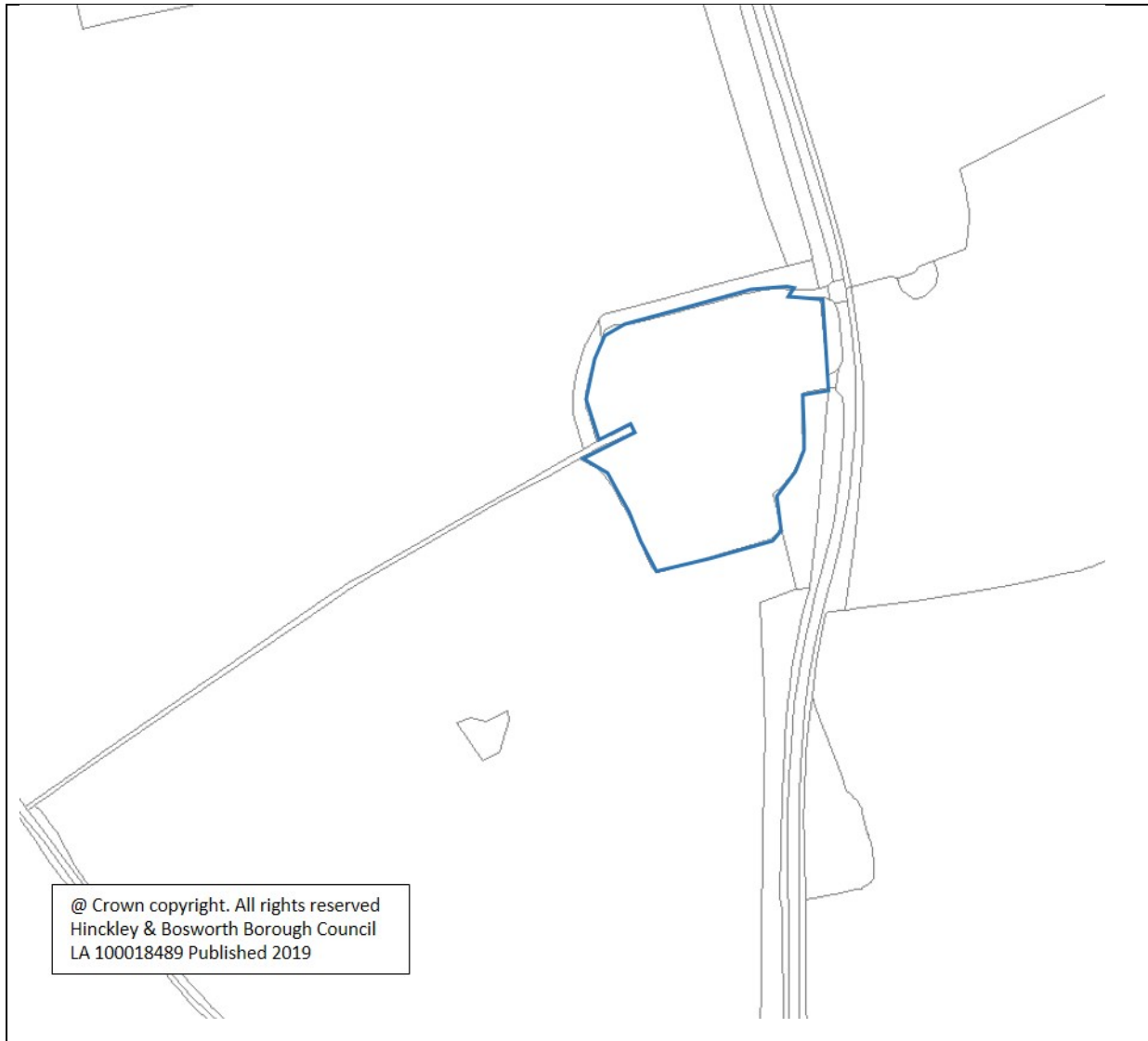


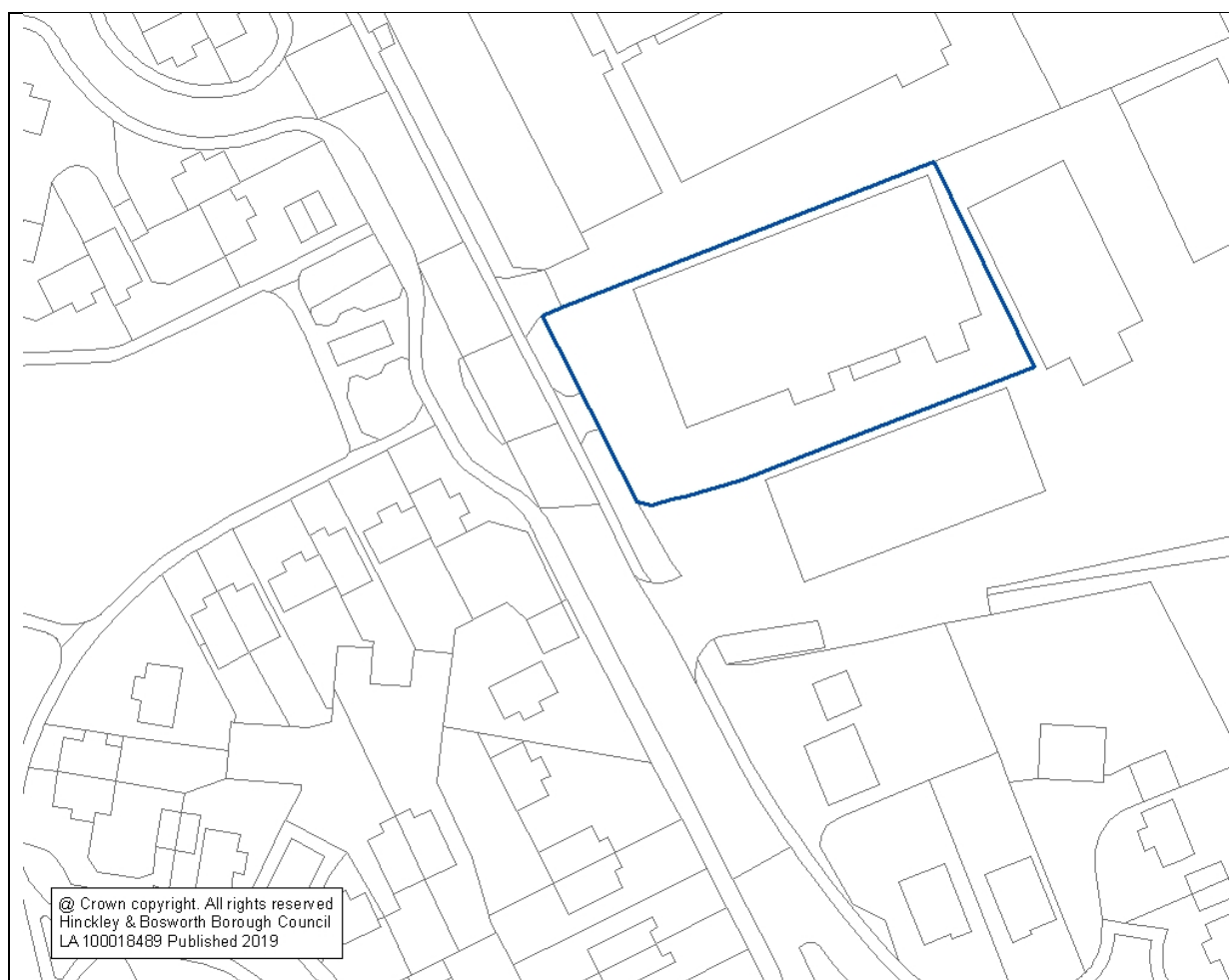
## Appendix 7a – Employment Site Proformas

**Appleby Magna**



<b>Address</b>	<b>Elms Business Park, Atherstone Road, Appleby</b>
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Small rural estate of modern B1(c)/B2 units, prominently located off the A444 Atherstone Road on the northern boundary of the Borough
Occupier(s)	Various including UK Framing Supplies
Percentage Occupied	100%
Prominence	Good
Current Use	Industrial
Size, ha	2.00
Building Age	Modern

Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	3
Distance to A-road, km	0
Distance to Rail Station, km	9
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Moderate quality modern industrial estate prominently located in the north west of the Borough and serving a large rural catchment. Use should be protected, where possible.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Dunlop, East of Station Road, Bagworth</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BAG20
Description	Medium sized industrial complex, land to the north redeveloped for housing
Occupier(s)	Factory unit in the north occupied by Presscut Components. South is occupied by Ashby MOT Garage
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	2.23 (reduces to 0.81 with land redeveloped for housing removed)
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	2

Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Former vacant factory in the north of the site has been redeveloped for 61 dwellings on 1.42 ha (App. No. 17/00634/FUL). Site boundary should be adjusted to reflect this. Remainder includes one high value engineering use, Presscut, one of the largest dedicated contract die cutting and converting facilities in the UK. Use should be protected, where possible.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0 (Of remaining)



<b>Address</b>	<b>Workshop Units, Station Terrace, Bagworth</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	BAG18
Description	Single industrial unit ('The Old Station')
Occupier(s)	Not known (appears to be in private storage use). Owned by Severn Trent Water
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.13
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	6
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

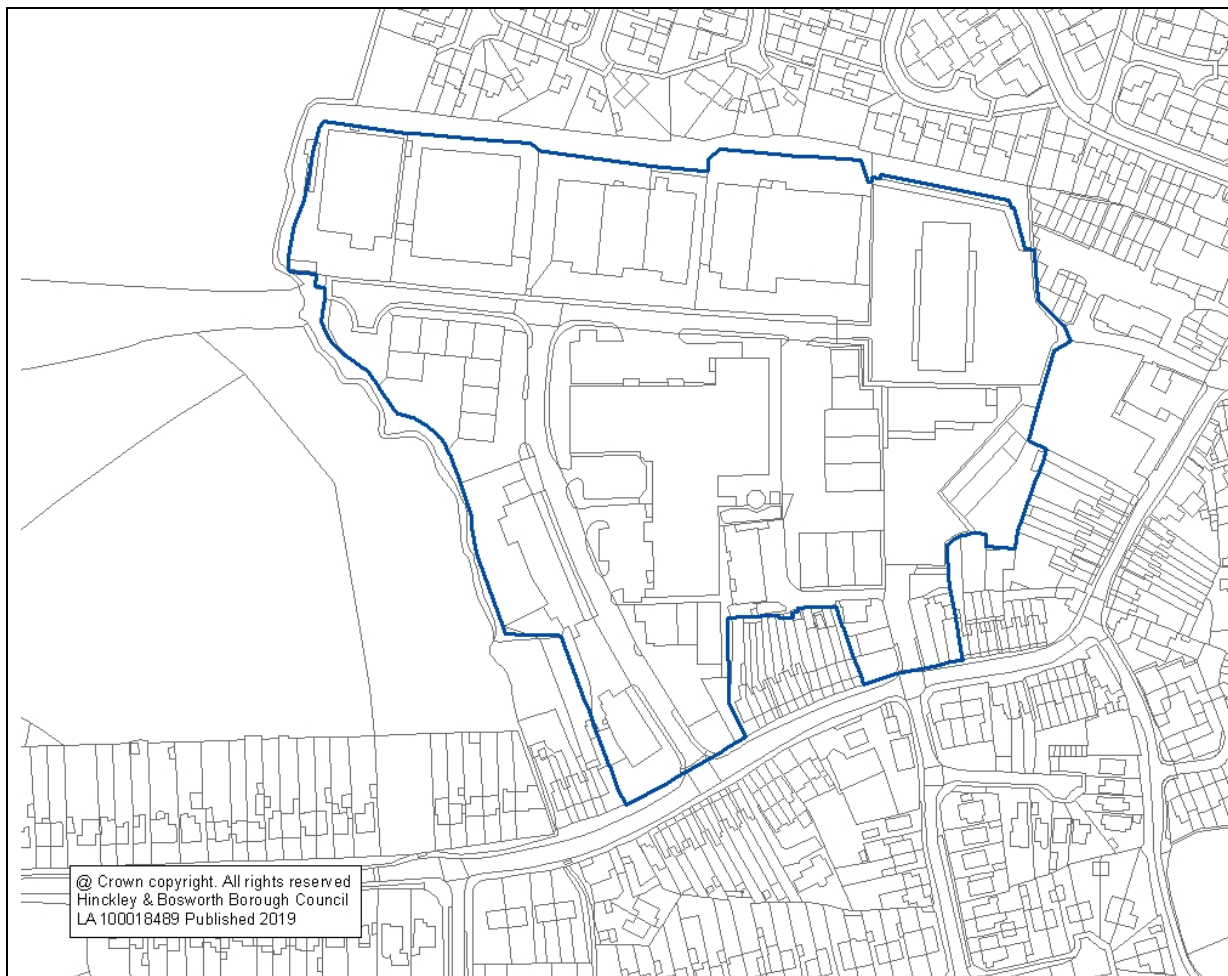
Other Information	Building should be retained to provide rural opportunities. It is fit-for-purpose. However, loss would have minimal impact on overall employment supply. Has little adverse effect on neighbouring residential amenity.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Markfield Plastics Ltd, 256 Station Road, Bagworth</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	BAG19
Description	Sole industrial unit
Occupier(s)	Markfield Plastics
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	0.06
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

