a gym.</p>
Recommendation	B
Percent Employment Use Retained	80 – 0.27 ha
Percent Other Uses Allowed	20 – 0.07 ha (reflecting current consents)





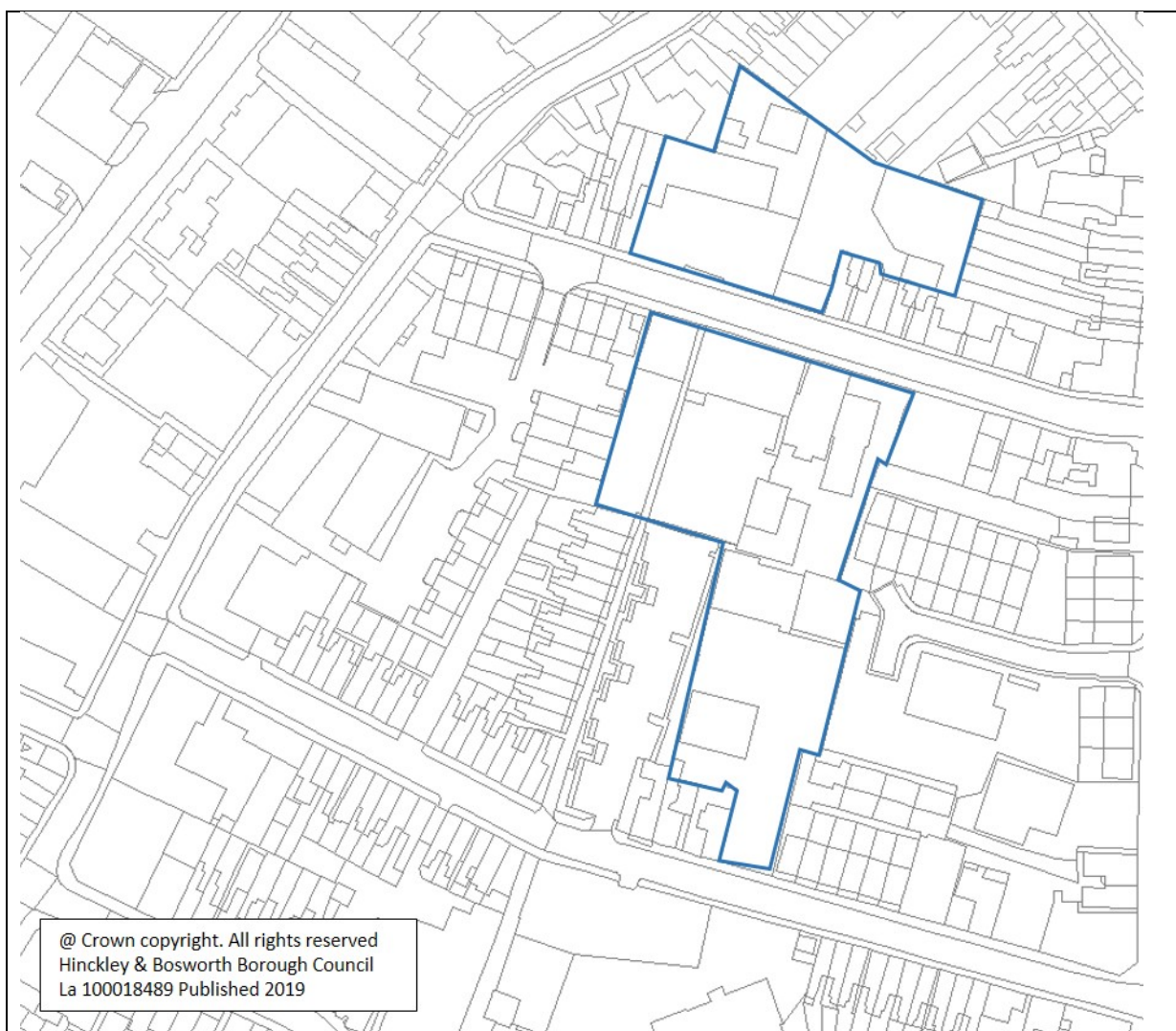
Address	Land North of Well Lane, Hinckley
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN136
Description	A site of mixed retail and offices, with residential conversion consent, uses on a main road location in Hinckley Town Centre
Occupier(s)	Primarily G Seller and Co. (Funeral Directors)
Percentage Occupied	50%
Prominence	High
Current Use	Office (residential consent)/retail
Size, ha	0.37
Building Age	Various
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	No

Other Information	<p>Site within Hinckley Town Centre Area Action Plan boundary.</p> <p>In the Druid Street Conservation Area.</p> <p>Site of older premises fronting Upper Bond Street.</p> <p>Main occupier is A1 funeral directors.</p> <p>Offices to the north, for Hinckley and Rugby Building Society, have various consents for some 21 dwellings (App. No's. 18/01055/COGDO and 19/00196/FUL).</p> <p>Thus, no longer an site of B-Class employment. Any designation in the Local Plan should reflect this.</p>
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



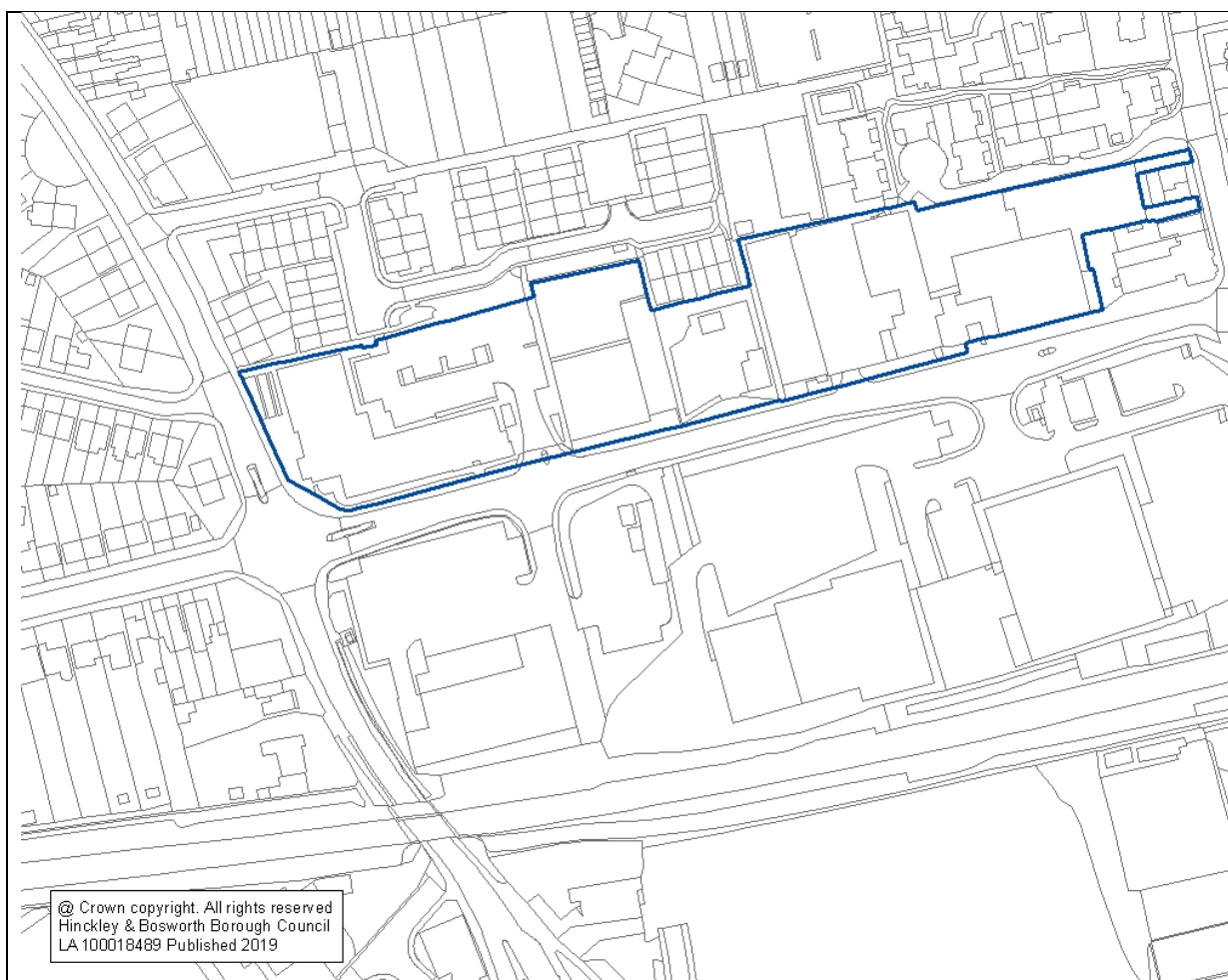
Address	Garage on Druid Street, Hinckley
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN138
Description	Moderate quality industrial unit, in retail use
Occupier(s)	Terry West Carpets Ltd
Percentage Occupied	100%
Prominence	Low
Current Use	Retail
Size, ha	0.04
Building Age	Modern
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No

Other Information	<p>Site within Hinckley Town Centre Area Action Plan boundary.</p> <p>In the Druid Street Conservation Area.</p> <p>Solus industrial unit in a backland location. Occupied by trading (retail) business, and with consents for part change of use from retail to cafe and music bar (mixed A3/A4 use) (App. No. 18/00639/FUL) and Change of use of first floor from office to 1 apartment (retrospective) (App. No. 16/01036/COU)</p> <p>Thus, no longer an site of B-Class employment. Any designation in the Local Plan should reflect this.</p>
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Area of Mixed Uses, South of New Street, Hinckley
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN141/142
Description	Substantial urban mixed use area, mostly redeveloped for housing
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial/office/housing/retail
Size, ha	1.63
Building Age	Various – Mostly modern
Building Quality	Various
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Various – mostly poor
Servicing	Various – mostly poor
Constraints	None
Critical Mass	No

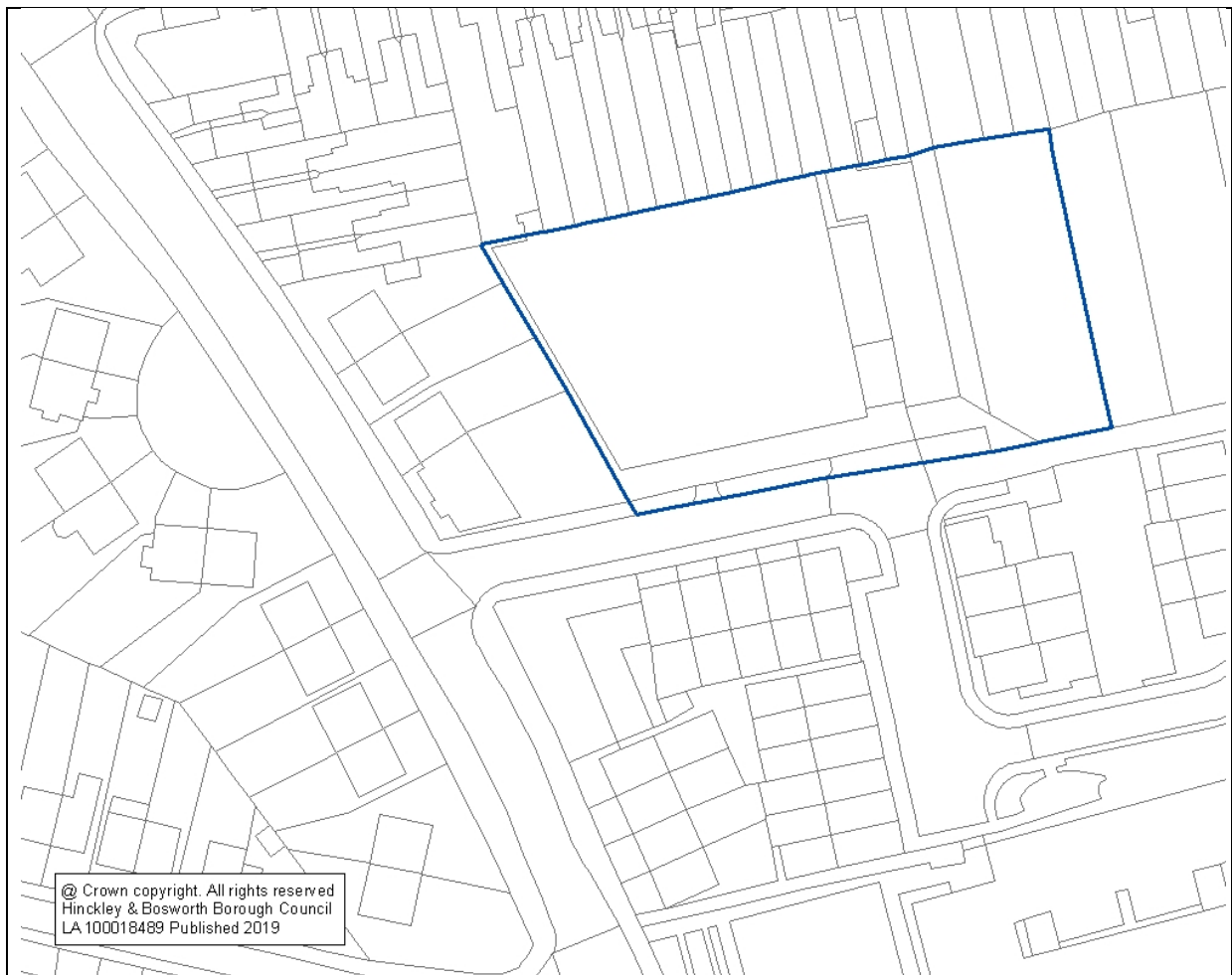
Limited other Employment Space in Settlement	No
Other Information	Site within Hinckley Town Centre Area Action Plan boundary. The majority of this site, fronting Derby Road and Alma Road, has now been redeveloped for housing. The remaining backland industrial units are of limited economic value and could be similarly redeveloped, if required.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>Hawley Road Industrial Estate, Hinckley</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN129
Description	Moderate/low grade employment site to south of the town centre, close to rail station and out-of-town retail, also including modern public sector offices
Occupier(s)	Various, including Hinckley Hub, Dennis House Business Centre
Percentage Occupied	90%
Prominence	Moderate
Current Use	Light industrial/office/pub/housing
Size, ha	1.57
Building Age	Mixed Pre/Post 1960s
Building Quality	Poor-Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	none
Critical Mass	Yes
Limited other Employment Space in Settlement	No

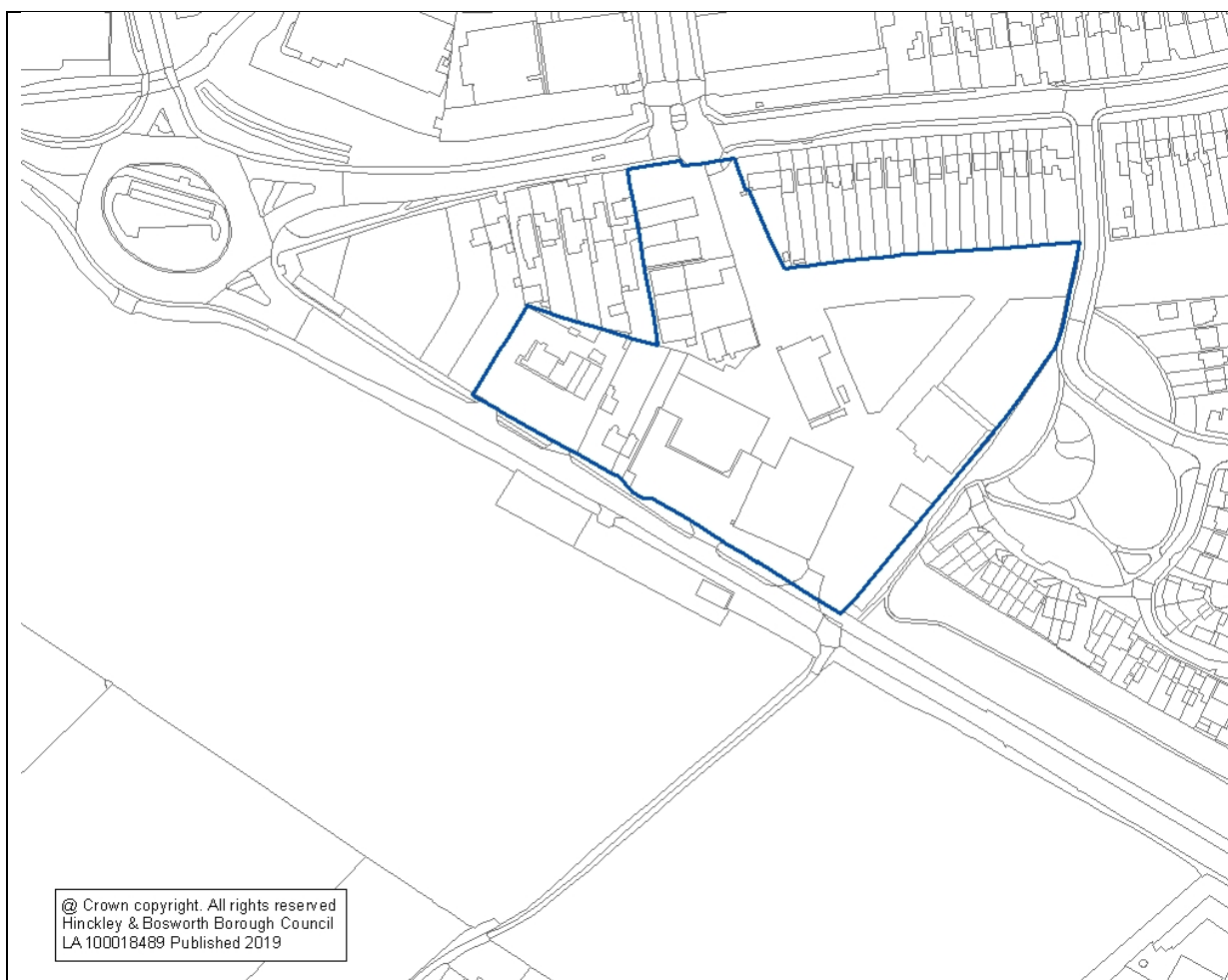


Other Information	Site within Hinckley Town Centre Area Action Plan boundary. The remaining premises functions well as a town centre employment site, providing prominently located budget accommodation close to Hinckley Railway Station.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



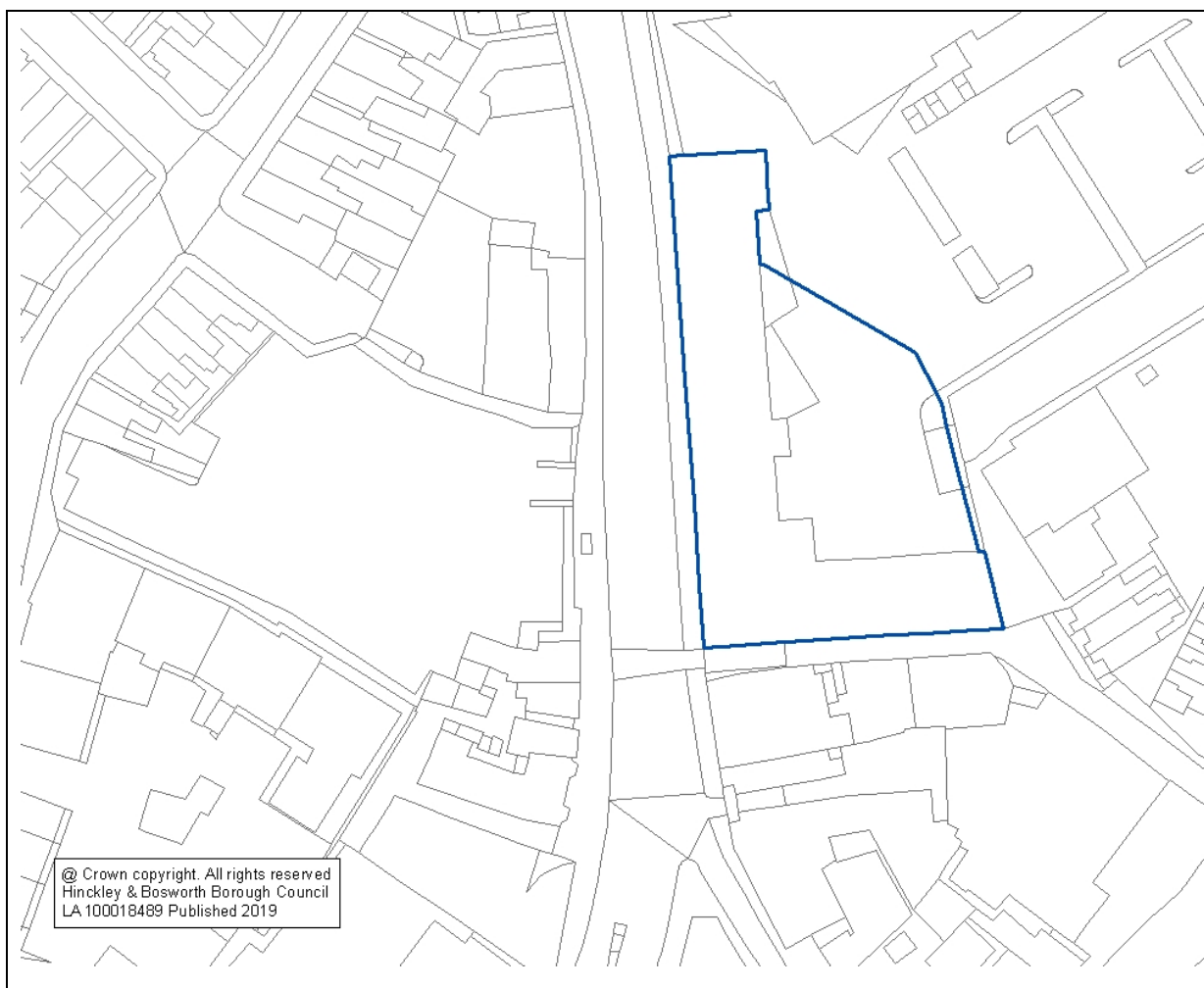
Address	Industrial Unit, Willowbank Road, Hinckley
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN128
Description	Moderate/low grade employment site to south of the town centre, in a mostly residential area, well used by a small group of trade/manufacturing firms
Occupier(s)	Various, including Eco Window Systems, Approved Used Vehicles and AR Automatic Refreshments
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.36
Building Age	Post 1960s
Building Quality	Poor-Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Moderate
Constraints	none

Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Site within Hinckley Town Centre Area Action Plan boundary. Although bounded by housing, the site appears well used by a group of active micro businesses.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Paynes Garage, South of Coventry Road, Hinckley
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN118
Description	Small motor trade related industrial estate close to A5, to west of Hinckley
Occupier(s)	Paynes of Hinckley
Percentage Occupied	100%
Prominence	High
Current Use	Industrial estate/motor garage/cafe
Size, ha	2.81
Building Age	1990s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	0.5
Distance to Rail Station, km	2
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No