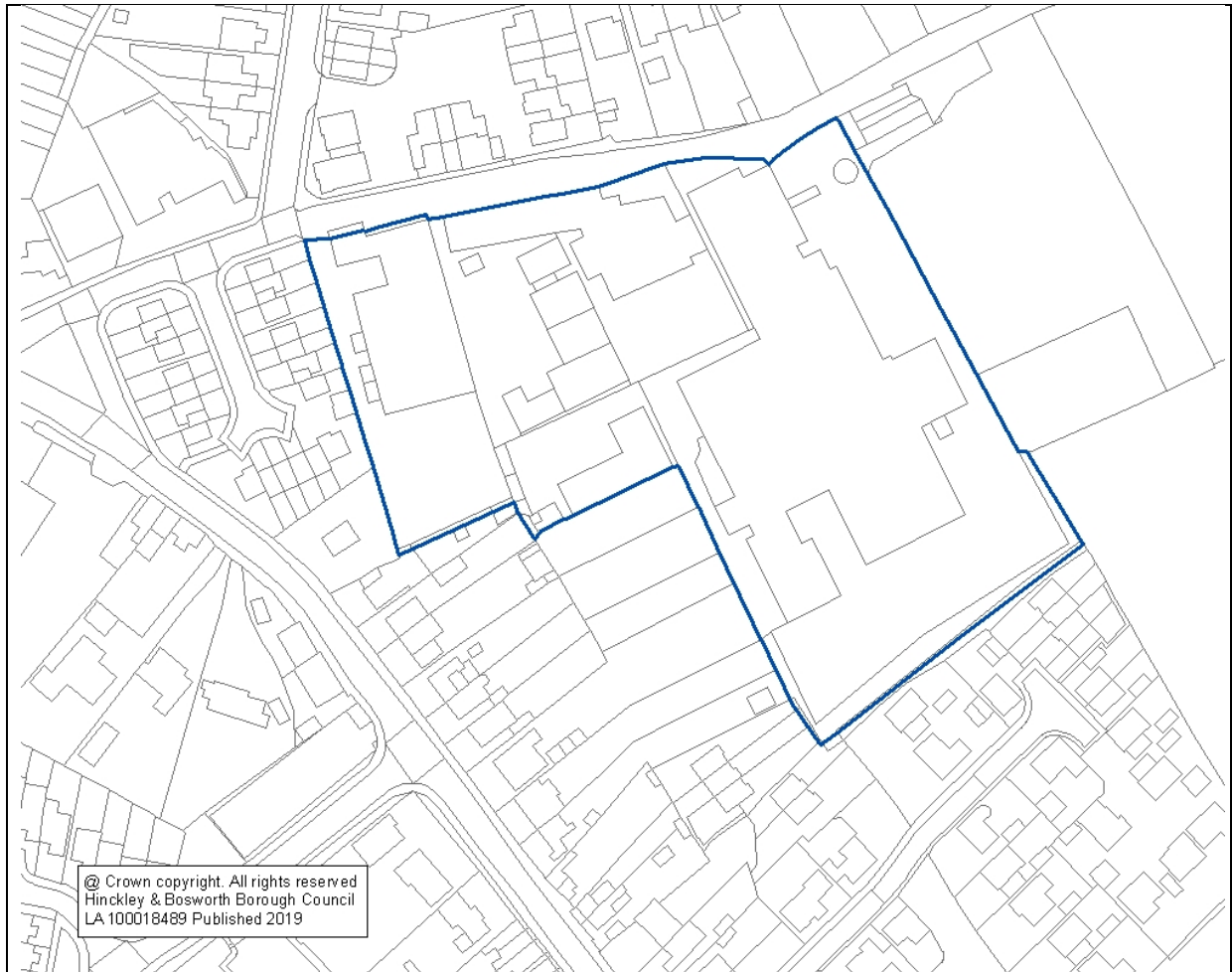
Other Information	Building should be retained to provide rural employment opportunities. It is fit-for-purpose. However, its loss would have minimal impact on the overall employment supply. The property has little adverse effect on neighbouring residential amenity.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0





<b>Address</b>	<b>Mill Street Industrial Estate, Barwell</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW01
Description	Industrial estate, partly surrounded by housing
Occupier(s)	Various, including Crawfoot Carriers and Labelsco
Percentage Occupied	95%
Prominence	Moderate
Current Use	Industrial estate
Size, hectares	7.46
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
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	None
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



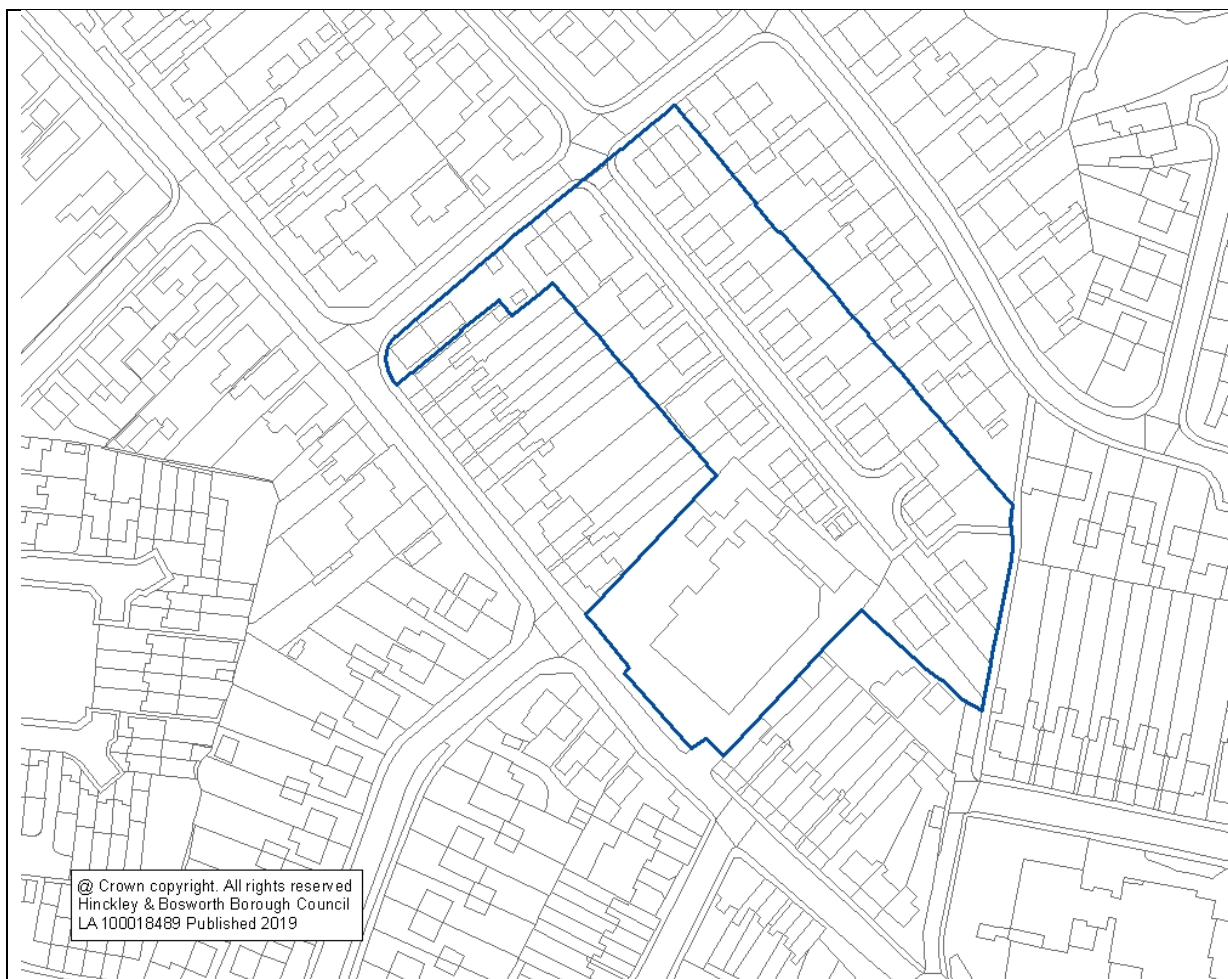
<b>Address</b>	<b>Factories, Dawsons Lane, Barwell</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW15
Description	Small concentration of industrial units on the edge of the village centre
Occupier(s)	Various, including The Suite Superstore & The Enterprise Centre
Percentage Occupied	95%
Prominence	Low
Current Use	Light Industrial/wholesale/retail
Size, ha	1.63
Building Age	Post 1960s
Building Quality	Moderate/ Poor
Access Constraints	Access via residential areas
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

Other Information	<p>Relatively large site of reasonably modern units on the edge of the village centre. Some units in trade/retail use. It is in a better location and of a better quality than other premises in Barwell Village Centre and should therefore be retained.</p> <p>The access road needs improving and larger buildings may require sub-dividing to provide small business space in future, should sole occupiers vacate.</p>
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Workshop Units, Arthur Street, Barwell</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW08
Description	Mill building
Occupier(s)	Various including AG Hall LTD and PrintPack in rear units
Percentage Occupied	50%
Prominence	Low
Current Use	Light industrial
Size, ha	0.80
Building Age	Pre 1960's
Building Quality	Poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

Other Information	In the Barwell Conservation Area. Based on the clustering of employment uses retain. But generally low value premises in a wider area gradually being redeveloped for housing. Protection is a low priority.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>Factory, off Friswell Lane, Barwell</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW07
Description	Workshop units
Occupier(s)	Ident Machines
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial
Size, ha	1.09
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Average
Servicing	Average
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

Other Information	Moderate quality buildings in an edge-of-centre location. Compared to other sites in Barwell, this factory is relatively peripheral and has good access. The rear of the site has now been developed into semi-detached housing.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100





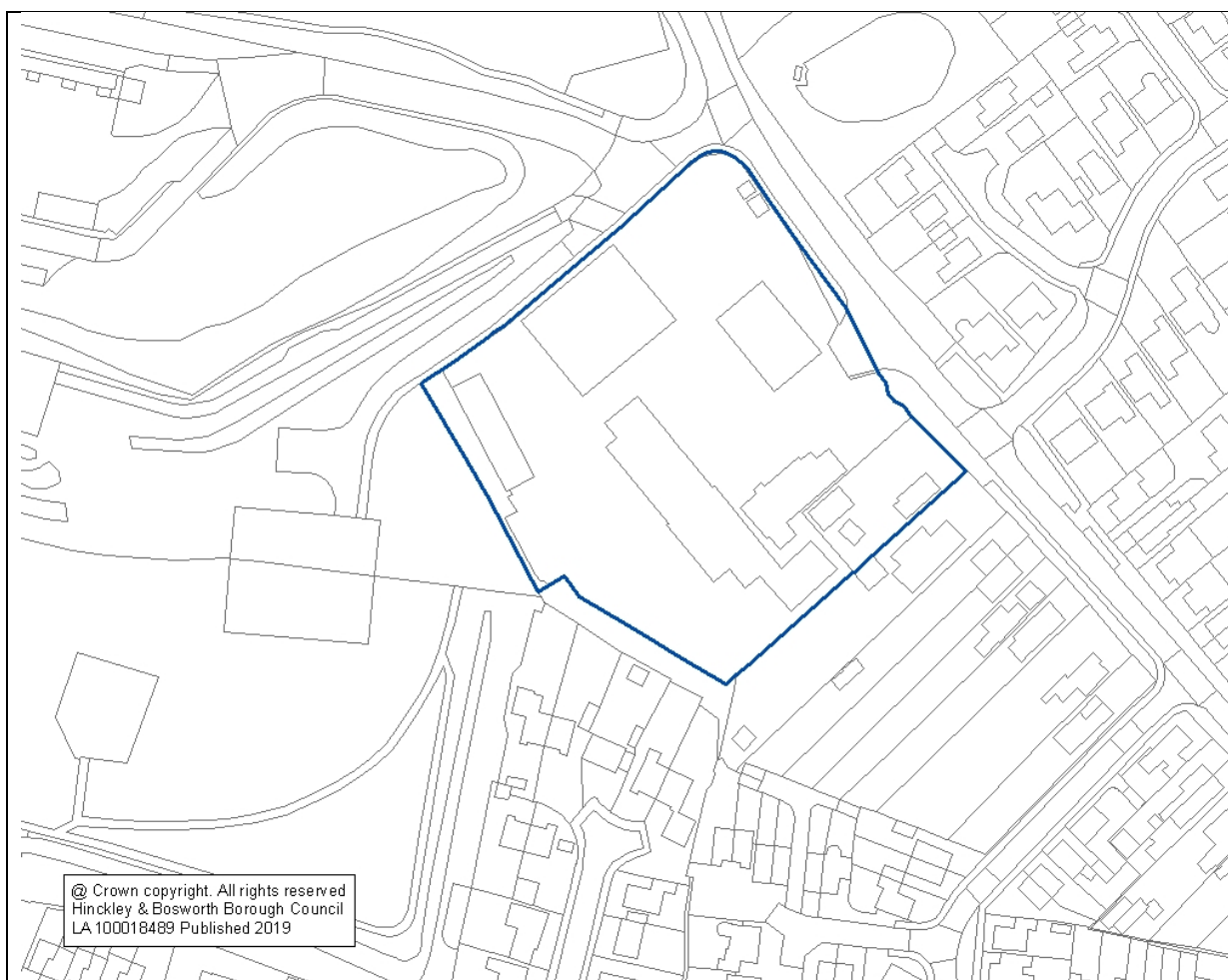
<b>Address</b>	<b>Konfidence Works, Arthur Street, Barwell</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW09
Description	Small business centre
Occupier(s)	Various
Percentage Occupied	70%
Prominence	Low
Current Use	Light industrial
Size, ha	0.69
Building Age	Pre 1960's
Building Quality	Poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