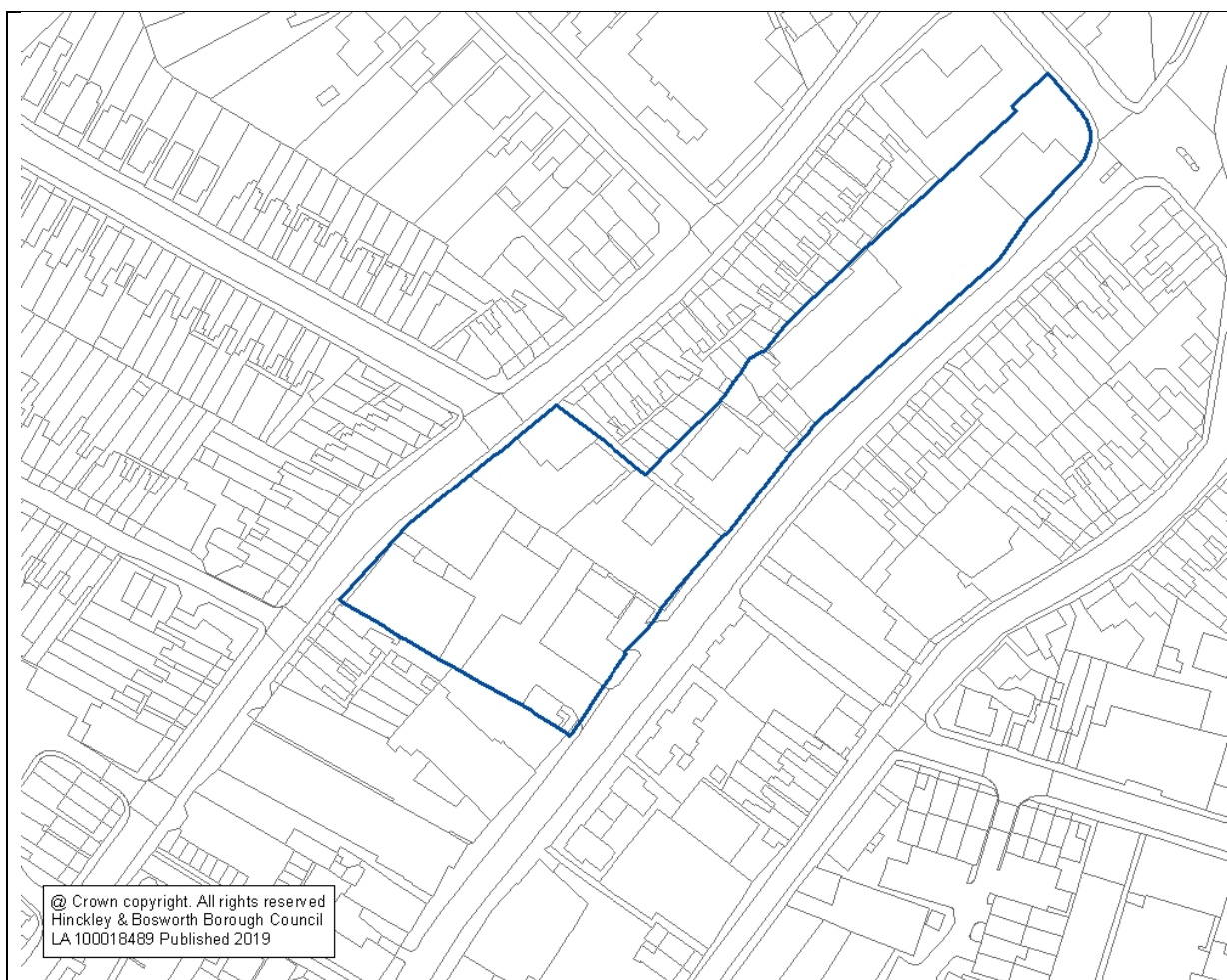
Other Information	Well located, accessible small industrial estate on the periphery of town. Provides accommodation for a large employer and small businesses. Site includes ancillary café/take away, fronting A5.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Former Atkins Factory, Lower Bond Street, Hinckley</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN144
Description	Historic three storey factory, now refurbished as mixed-use scheme
Occupier(s)	Various, including North Warwickshire and Hinckley College, Hinckley Times
Percentage Occupied	100%
Prominence	Moderate
Current Use	Refurbished for mixed-use scheme including educational facilities, creative studios, serviced office space, an art gallery, meeting and function rooms.
Size, ha	0.86
Building Age	Historic
Building Quality	Good
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good

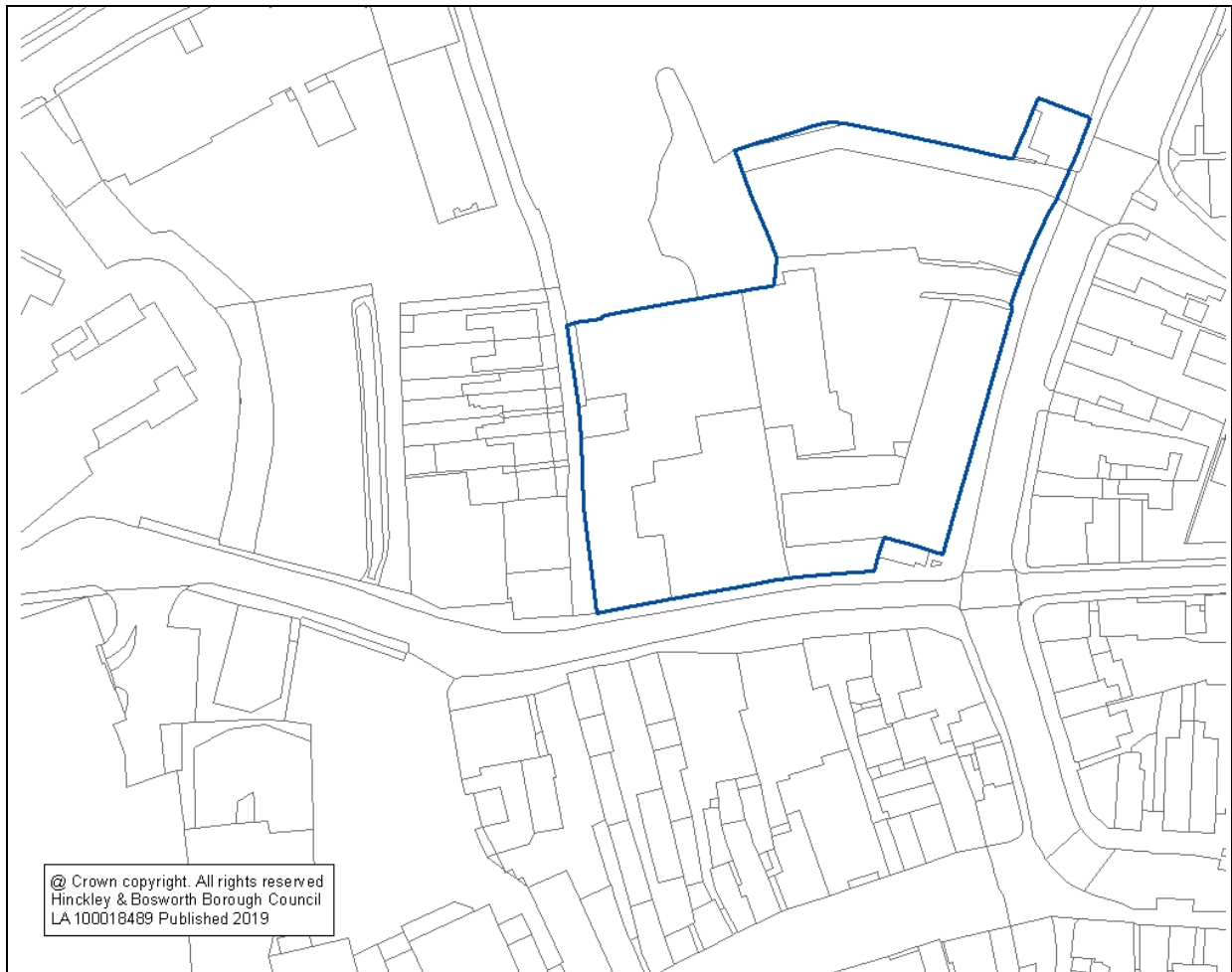
Constraints	Listed building Conservation area
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	In Hinckley Town Centre Area Action Plan. A listed building in the Town Centre Conservation Area Key source of good quality small business accommodation in Hinckley Town Centre. A flagship scheme for the town. The serviced office space has proved popular and is presently fully let.
Recommendation	A
Percent Employment Use Retained	75 – 0.65 ha
Percent Other Uses Allowed	25 – 0.21 ha (Reflects the existing mix of uses and excludes the North Warwickshire and Hinckley College building, which is in D1 (Non-Residential Institution) education use)





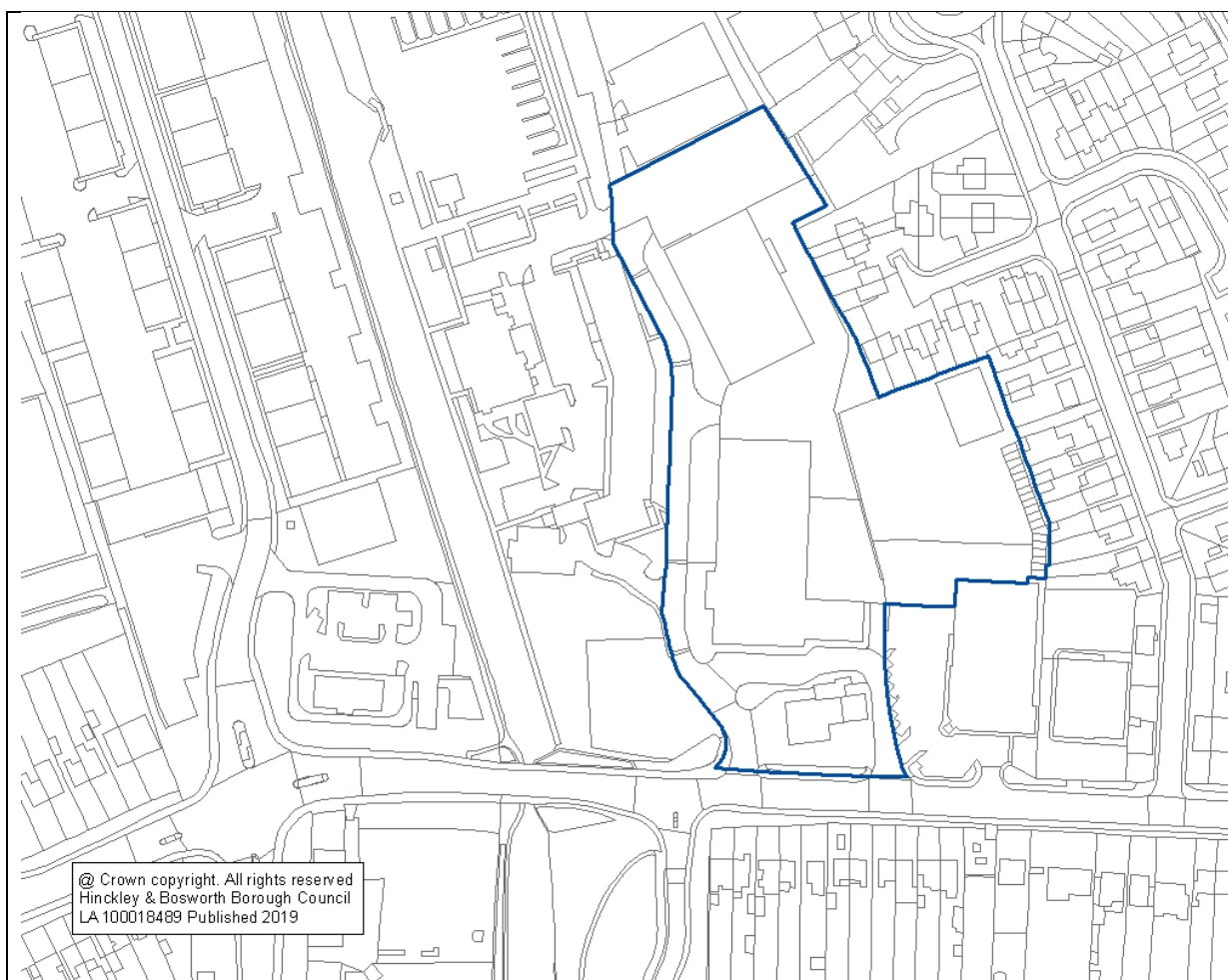
Address	Area of Mixed Uses, North of Upper Bond Street,
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN134
Description	Mixed-use
Occupier(s)	Various
Percentage Occupied	80%
Prominence	Low/ Moderate
Current Use	Mixed use
Size, ha	1.00
Building Age	Historic
Building Quality	Various
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Various – usually poor
Servicing	Various – usually poor
Constraints	Various
Critical Mass	Yes
Limited other Employment Space in Settlement	No