Other Information	In the Barwell Conservation Area. Active small business centre accommodating a diverse range of companies, protect on this basis rather than on the quality of the premises.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



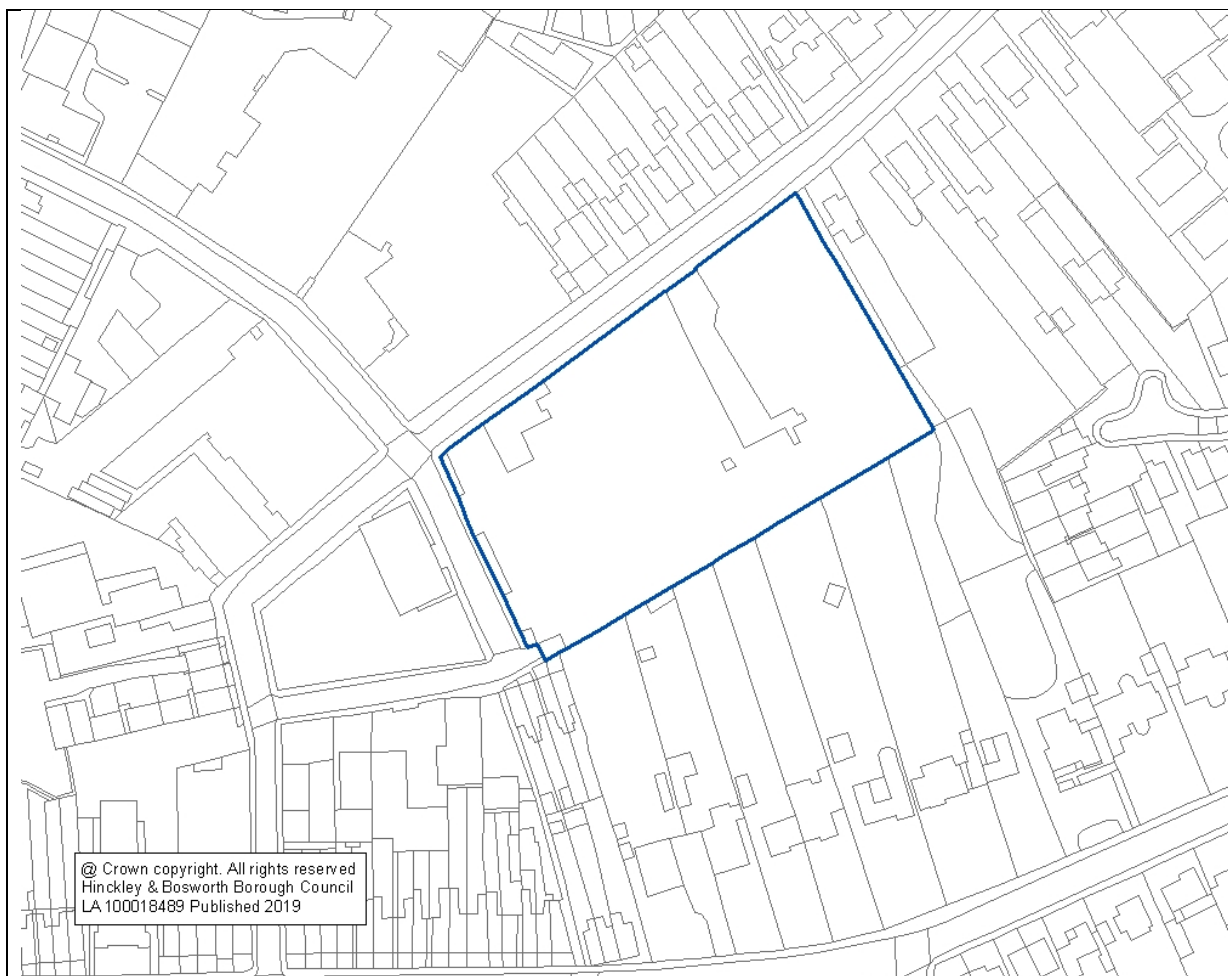
<b>Address</b>	<b>Barton Building, King Street, Barwell</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW12
Description	Small factory unit
Occupier(s)	The Loft Studio's
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.13
Building Age	Pre 1960's
Building Quality	Moderate/poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	Yes

Other Information	In the Barwell Conservation Area. Active factory for small local employer, but otherwise isolated, solus employment building. Protection of the property should be a low priority.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>Works, South of Stapleton Lane, Barwell</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW06
Description	Small industrial units and showroom
Occupier(s)	Verdon Timber Group & Heritage Timber Buildings Ltd
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	1.00
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Reasonably modern fit-for-purpose buildings and yard in accessible location on periphery of the settlement.

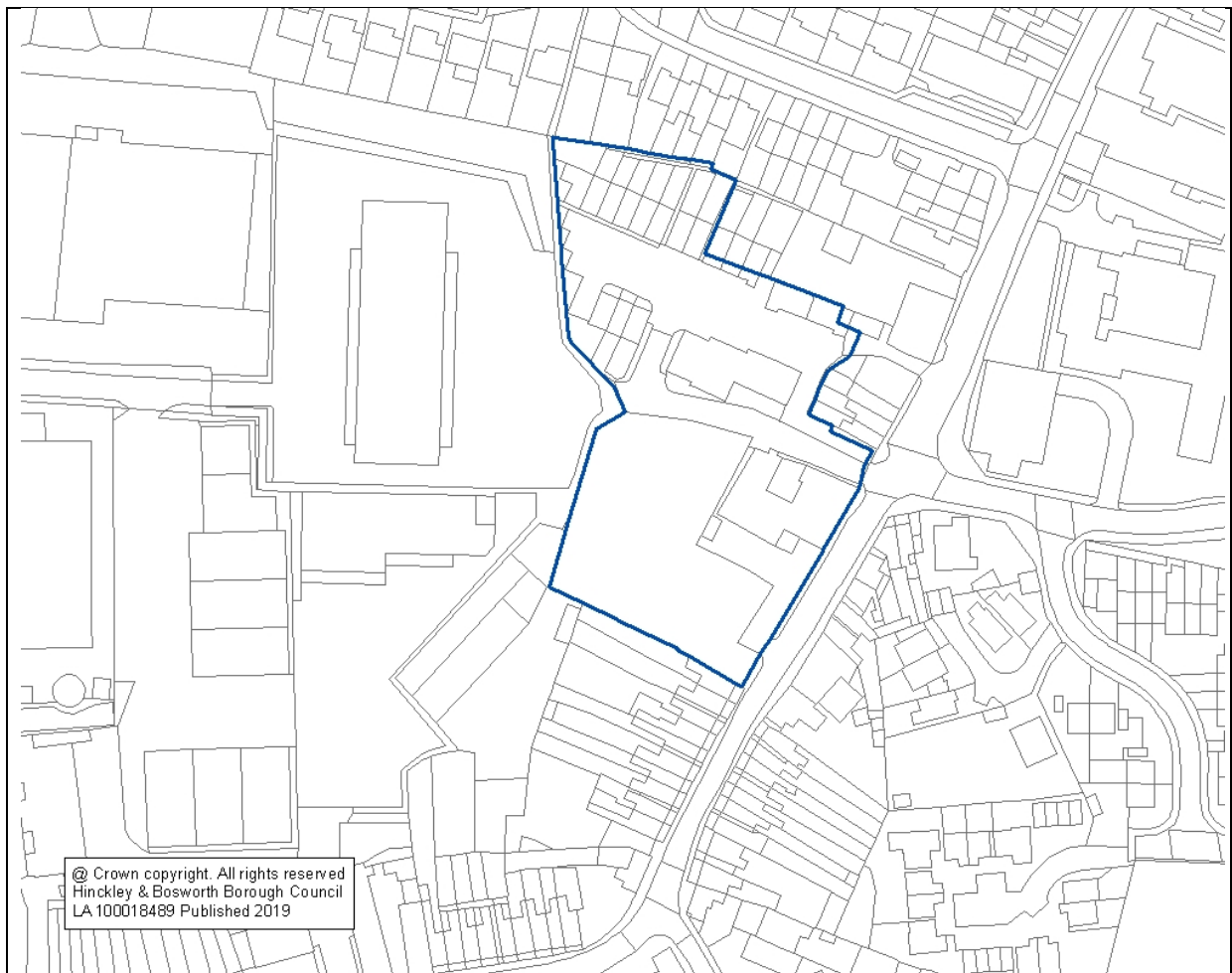
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Barwell Business Centre, Kingsfield Road, Barwell</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW11
Description	Small business centre in mill building
Occupier(s)	Various including Limelight
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.72
Building Age	Pre 1960's
Building Quality	Moderate/poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

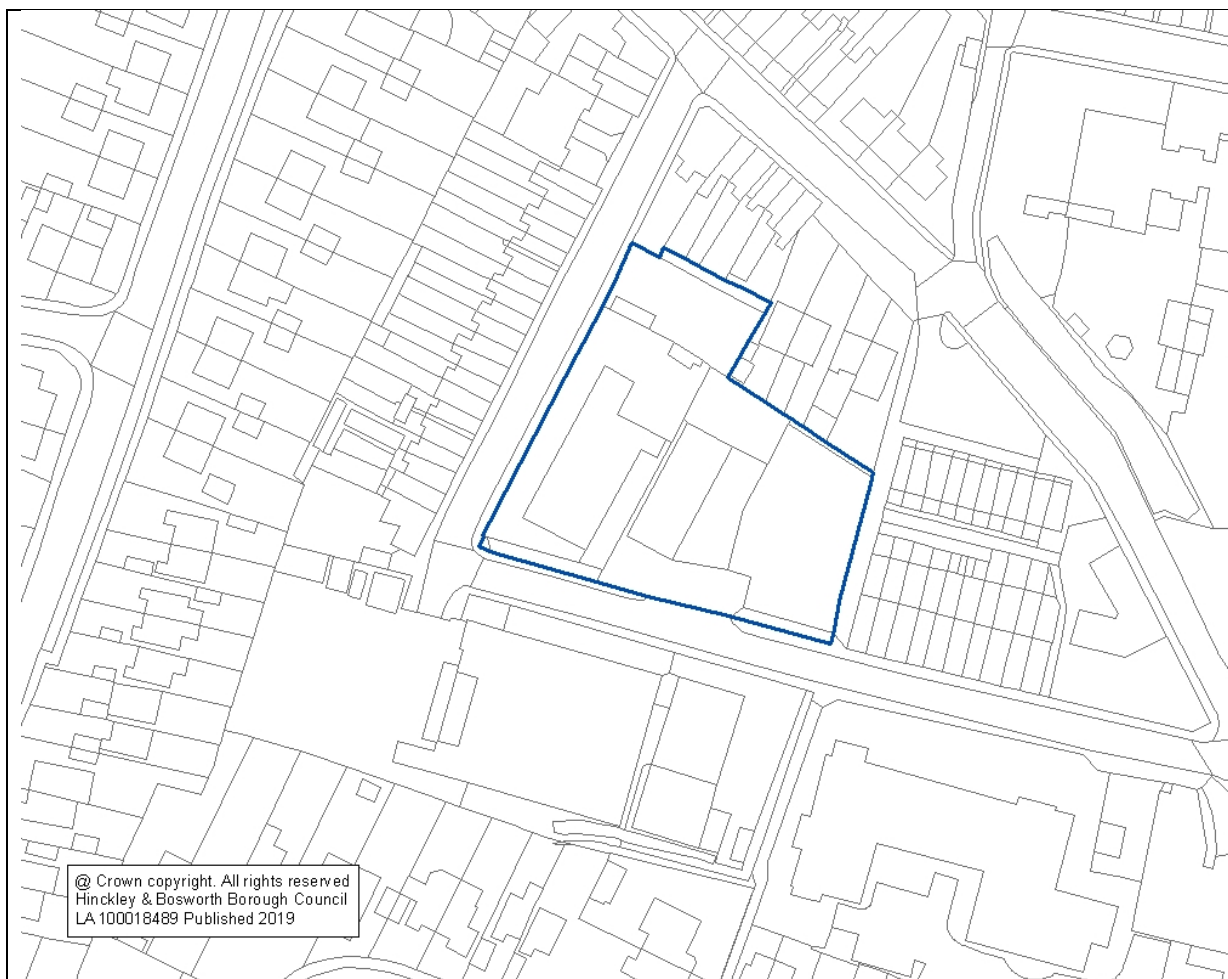
Other Information	In the Barwell Conservation Area. Active local business centre, supporting a diverse range of micro businesses. Protect on this basis rather than on the quality of the premises.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0





Address	Land fronting on to the High Street at the rear of
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW02
Description	Various old buildings on the fringe of the village centre
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.61
Building Age	Pre 1960
Building Quality	Moderate/ Poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	In the Barwell Conservation Area. 0.24 ha in the north west now developed for housing.

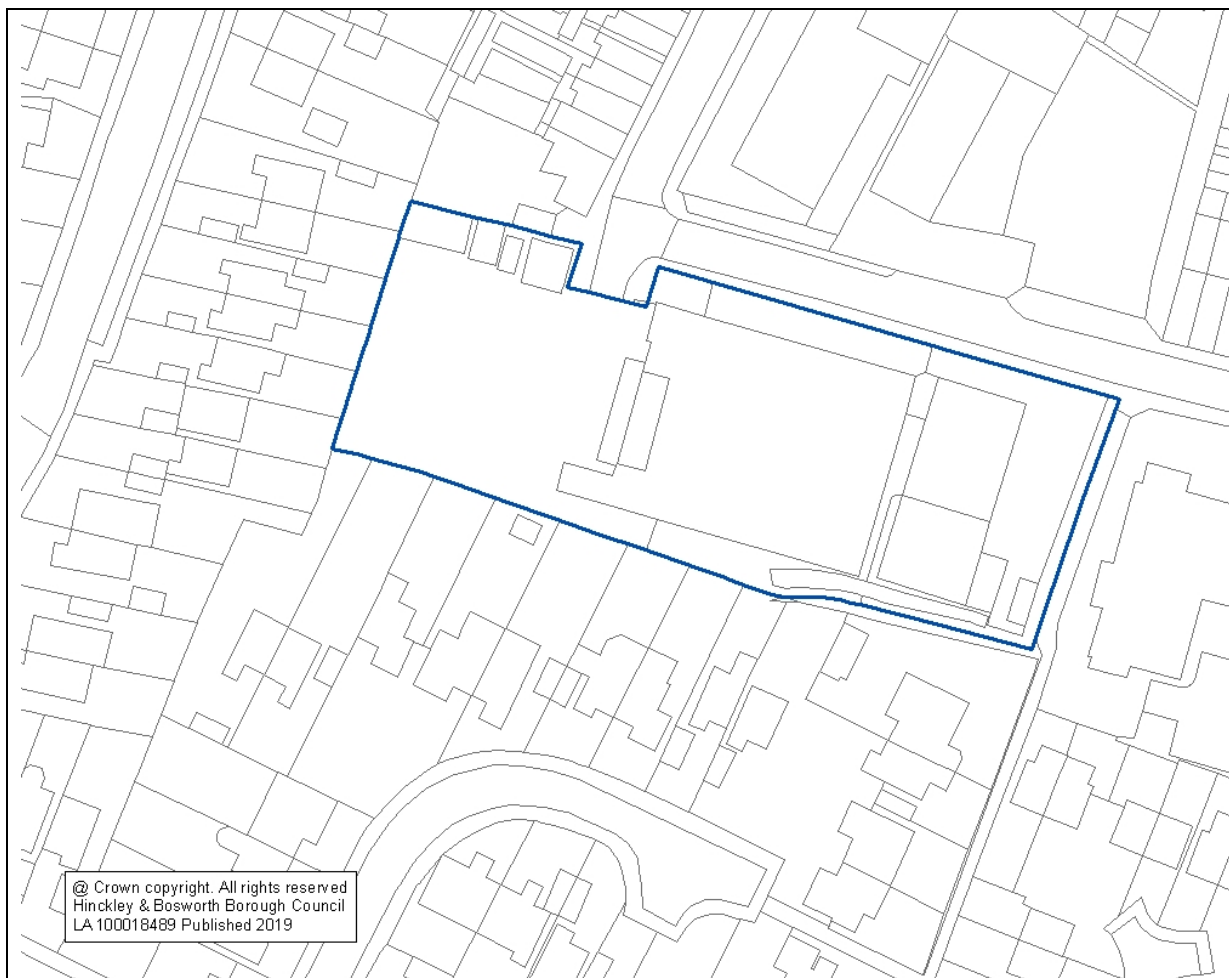
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



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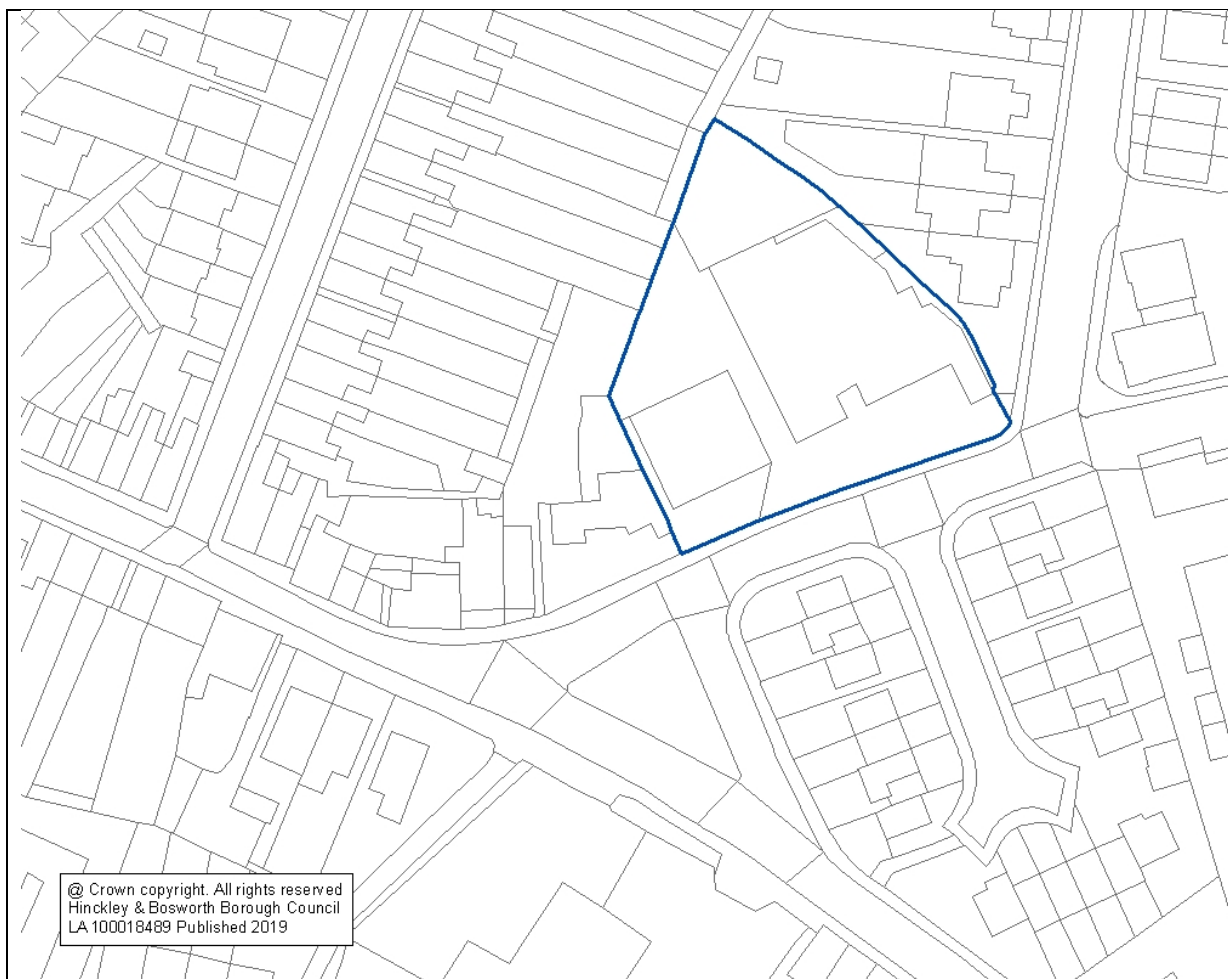
<b>Address</b>	<b>Works, off Bank Terrace, Barwell (North)</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW05
Description	Isolated village centre industrial units and yard
Occupier(s)	George Denby Engineering
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.32
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

Other Information	Outdated isolated buildings (size and configuration) in a village centre location, with relatively limited commercial demand and poor access. Their loss would have little impact on the land supply of Barwell and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>Works, off Bank Terrace, Barwell (South)</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Isolated village centre business unit
Occupier(s)	TLS Haines
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.39
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Moderate quality buildings in a residential location. All parts of the units remain fit-for-purpose.
Recommendation	B

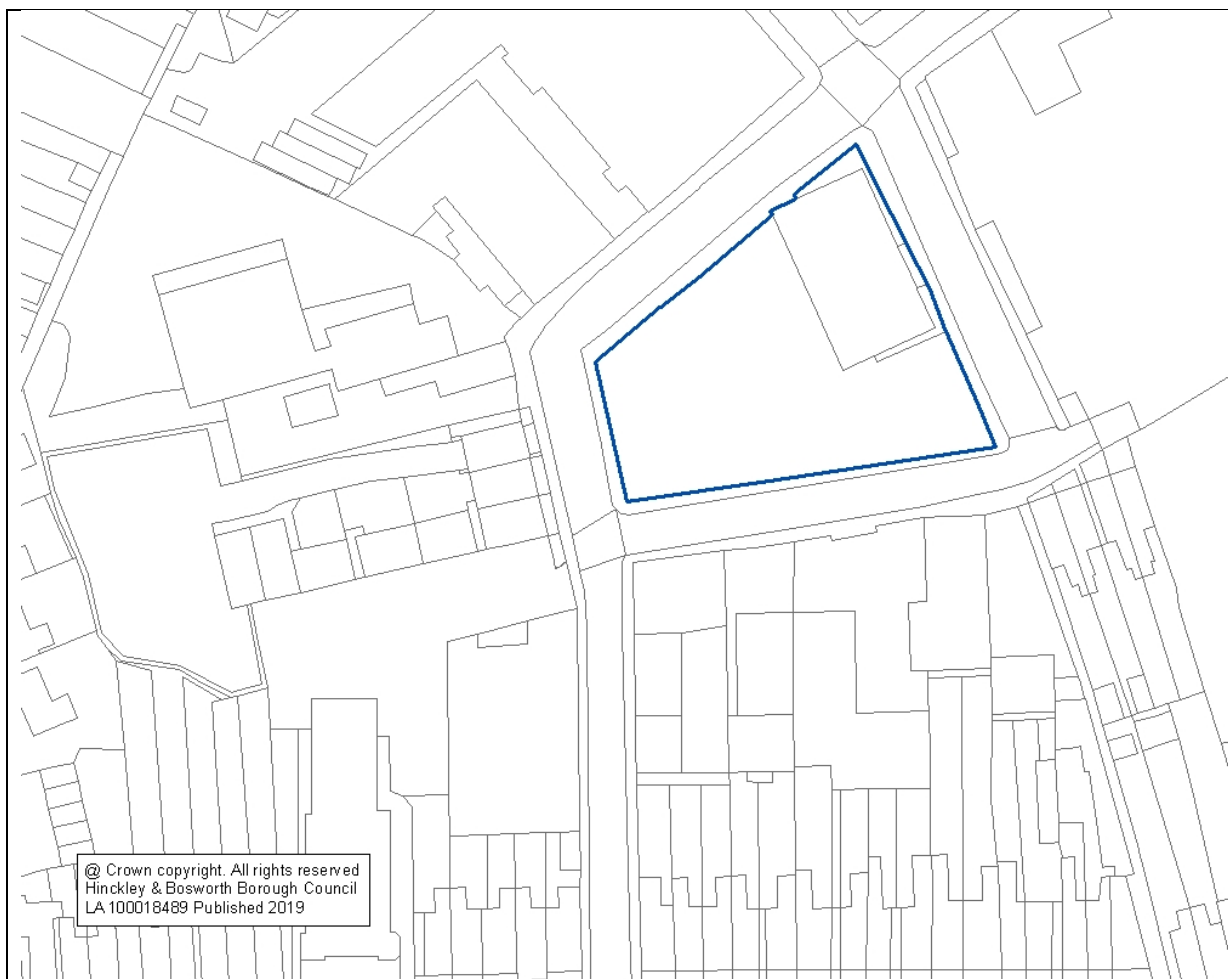
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Works, West of Hill Street, Barwell</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW14
Description	Small industrial site on edge of the settlement
Occupier(s)	Various, including Glendale Auto
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.20
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