Other Information	<p>Site within Hinckley Town Centre Area Action Plan boundary.</p> <p>Outdated (configuration and size) buildings, for light industrial use, in a town centre location which are suitable for mixed use redevelopment.</p> <p>Need to clear poor grade space to enable sustainable employment use to operate – allowing improved car parking and servicing.</p> <p>Minor unimplemented planning permission within the site.</p> <p>Essentia House, 56 Upper Bond Street has had various planning applications for housing. The latest, for 35 residential apartments, is still pending a decision (App. No. 19/00982/FUL)</p> <p>Retain architecturally significant buildings.</p>
Recommendation	C
Percent Employment Use Retained	75 – 0.75 ha
Percent Other Uses Allowed	25 – 0.25 ha (Allows for mixed use options, possible residential. conversions)



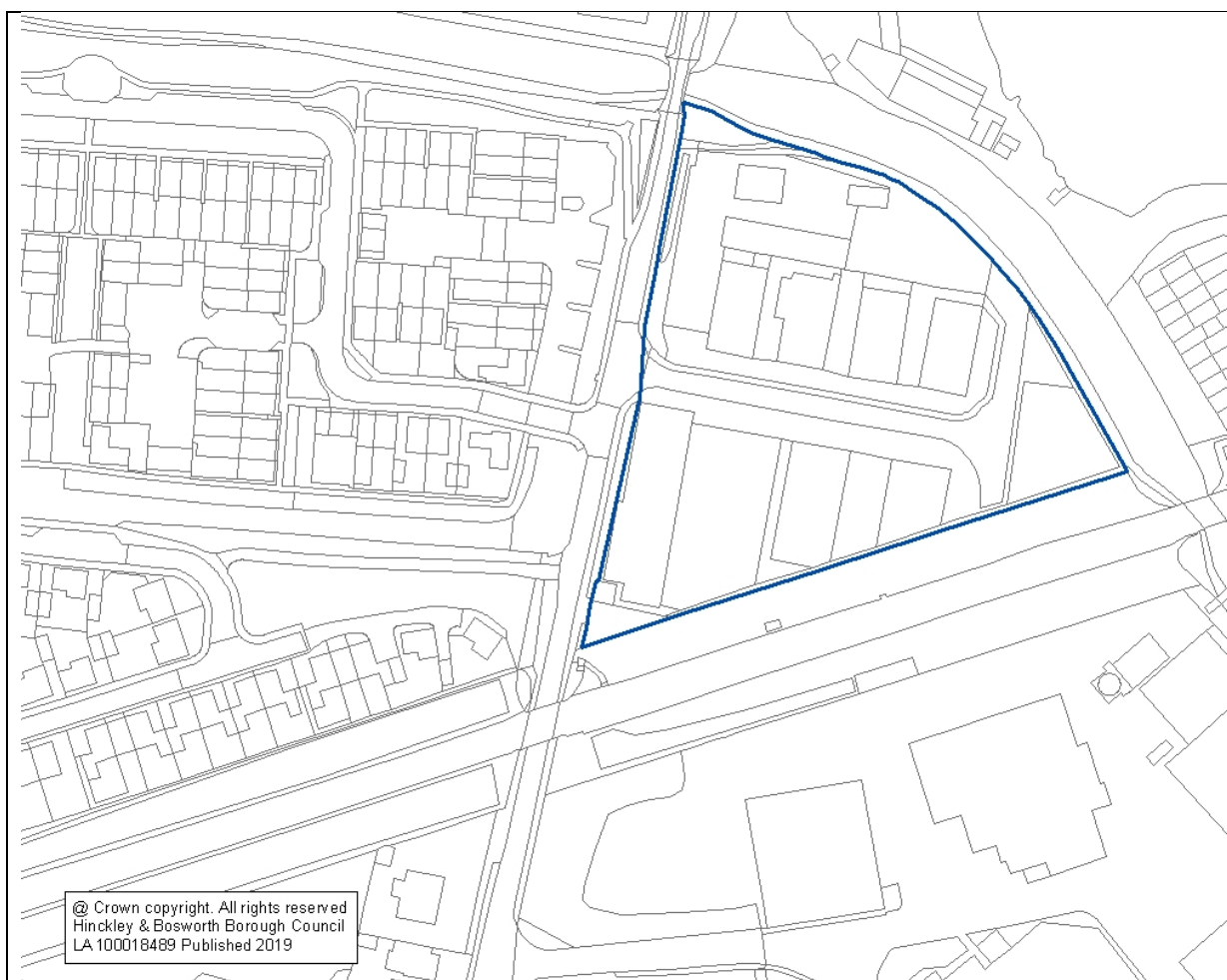
Address	Knitwear Factory, Holliers Walk, Hinckley
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN145
Description	Industrial and office complex in retail area of Hinckley
Occupier(s)	Various, including Downes Properties, The Emporium and Galliford Try
Percentage Occupied	90%
Prominence	Moderate
Current Use	Industrial/office/cleared land
Size, ha	1.24
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No

Limited other Employment Space in Settlement	No
Other Information	Outdated (configuration and size) buildings in a town centre location. Some property been cleared at the rear of the site (fronting Hollier's Walk) and redeveloped for a foodstore (Aldi).
Recommendation	C
Percent Employment Use Retained	25 – 0.31 ha
Percent Other Uses Allowed	75 – 0.93 ha



<b>Address</b>	<b>Trinity Motors, North of Coventry Road, Hinckley</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN120
Description	Car retail/garage premises
Occupier(s)	Farol Ltd
Percentage Occupied	100%
Prominence	Moderate
Current Use	Motor garage and retail premises
Size, ha	1.24
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	B
Percent Employment Use Retained	100

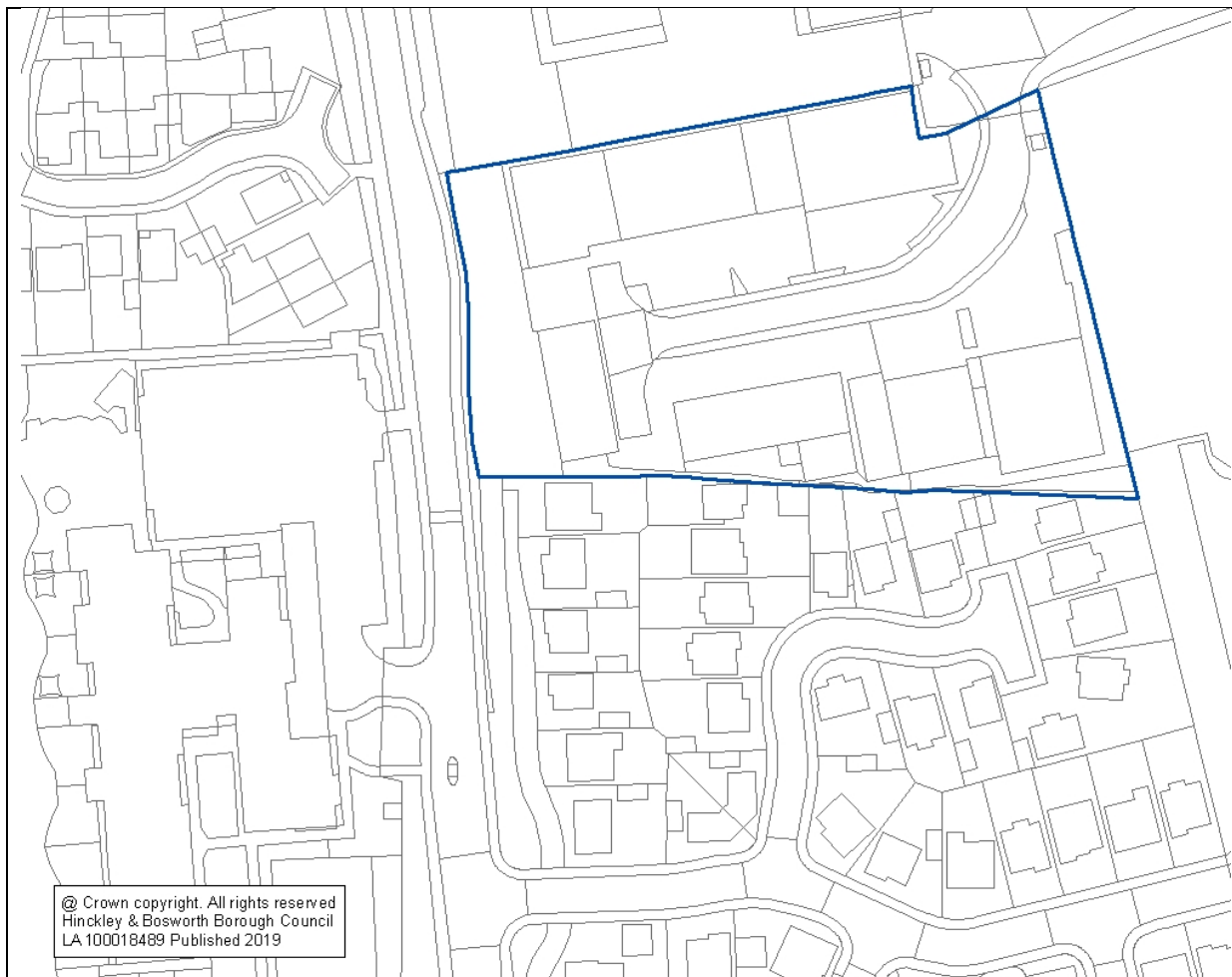
Percent Other Uses Allowed	0
----------------------------	---



Address	Nutts Lane Industrial Estate, Hinckley
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN121
Description	Industrial estate to south of Hinckley
Occupier(s)	Various, including All Makes Garage
Percentage Occupied	90%
Prominence	Low
Current Use	Industrial estate/motor garage
Size, ha	1.05
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	0.5
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Minor unimplemented planning permission within the site.
Recommendation	A