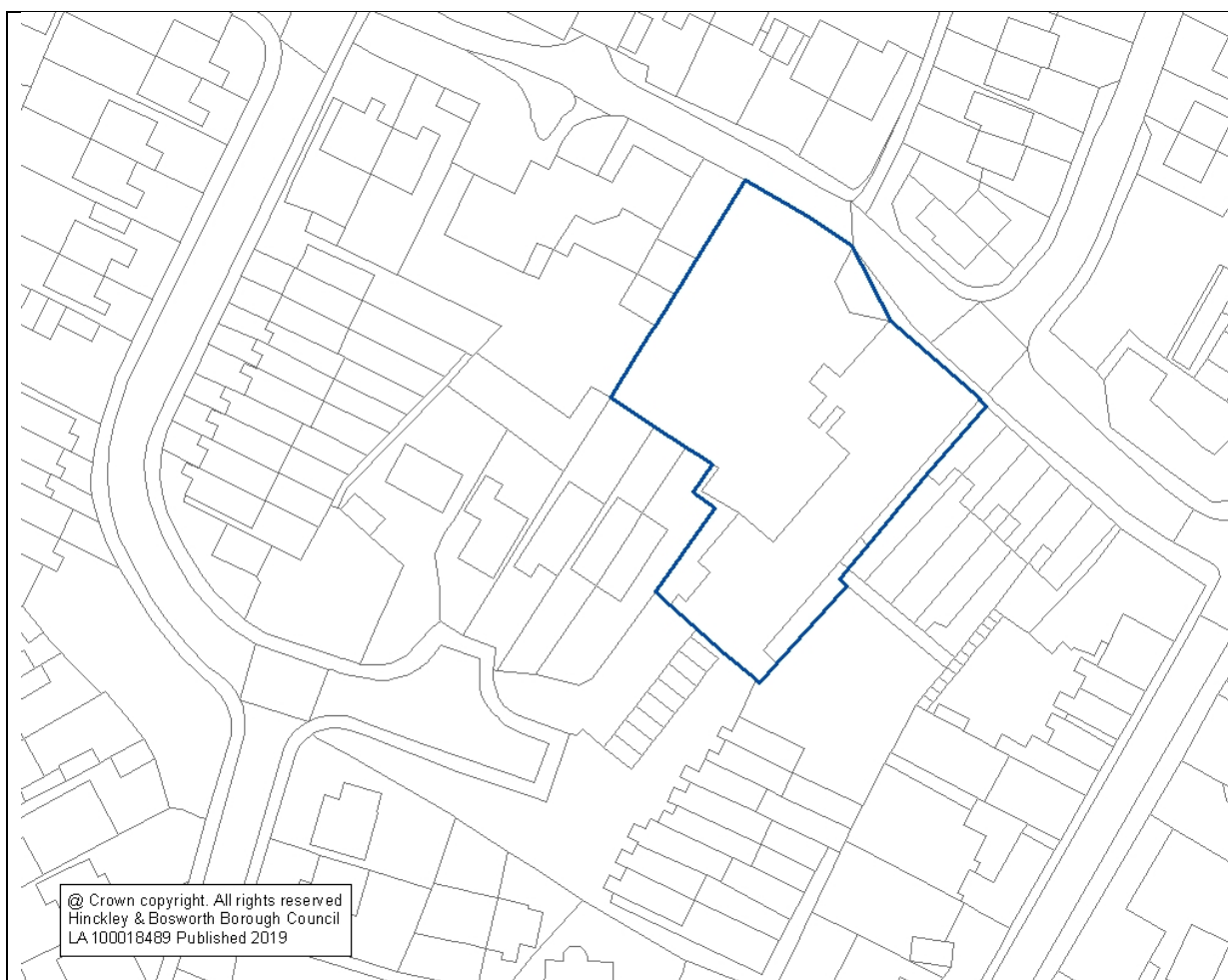
Other Information	Small, sustainable employment site on the edge of the village centre. Relatively modern workshops that remain fit-for-purpose. Compared to other employment sites in Barwell, these units are better quality and better located, thus should be retained.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0





<b>Address</b>	<b>Factory, Arthur Street, Barwell</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW10
Description	Mill building, badly fire damaged
Occupier(s)	Formerly Arden Direct Marketing
Percentage Occupied	0%
Prominence	Low
Current Use	Light industrial
Size, ha	0.17
Building Age	Pre 1960's
Building Quality	Poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Fire damage Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

Other Information	In the Barwell Conservation Area Main factory recently burned down; a secondary office building is also severely fire damaged. If existing buildings are damaged beyond repair, then a redevelopment for alternative uses can be encouraged on this site.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



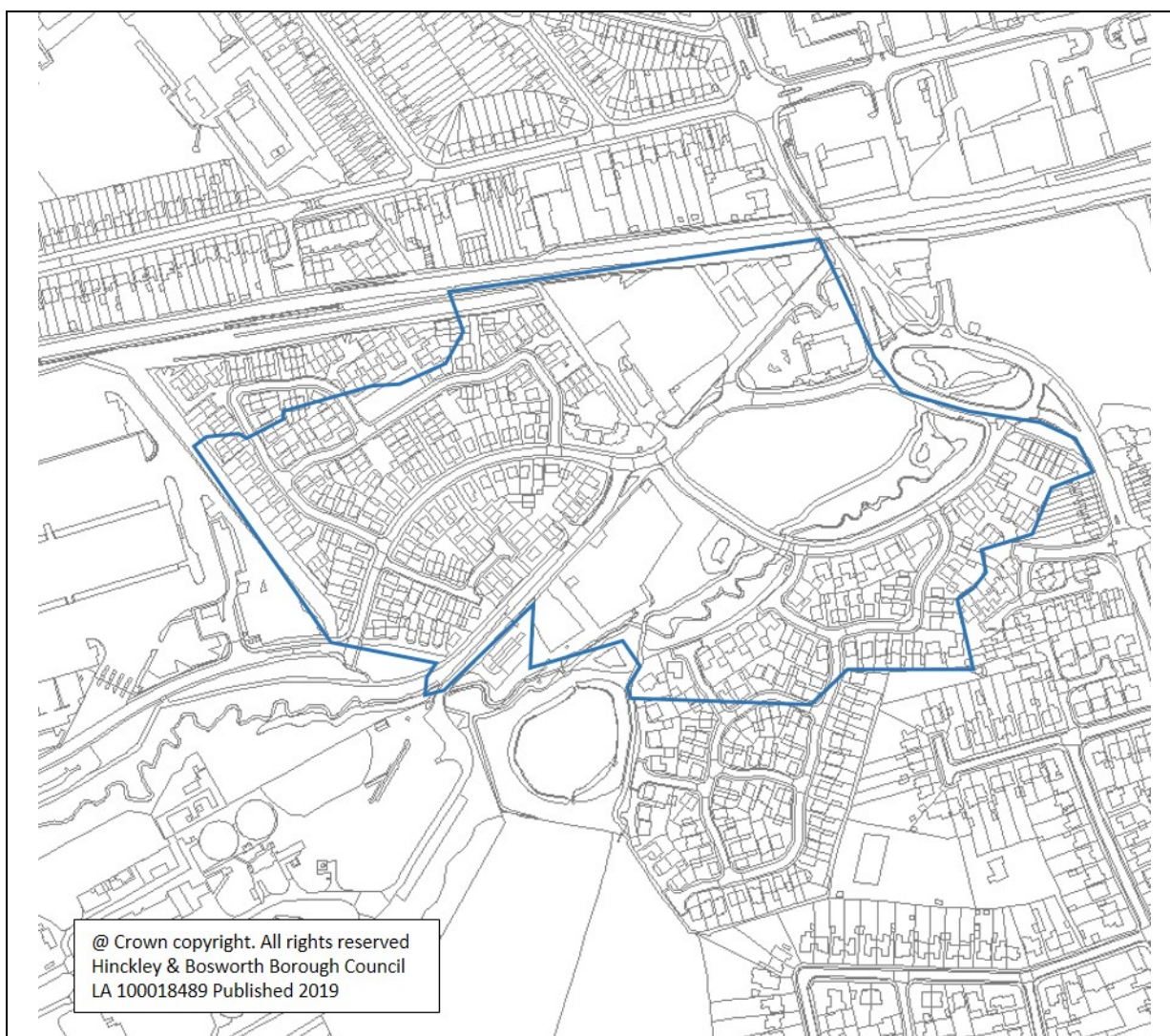
<b>Address</b>	<b>Factory, off The Barracks, Barwell</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW03
Description	Vacant two storey industrial unit in residential area
Occupier(s)	Vacant
Percentage Occupied	0%
Prominence	Low
Current Use	Industrial
Size, ha	0.19
Building Age	Post 1960s
Building Quality	Poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	Conservation area
Critical Mass	No
Limited other Employment Space in Settlement	Yes

Other Information	<p>In the Barwell Conservation Area.</p> <p>Area has outline consent for demolition for 12 two bed houses (App. No. 15/00638/OUT). Revised application for Part demolition and conversion of existing factory to four apartments and erection of four new houses and nine new apartments (App. No. 18/01266/FUL).</p> <p>Isolated village centre location with limited commercial demand and poor access. Surrounded by residential areas. The site has a minor employment role and its loss would be insignificant.</p>
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>Workshop Units, George Street, Barwell</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BRW13
Description	Small business accommodation
Occupier(s)	Various, including J Dawes & Son and New Guard Coatings LTD
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.21
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

Other Information	In the Barwell Conservation Area. Based on the clustering of employment uses retain. But otherwise low quality, isolated units. Protection should be a low priority.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100

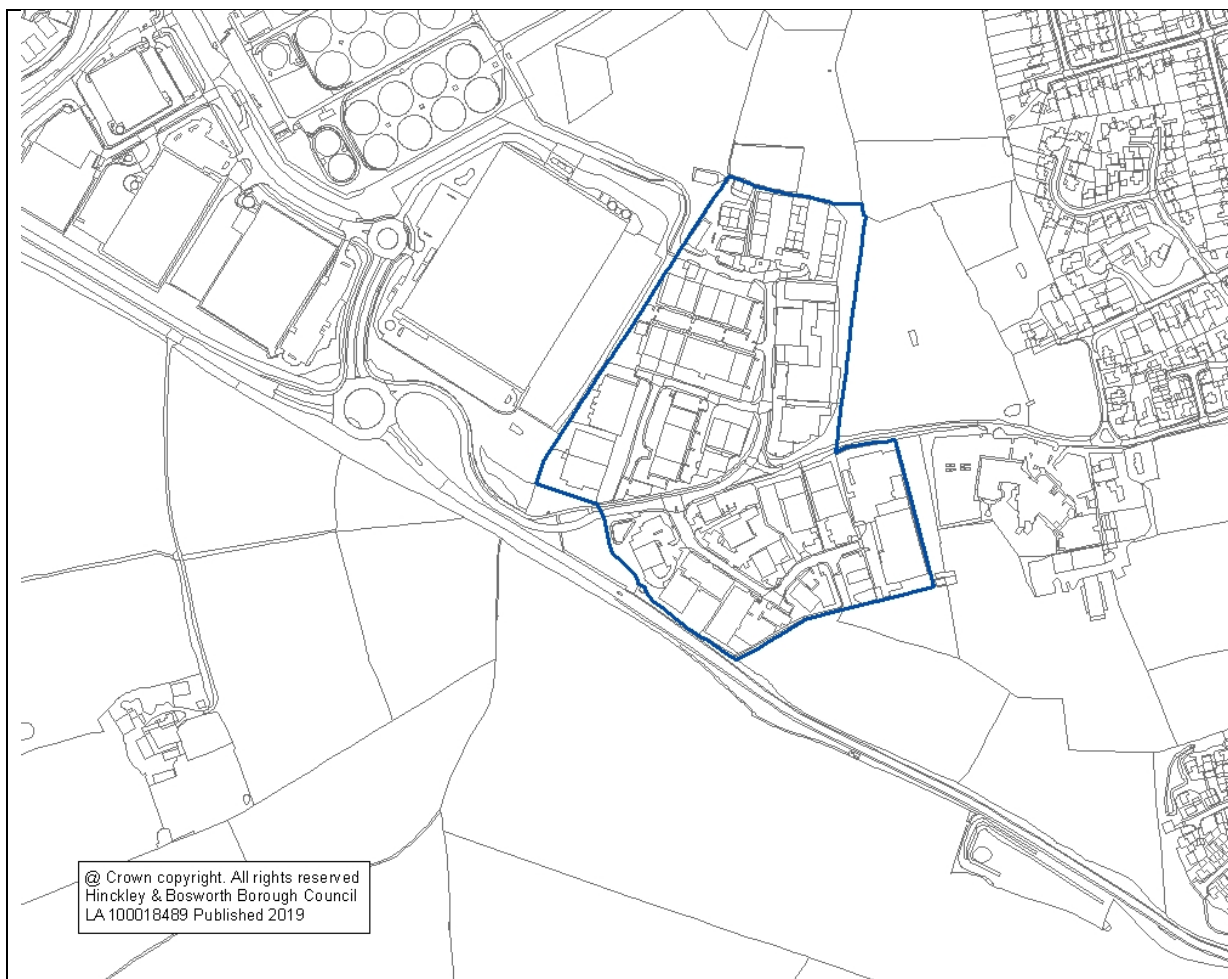


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<b>Address</b>	<b>Industrial Units West of Rugby Road, Burbage</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BUR02 and BUR04 PP
Description	Former industrial estate, now being redeveloped for housing, retention of some industrial units in the north.
Occupier(s)	Various including Reidspeed and Burgess CEP
Percentage Occupied	100%
Prominence	Moderate
Current Use	Cleared land
Size, ha	13.22 (reduced to 1.1 ha with losses to housing, etc.)
Building Age	Pre 1960s
Building Quality	Average/poor
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1

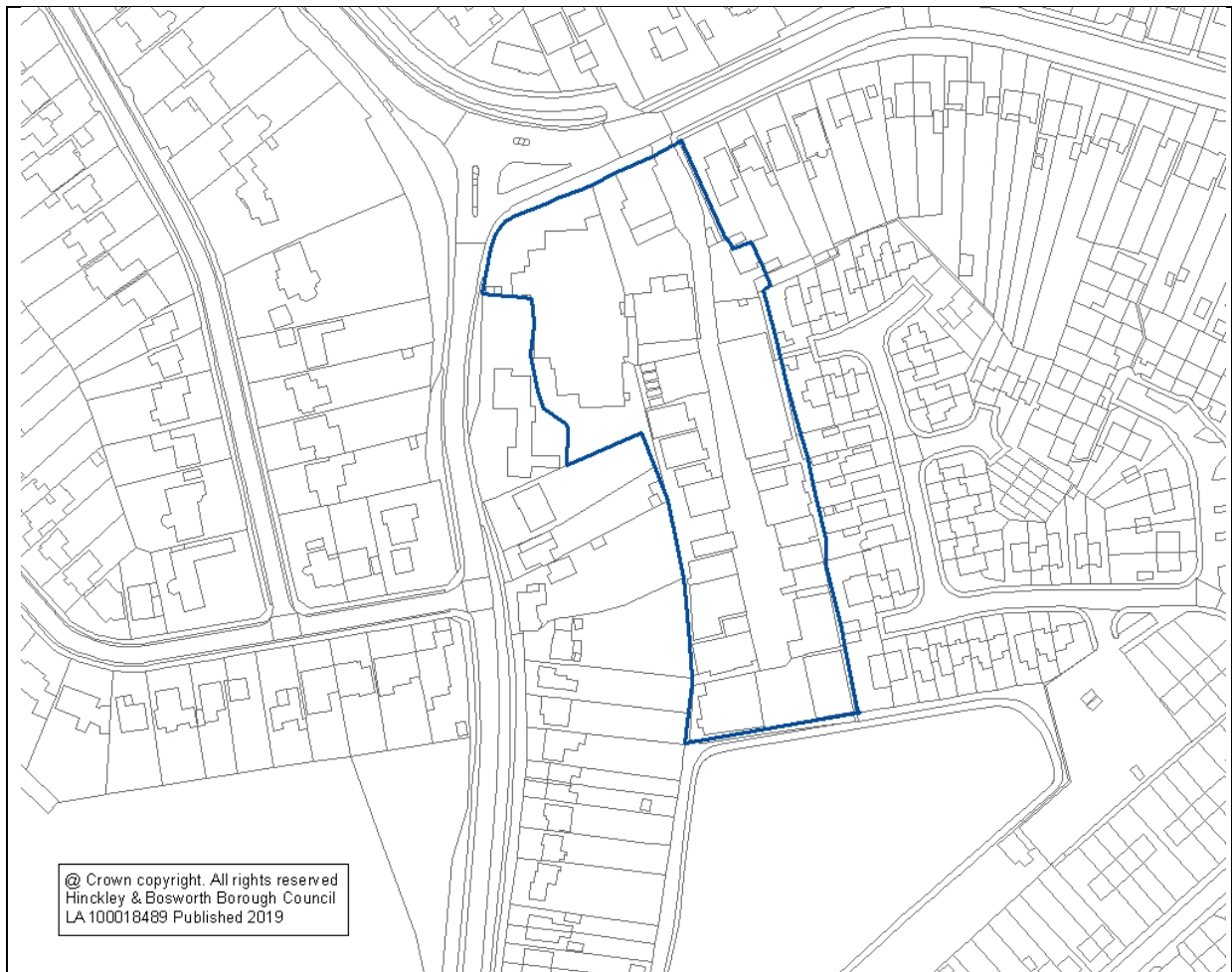
Distance to Bus Stop, km	1
Car Parking	Average
Servicing	Average
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	<p>The site is included in the Sketchley Brook scheme which has outline planning permission (10/00518/OUT) for a mixed-use housing, employment and retail scheme. Within that permission, this land is designated for retail and B1/B2 office and industrial uses in the north and east (retaining one existing factory complex), while the south and west is proposed for housing.</p> <p>Houses have been built in the south-east part of the site and western areas, with the creation of semi-detached and detached homes.</p> <p>'Hansom Cab Public House' – part of the Hungry Horse chain – is situated at the front of the site, with frontage on to Rugby Road.</p> <p>Includes vacant, un-even land in the centre of the plot. Social housing development is occurring for houses in the south of the site with the creation of 1 bed flats and 2-3 bed homes by Riverside, Countryside Properties and Homes England.</p> <p>The infrastructure and open space elements of the proposal have full planning permission (11/00856/REM). Upon completion, the boundary should be amended to exclude all land which has been lost to alternative uses (but including the new employment premises).</p>
Recommendation	C
Percent Employment Use Retained	8 – 1.1 ha
Percent Other Uses Allowed	92 – 12.12 ha





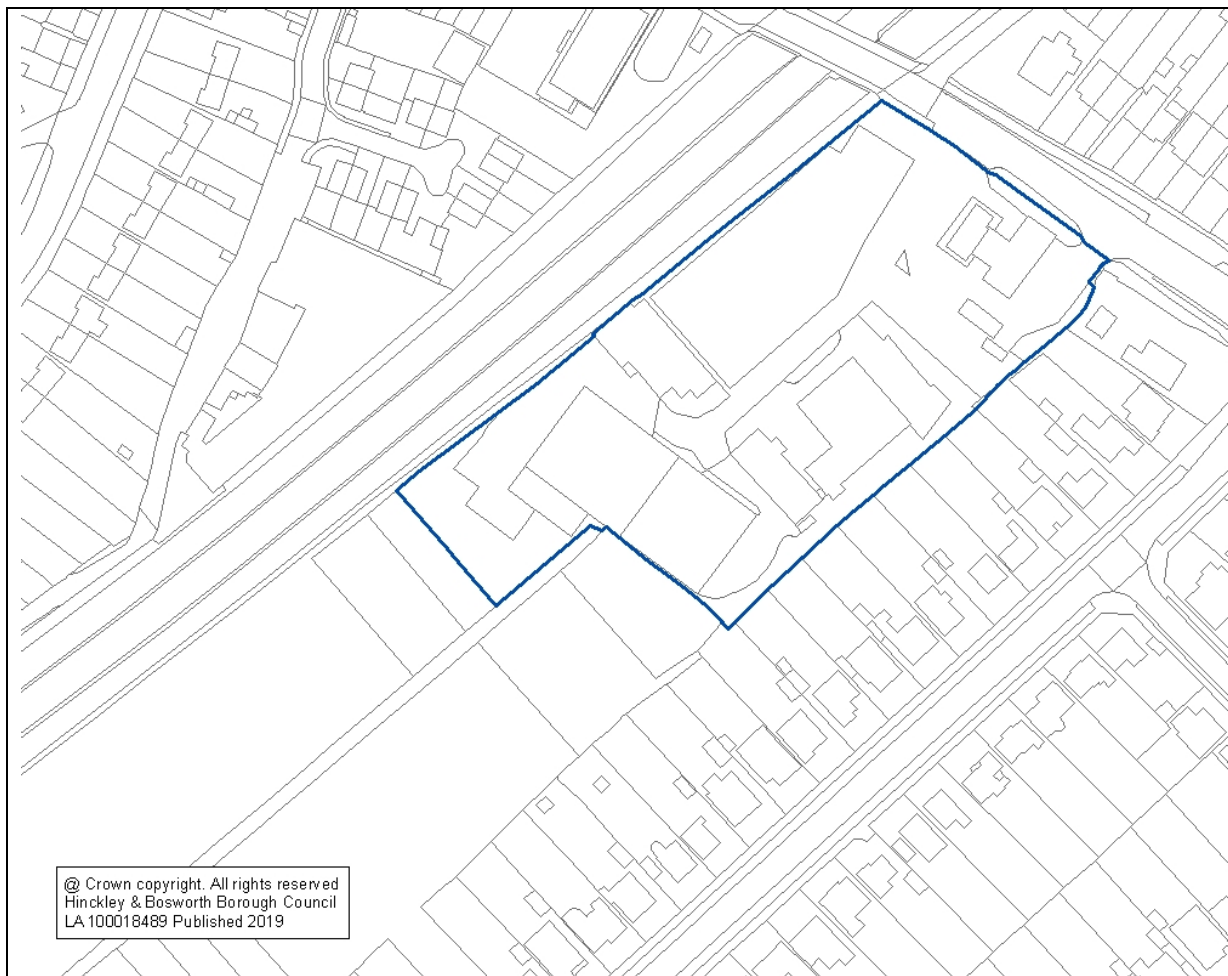
<b>Address</b>	<b>Sketchley Meadows Industrial Estate, Burbage</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	BUR52
Description	Key industrial estate for the Borough
Occupier(s)	Various
Percentage Occupied	95%
Prominence	High
Current Use	Industrial estate
Size, hectares	13.07
Building Age(s)	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No
Other Information	Site also includes one non-B-class use, a children's active play zone.
Recommendation	A