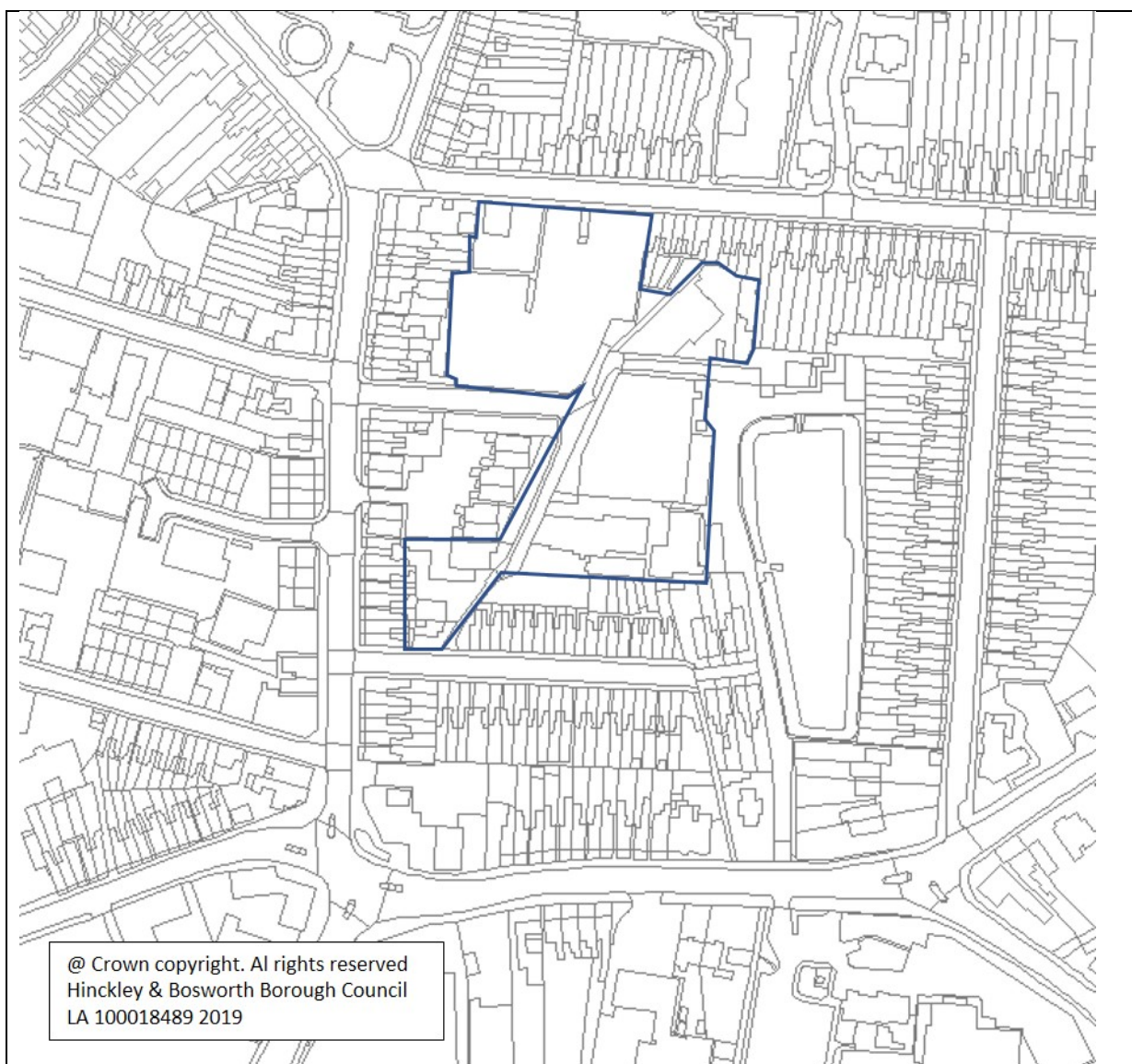
Percent Employment Use Retained	100
Percent Other Uses Allowed	0





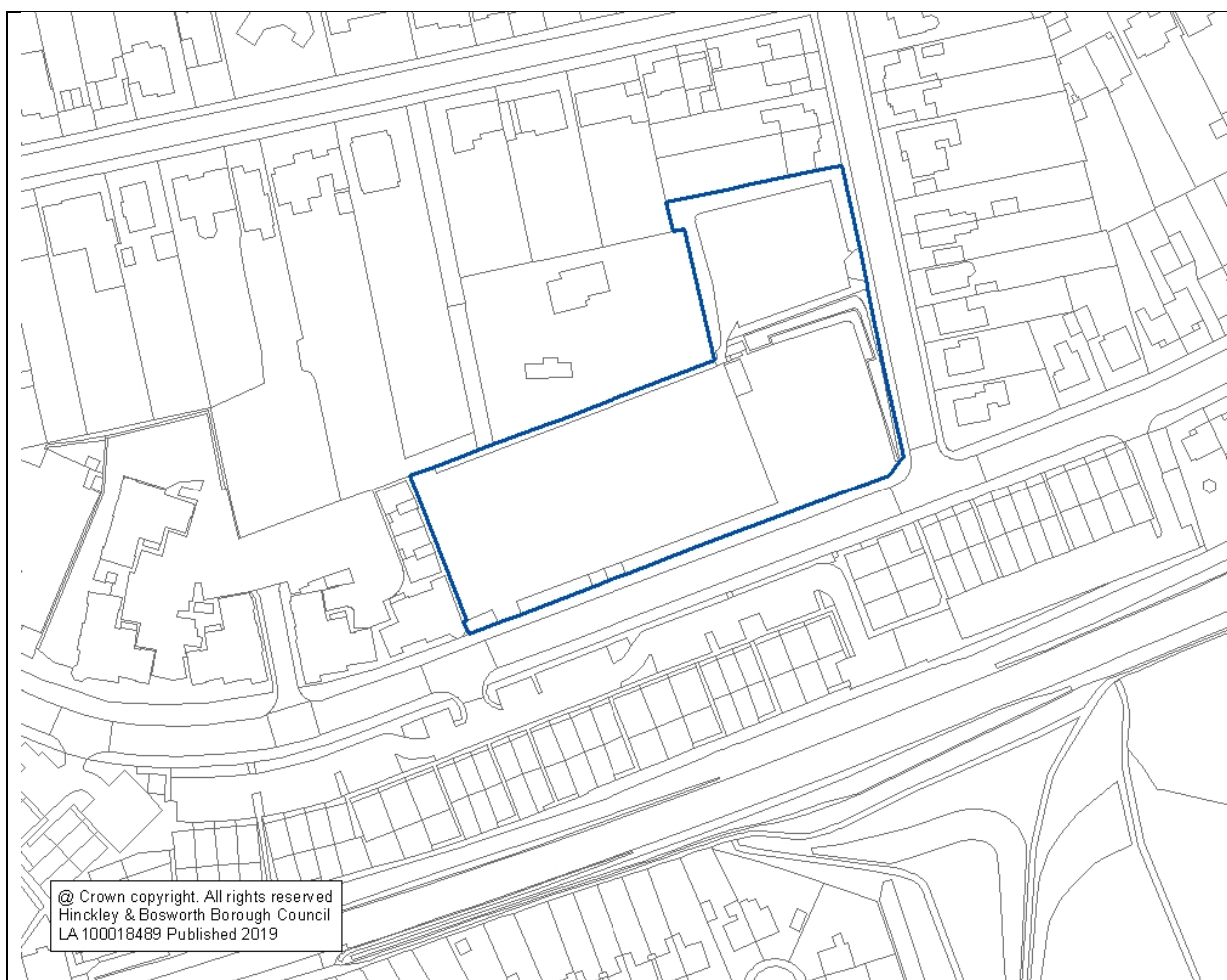
Address	Clover Park Industrial Estate, Hinckley
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN125
Description	Industrial estate
Occupier(s)	Various, including Thirteen Amp
Percentage Occupied	90%
Prominence	Low
Current Use	Industrial estate
Size, ha	0.81
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	5
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0





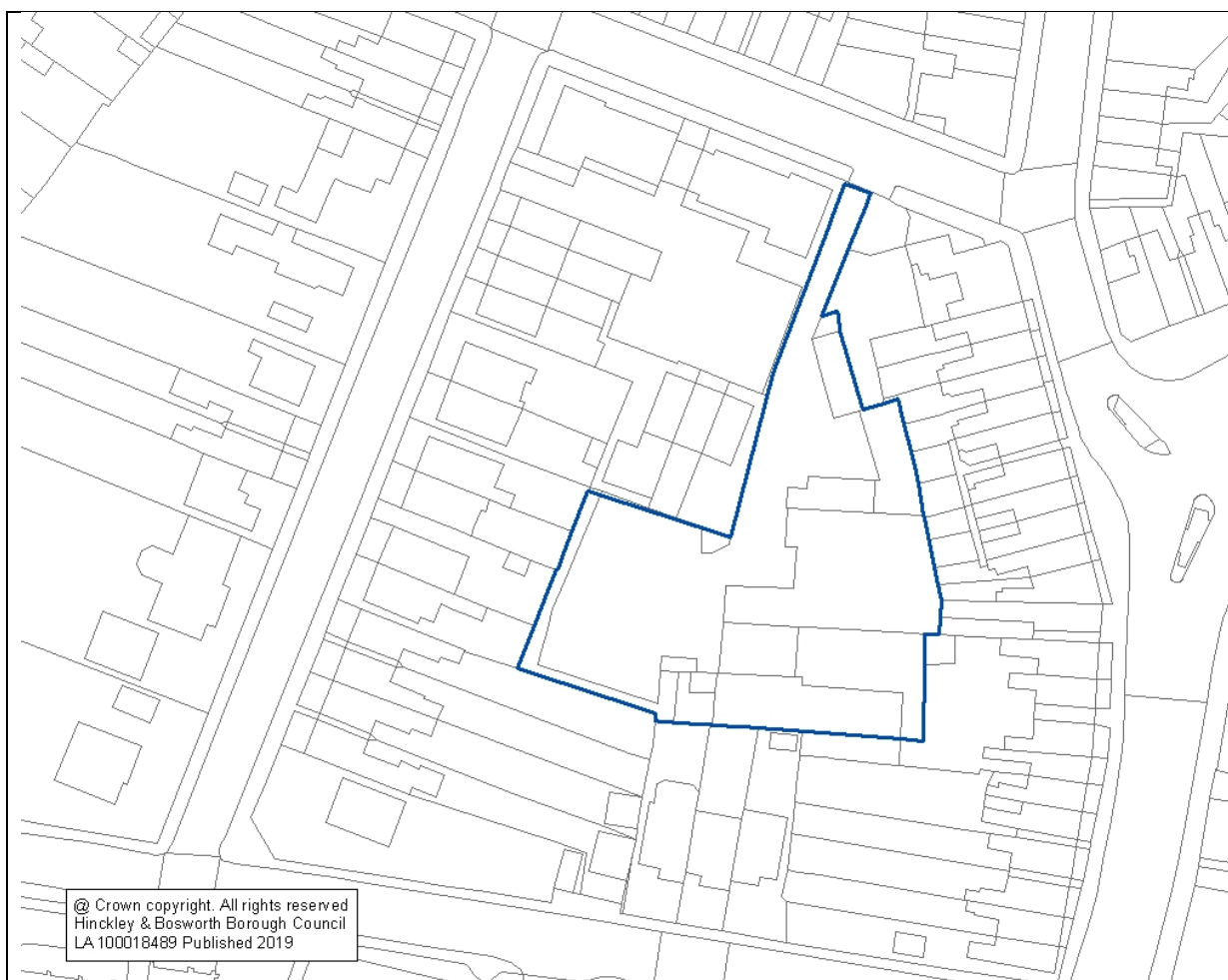
<b>Address</b>	<b>Hosiery Factory/Builders Yard, South of John Street,</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN143
Description	Mass of low grade employment space to north of Hinckley Town Centre – includes small business centre
Occupier(s)	Various, including Davenport Business Centre
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial/ cleared land
Size, ha	0.98
Building Age	Historic
Building Quality	Poor/ Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate

Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Retain business centre as fit-for-purpose facility.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Sparkenhoe Business Centre, Southfield Road,
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN130
Description	Small business centre to south of the town centre, close to rail station and out-of-town retail area
Occupier(s)	Various, including Black Horse Business Machines, Milestone Games
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial/office
Size, ha	0.68
Building Age	Pre 1960
Building Quality	Moderate/ Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Average
Servicing	Average
Constraints	N/k
Critical Mass	Yes
Limited other Employment Space in Settlement	No