Percent Employment Use Retained	100
Percent Other Uses Allowed	0



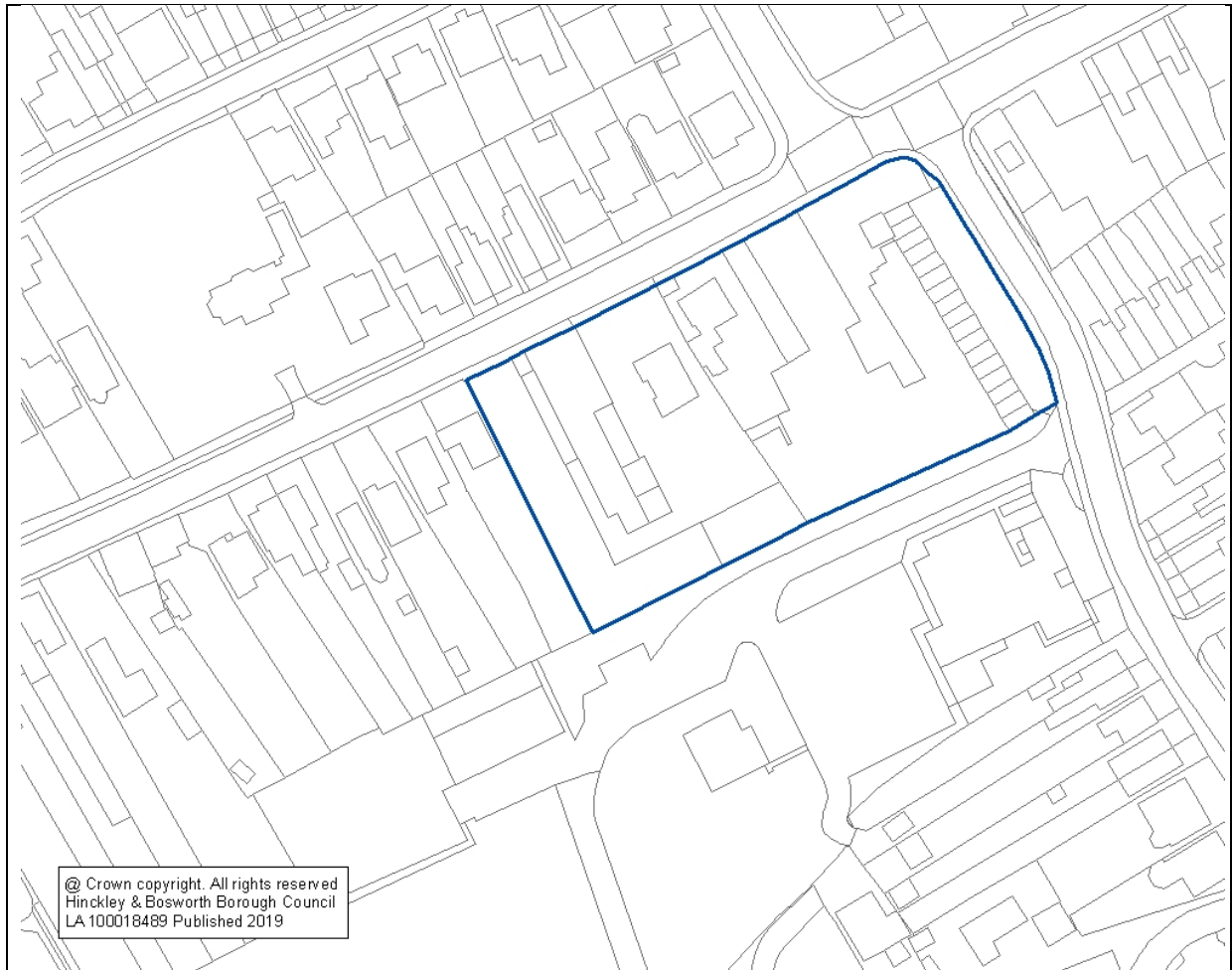
<b>Address</b>	<b>Sapcote Road Industrial Estate, Burbage</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	BUR57
Description	Small industrial estate on the edge of Hinckley
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial estate
Size, ha	1.24
Building Age	Post 1960s
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	2
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	Provides budget small business space with continuing demand for premises. Remains viable scheme. Minor unimplemented planning permission within the site.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



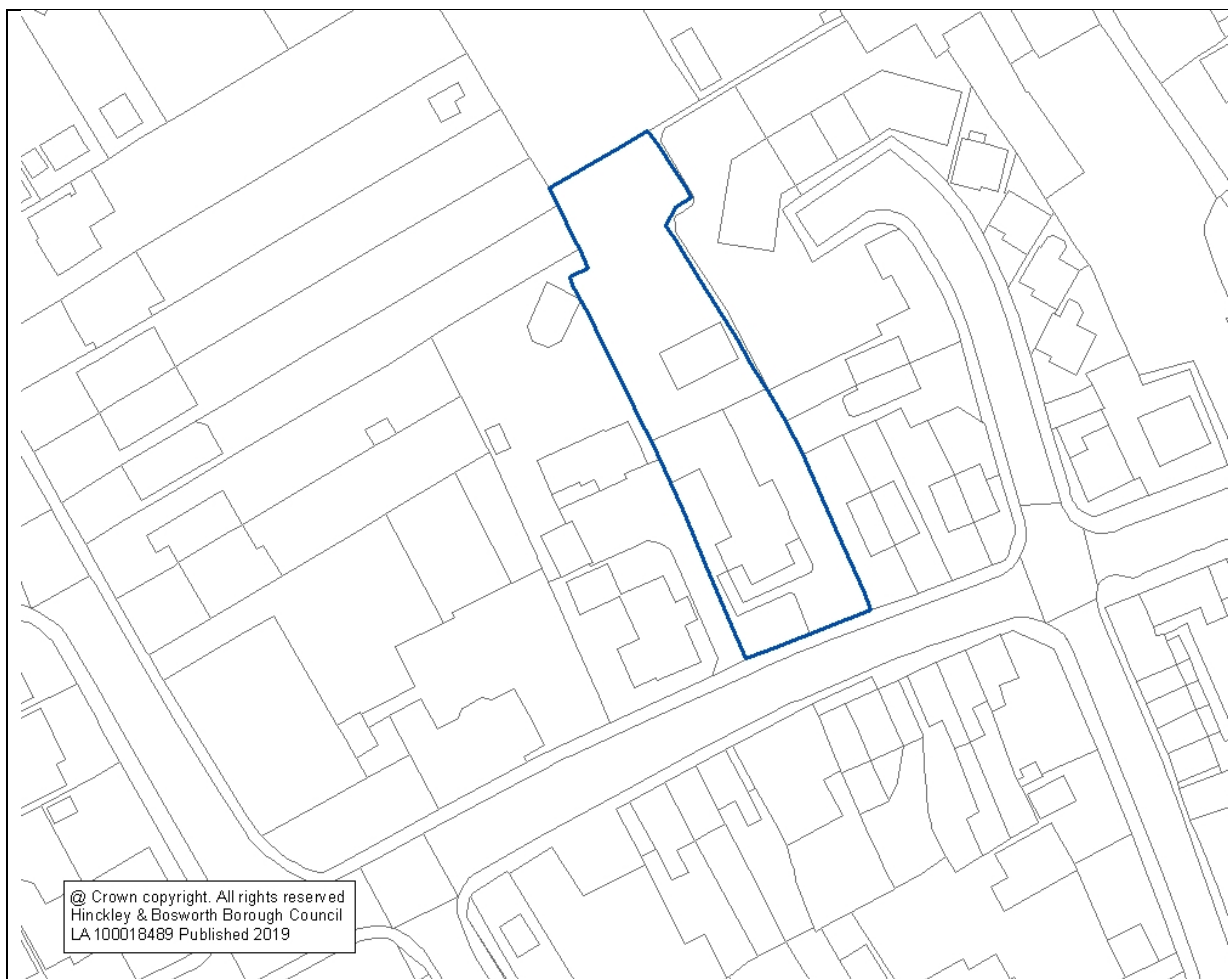
<b>Address</b>	<b>Hinckley Business Centre, London/Burbage Road,</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	BUR53
Description	Converted small business complex on edge of Hinckley
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	1.12
Building Age	Post 1960s
Building Quality	Moderate/ Poor
Access Constraints	None
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	Yes
Limited other Employment Space in Settlement	No

Other Information	Provides budget small business space with continuing demand for premises. Remains viable scheme.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Works, South of Coventry Road, Burbage</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	BUR55
Description	Site of low-grade employment space in residential area including Britannia Buildings and Taragon Business Centre
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.54
Building Age	Pre 1960
Building Quality	Moderate – some have been re-clad
Access Constraints	In residential area, but off main route through village centre
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	No

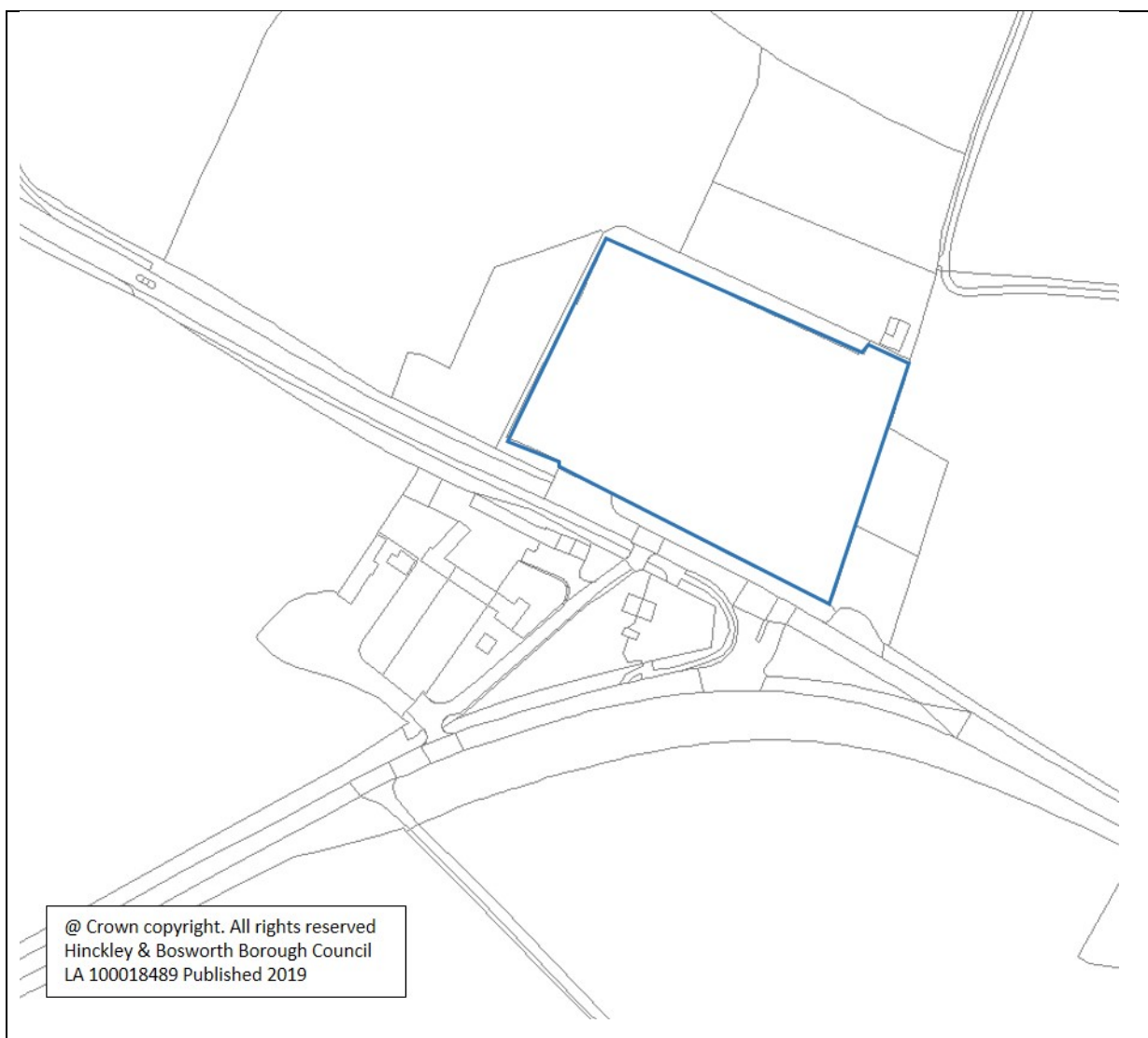
Other Information	Low grade employment space. Its loss would have little impact on the land supply of Burbage and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>Works, North of Windsor Street, Burbage</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	BUR56
Description	Converted factory now used as office close to centre of Burbage
Occupier(s)	Intramark
Percentage Occupied	100%
Prominence	Low
Current Use	Office
Size, ha	0.13
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In mixed residential/services area
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	No