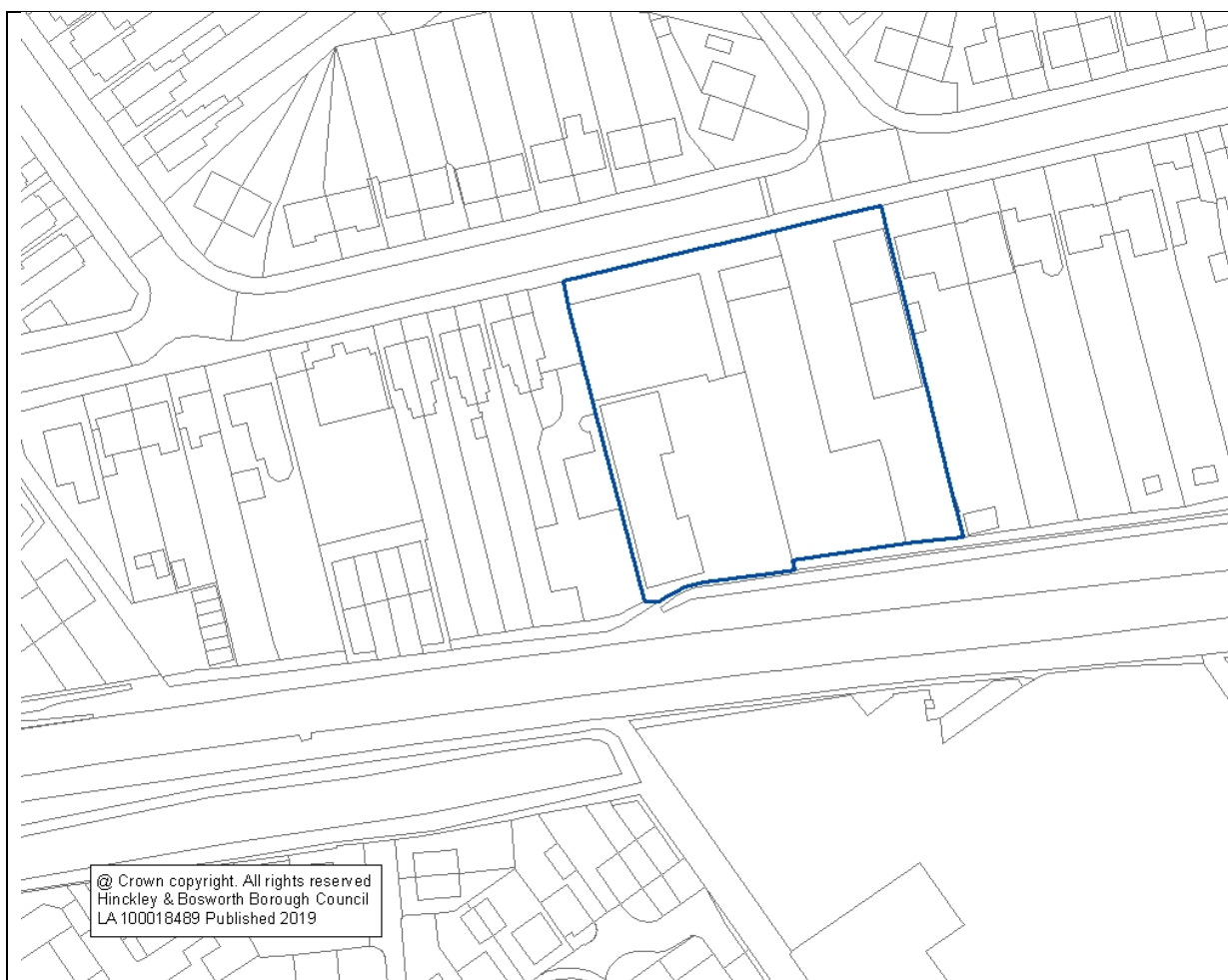
Other Information	Established business centre. Provides extensive small business accommodation (70 units), including incubation space. Building should be retained.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Factory, South of Mill Hill Road, Hinckley
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN131
Description	Small workshop
Occupier(s)	Iron Styles
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.22
Building Age	Pre 1960
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Small, low quality workshop. Its loss would have little impact on the land supply of Hinckley and the Borough.
Recommendation	C

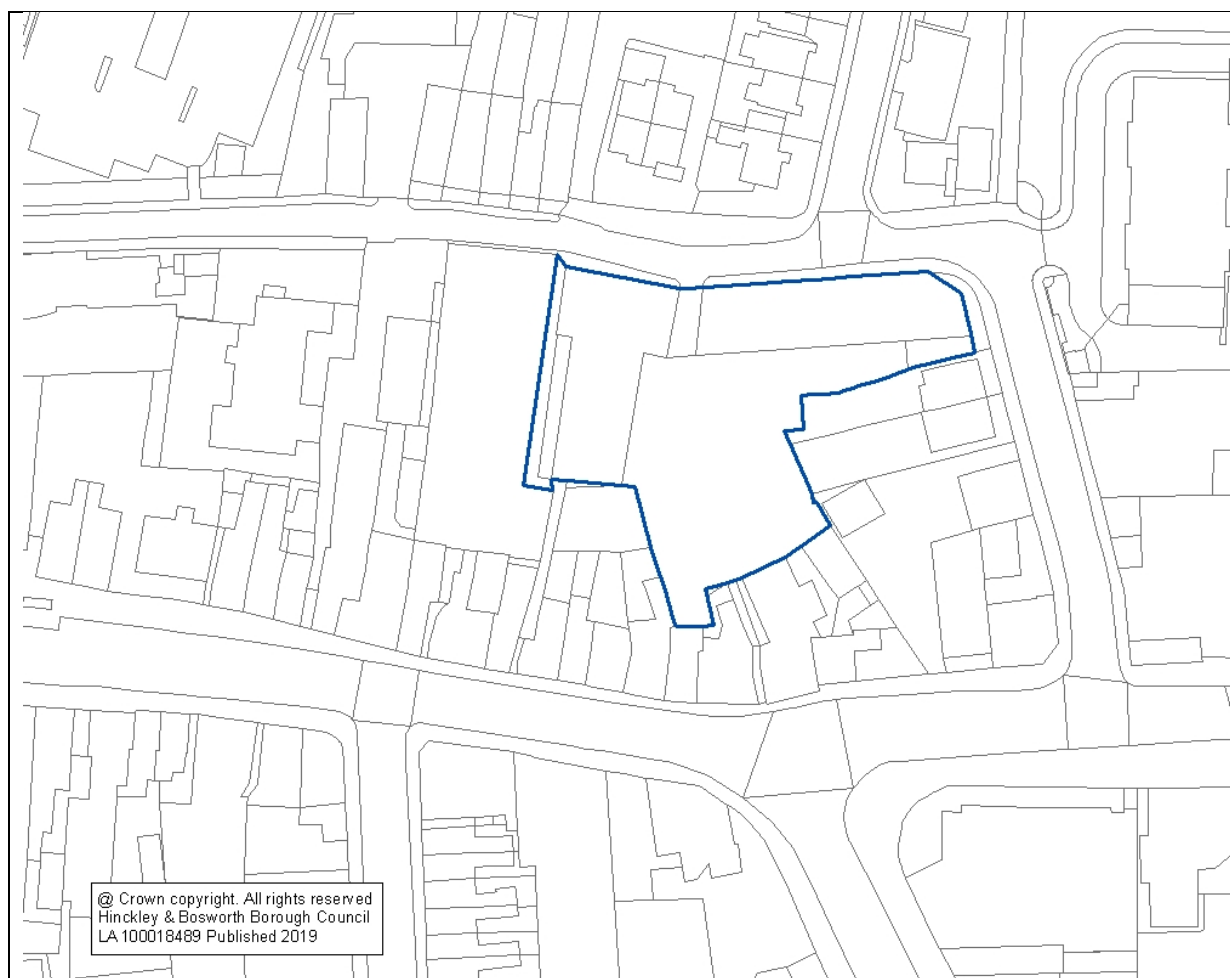
Percent Employment Use Retained	0
Percent Other Uses Allowed	100





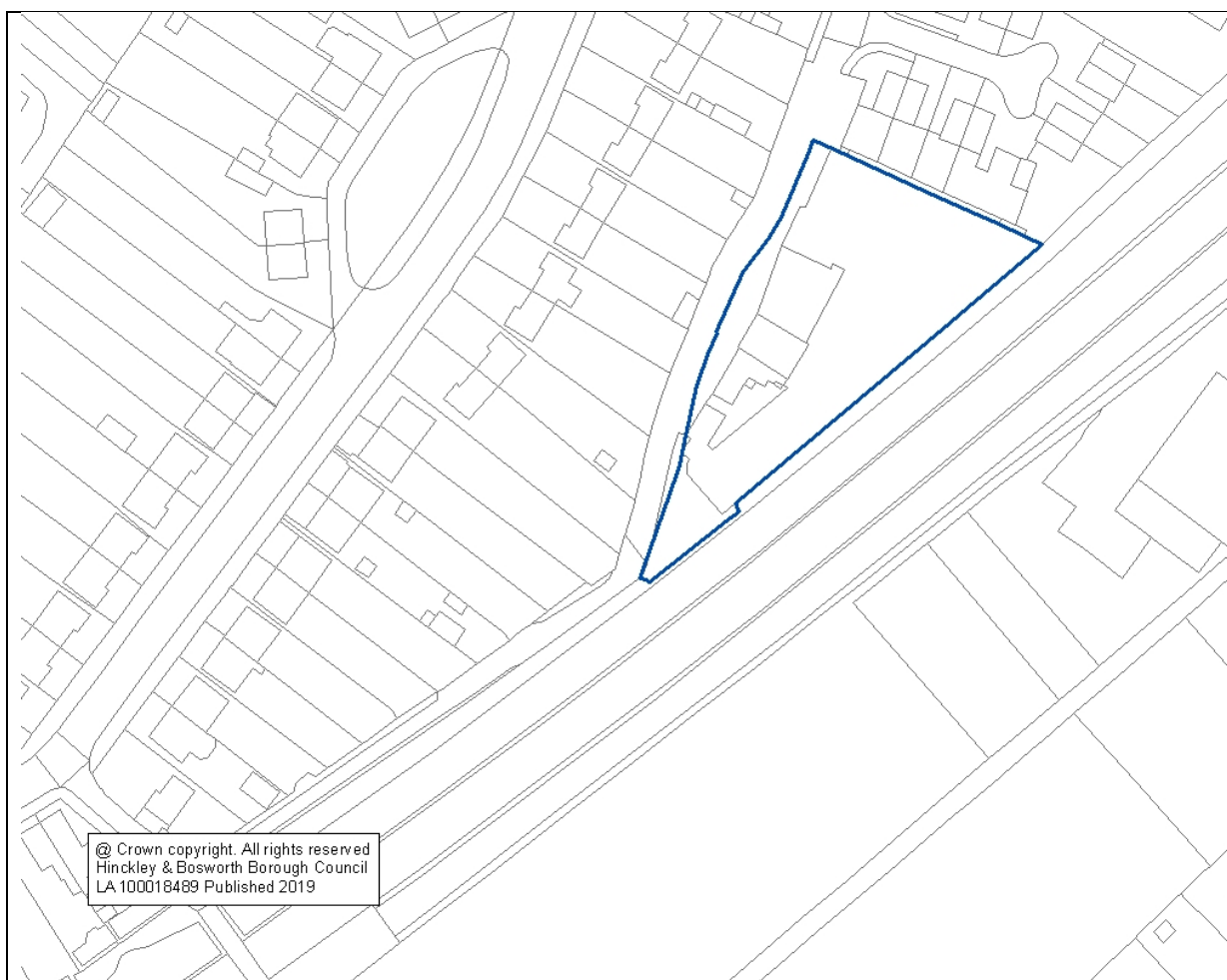
Address	Timber Yard, South of Westfield Road, Hinckley
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN127
Description	Small complex of buildings on edge of town centre
Occupier(s)	D.E Thatcher
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.39
Building Age	Pre 1960
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Small buildings in a residential location with poor access. Minor employment role. Its loss would have little impact on the land supply of Hinckley and the Borough.

Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



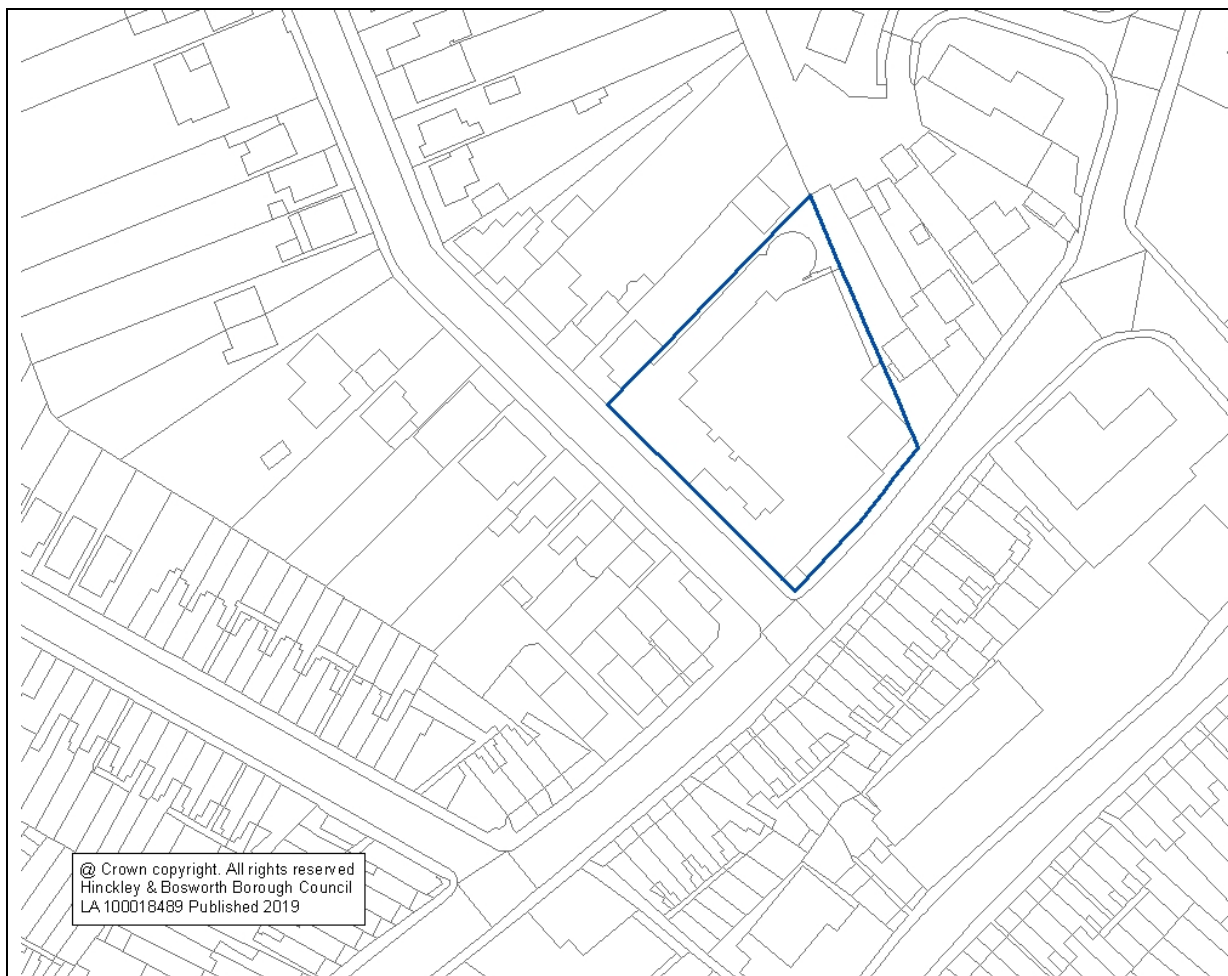
<b>Address</b>	<b>Factory/Works, South of Wood Street, Hinckley</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN147
Description	Mixed business site on edge of town centre surrounded by housing
Occupier(s)	Various, including Barry Lager Fabrics, Colour Flex Labels
Percentage Occupied	50%
Prominence	Low
Current Use	Light industrial
Size, ha	0.26
Building Age	Historic
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	No

Other Information	<p>In the Town Centre Conservation Area</p> <p>Low quality outdated buildings, although premises appear to be well occupied at present.</p> <p>Outline consent for redeveloping the site for housing is being sought however (App. No. 19/00464/OUT). Based on quality of premises, protection is not a high priority.</p>
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Factory, East of Parsons Lane, Hinckley
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN149
Description	Small, isolated small business centre
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.23
Building Age	Post 1960s
Building Quality	Poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No

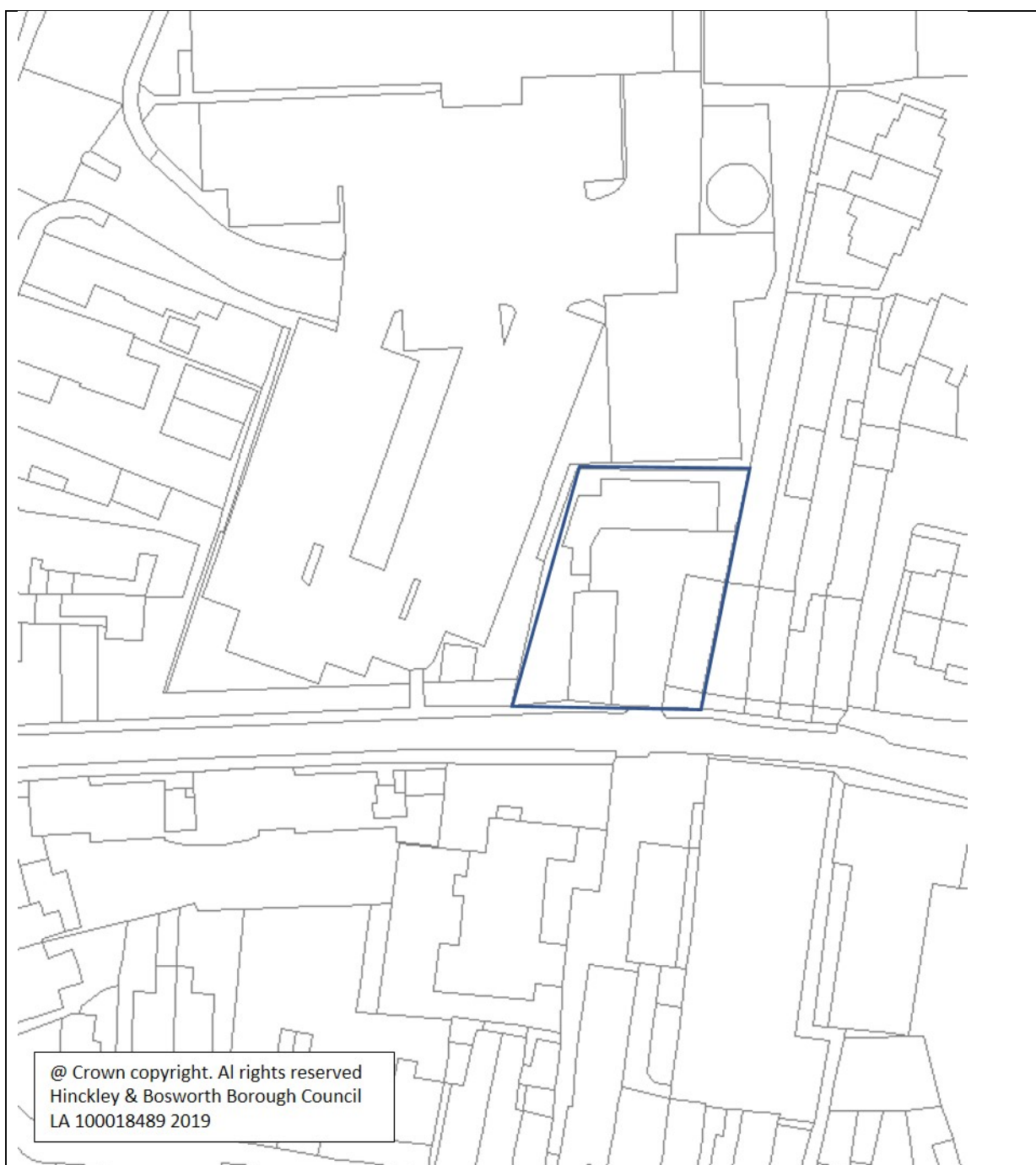
Other Information	Offers budget small business space for which there is demand. The outdated building and residential location indicate that the site could be redeveloped for alternative uses. However, there is no need to actively encourage redevelopment.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



Address	Factory, East of Teign Bank Road, Hinckley
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN135
Description	Low quality, single storey factory in a residential area
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.22
Building Age	Pre 1960
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No

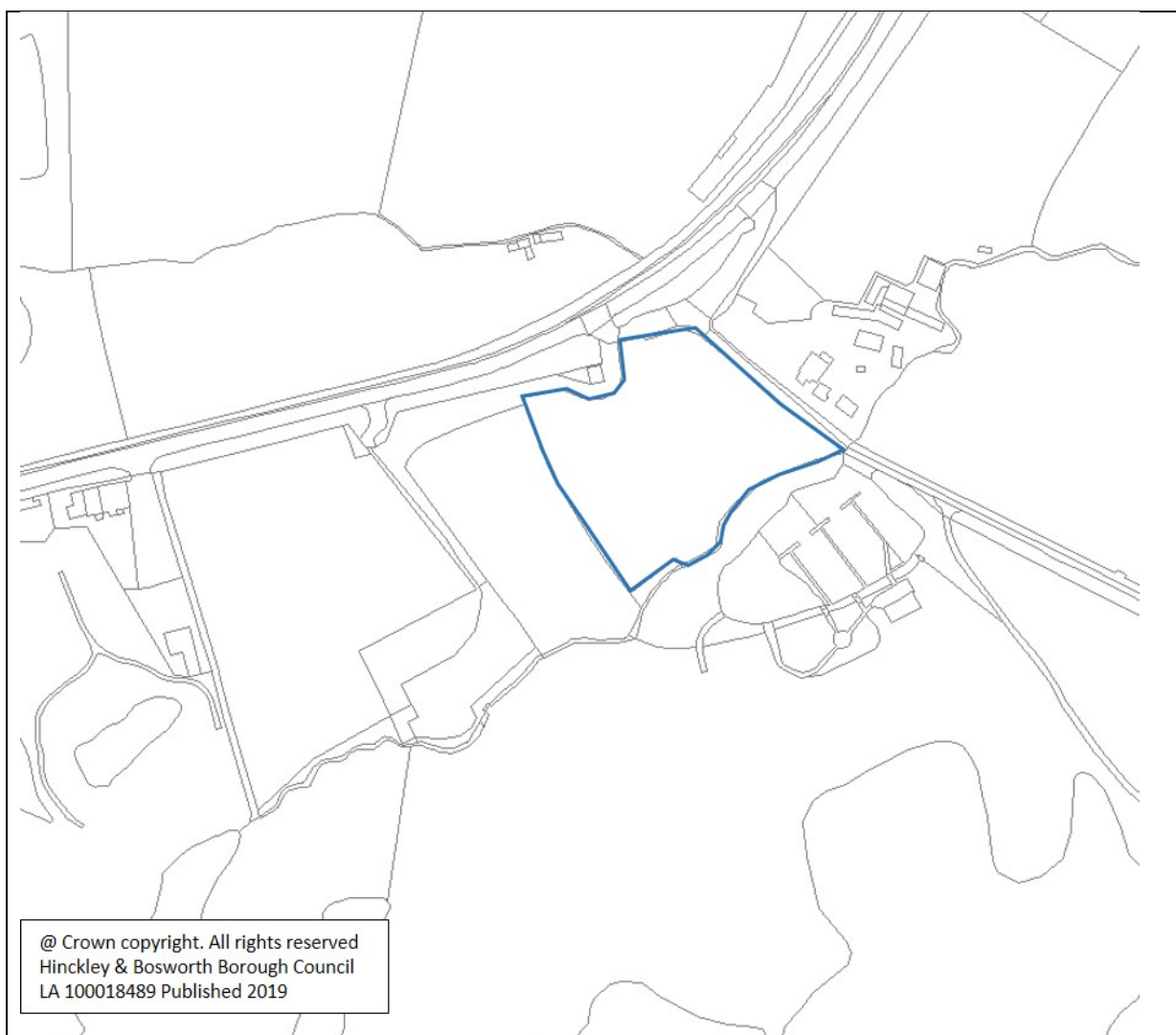
Other Information	Ageing building in a town centre location, access not ideal. The outdated building and residential location indicate that the site could be redeveloped for alternative uses. No need to actively encourage redevelopment.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100





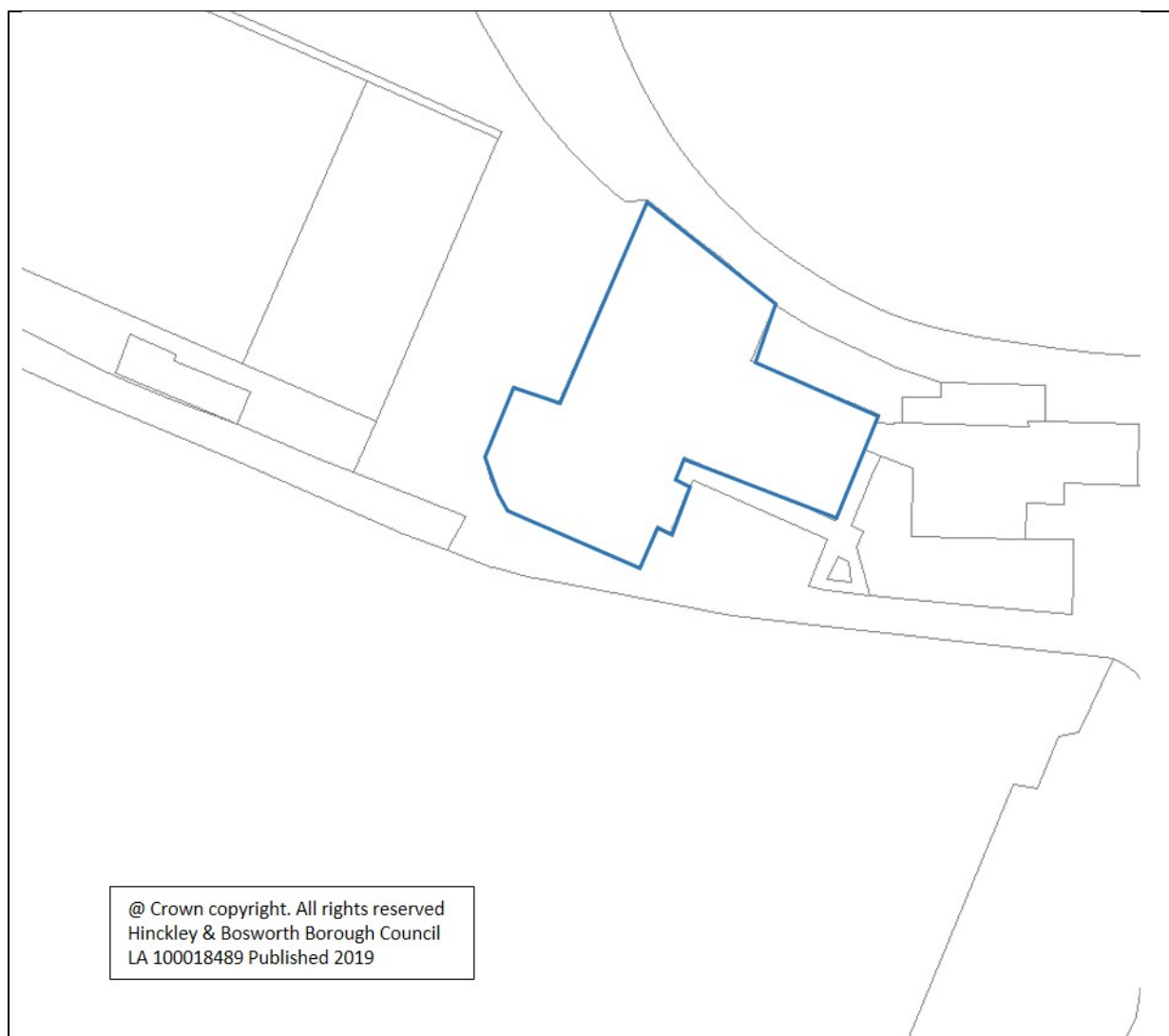
Address	Factory, North of Wood Street, Hinckley
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	HIN146
Description	Isolated factory on the edge of the town centre surrounded by housing
Occupier(s)	Atlas FM
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.07
Building Age	Pre 1960

Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	Outdated building in a residential location, suitable for redevelopment to alternative uses. This would be a minimal loss to employment portfolio.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



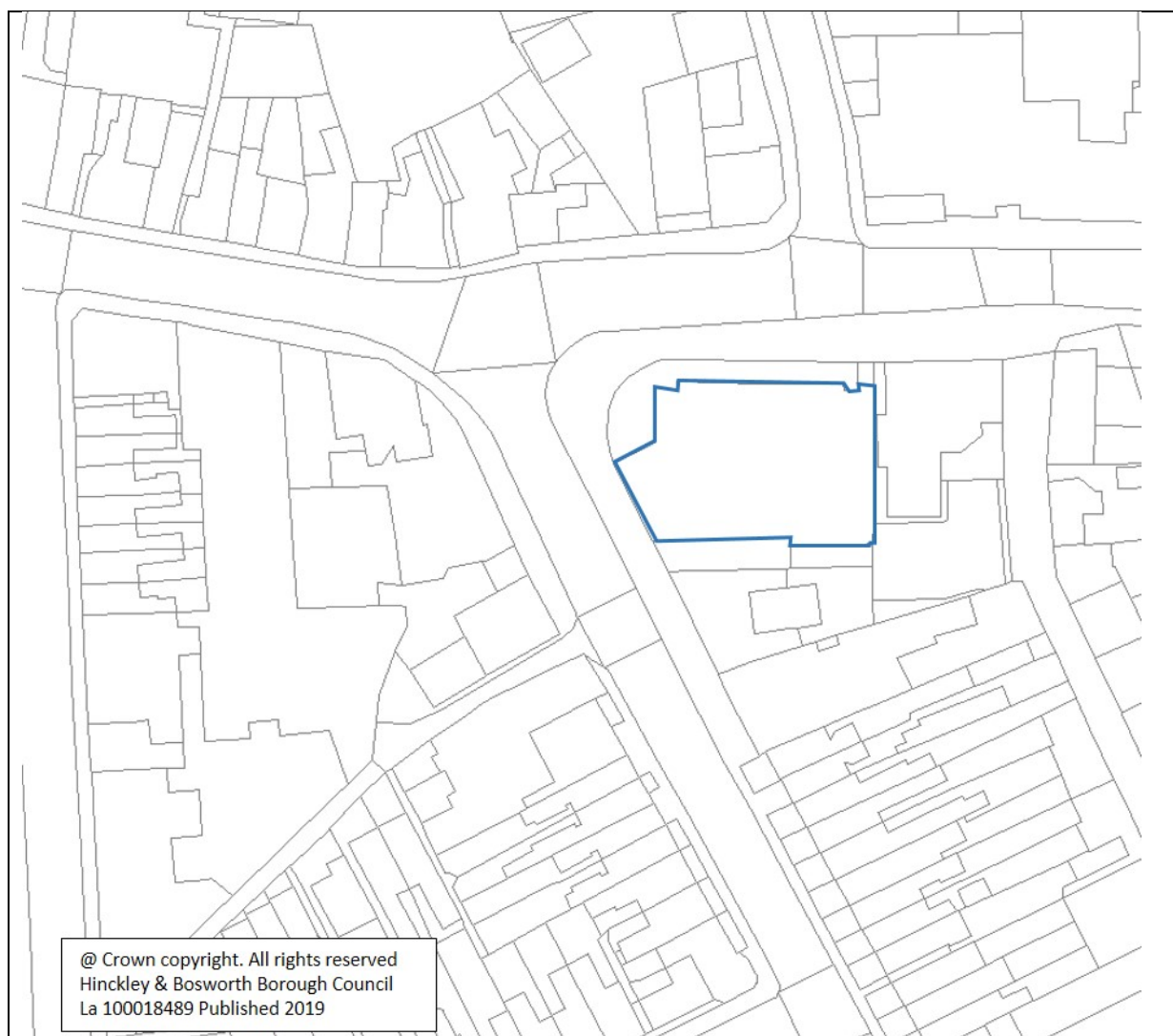
Address	E Taylor Metal Recycling Area, Leicester Road,
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Industrial and storage site outside main town centre
Occupier(s)	Various including E Taylor Metal Recycling
Percent Occupied	100%
Prominence	Moderate
Current Use	Industrial, storage and scrap yard
Size, ha	0.80
Building Age	Post 1960s
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	7
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	0
Car Parking	Poor
Servicing	Moderate
Constraints	None
Critical Mass	No

Limited other Employment Space in Settlement	Yes
Other Information	Some retail in small units in north east of the site Permission was granted in February 2019, 18/01194/FUL, for the removal of existing buildings and erection of portal framed storage building
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	All Signs and Graphics Area (Hinckley Rugby Club),
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Single unit south of multiple sports grounds, north east of Hinckley town
Occupier(s)	All Signs and Graphics, Niche Nails and Beauty, cafe
Percent Occupied	100%
Prominence	Low
Current Use	Mixed, including industrial/office
Size, ha	0.02
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	Rural location
Distance to Motorway, km	7
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	0.3
Car Parking	Moderate
Servicing	Poor
Constraints	None

Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	<p>Unit is situated amongst various building with leisure activities as their primary function.</p> <p>Site received retrospective permission for conversion from D2 (Assembly and Leisure) to mixed use to include internet cafe, nail salon and small business use (App. No. 18/00977/FUL).</p> <p>Broadly a mixed use property, including approx. one main B-Class use. Site is of low value both in terms of the quality of premises and range of relevant uses. Protection should not be considered a high priority.</p>
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>The Lawns Business Centre, The Lawns, Hinckley</b>
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Single serviced office building in an edge of centre location
Occupier(s)	Various
Percent Occupied	Unknown
Prominence	High
Current Use	Office
Size, ha	0.03
Building Age	Post 1960s
Building Quality	Good
Access Constraints	In residential/services area
Distance to Motorway, km	5
Distance to A-road, km	4
Distance to Rail Station, km	1
Distance to Bus Stop, km	0
Car Parking	Poor
Servicing	Good
Constraints	None
Critical Mass	No

Limited other Employment Space in Settlement	Yes
Other Information	None
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0