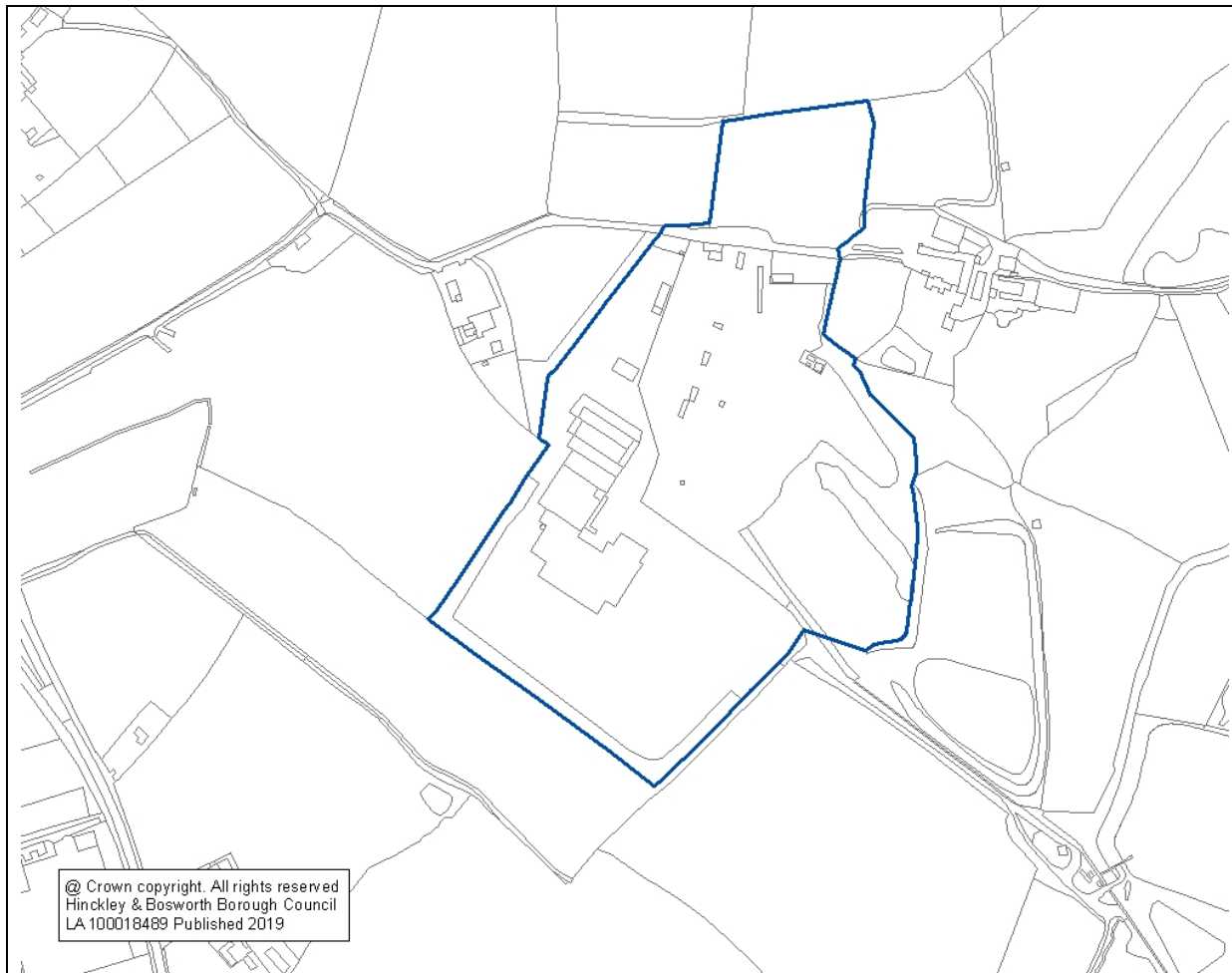
Other Information	No need to lose/redevelop as the site has limited impact on the surrounding residential neighbourhood and building appears to remain fit-for-purpose.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



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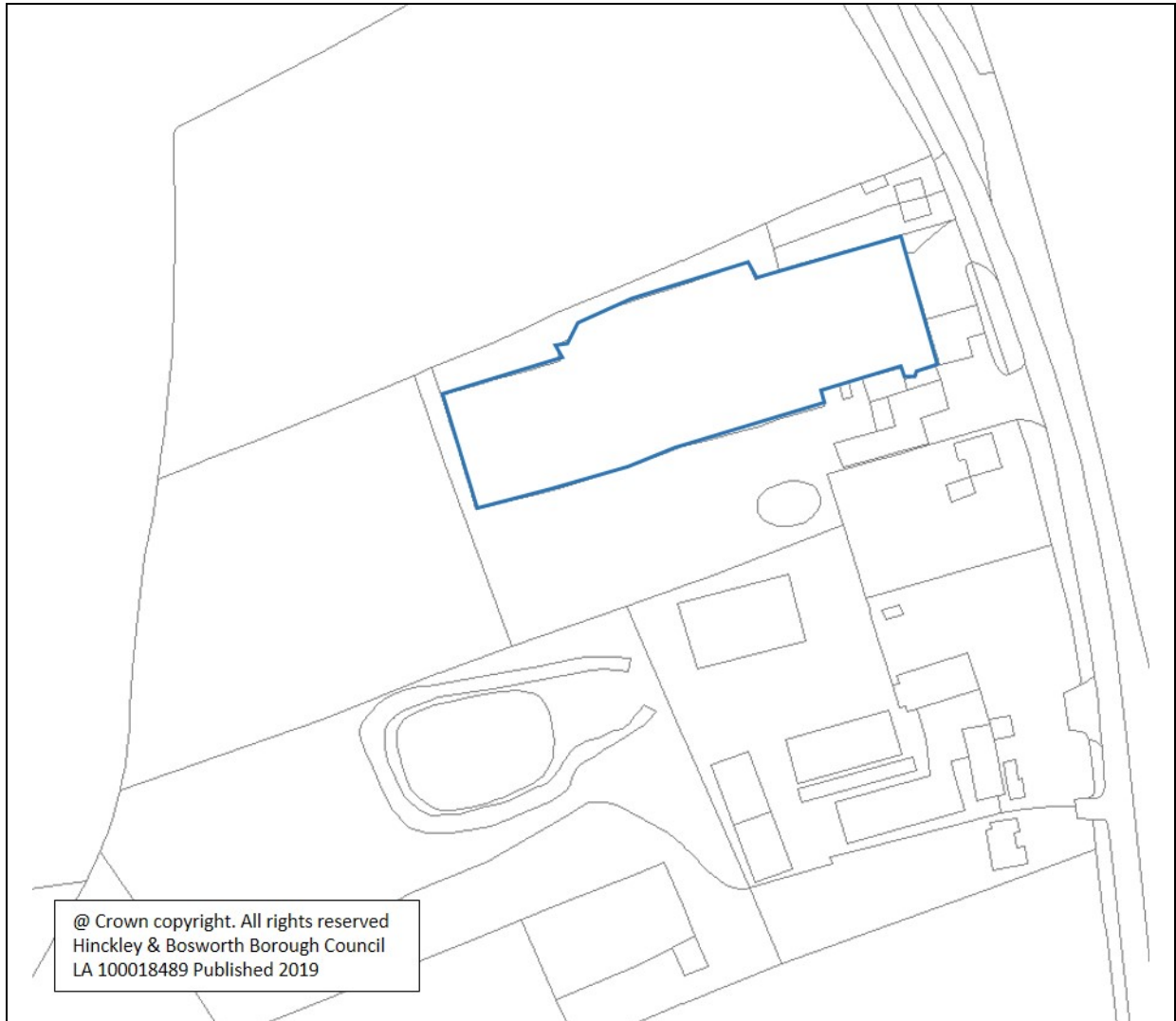
<b>Address</b>	<b>Williams Recycling Centre, Red Lion Farm/Watling St,</b>
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Small industrial and storage complex, on the A5 in the southern boundary of the Borough
Occupier(s)	Williams Recycling Centre Ltd
Percent Occupied	100%
Prominence	Moderate
Current Use	Industrial and storage
Size, ha	1.0
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	3
Distance to A-road, km	0
Distance to Rail Station, km	7
Distance to Bus Stop, km	5
Car Parking	Good
Servicing	Poor
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



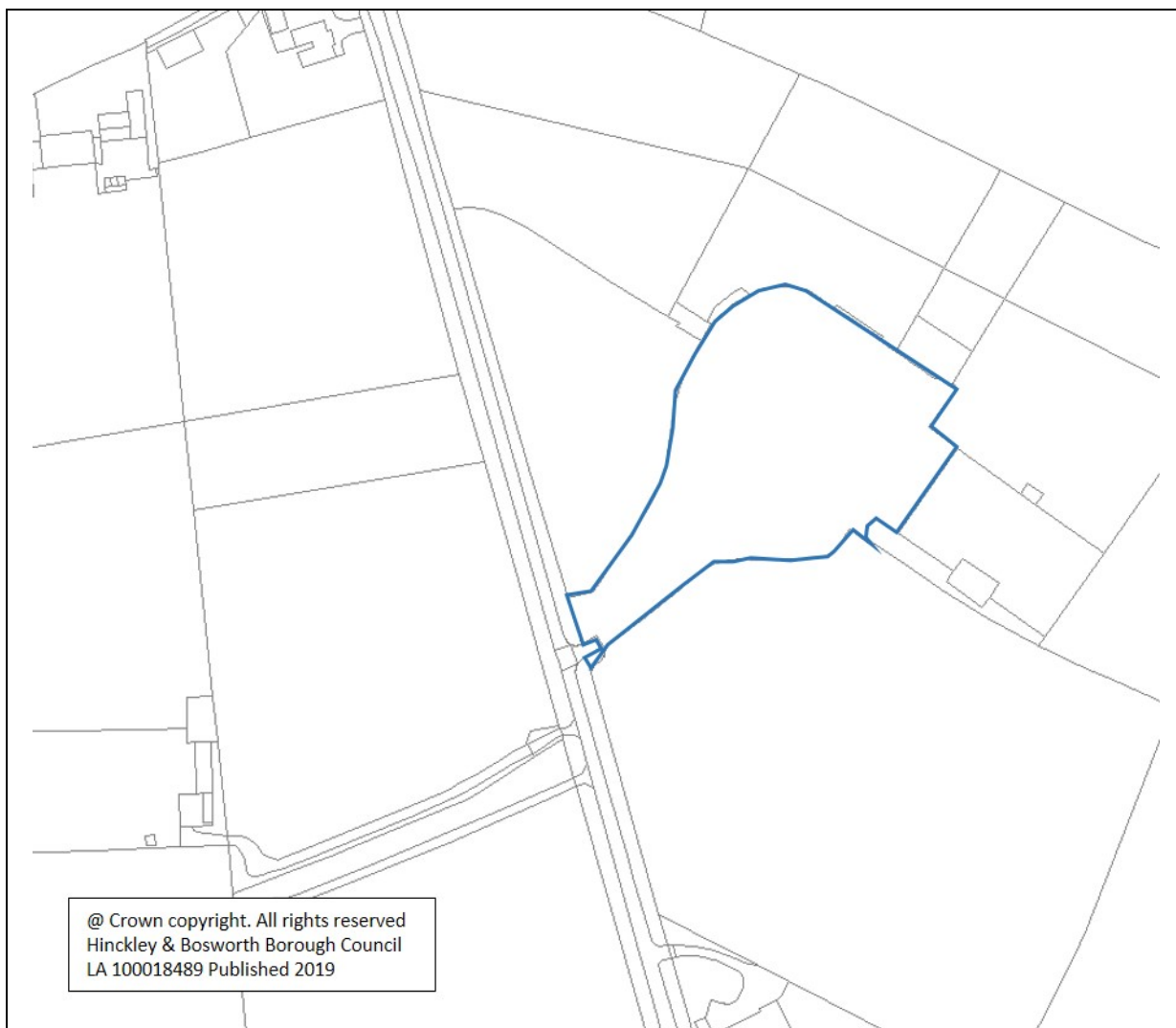
<b>Address</b>	<b>Theobalds Rural Industry and FP McCann, Cadeby</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	CAD06/CAD07
Description	Two rural employment sites, east and west of the A447
Occupier(s)	New Farm Rural Industry and FP McCann
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial
Size, ha	New Farm 2.26, FP McCann 15.4
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	Rural location
Distance to Motorway, km	16
Distance to A-road, km	0.5
Distance to Rail Station, km	10
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

Other Information	FP McCann has consent for factory extensions and new concrete mixing plant providing 1,820 sqm of additional floorspace (App. No. 16/01092/FUL)
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Saunders of Stapleton (near Greenacres), Ashby
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Rural industrial warehouses and storage space behind petrol station
Occupier(s)	Various including Saunders of Stapleton
Percent Occupied	100%
Prominence	Low
Current Use	Industrial and storage
Size, ha	0.40
Building Age	Modern
Building Quality	Moderate/ Poor
Access Constraints	Located behind petrol station
Distance to Motorway, km	11
Distance to A-road, km	0
Distance to Rail Station, km	16
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Located behind petrol station

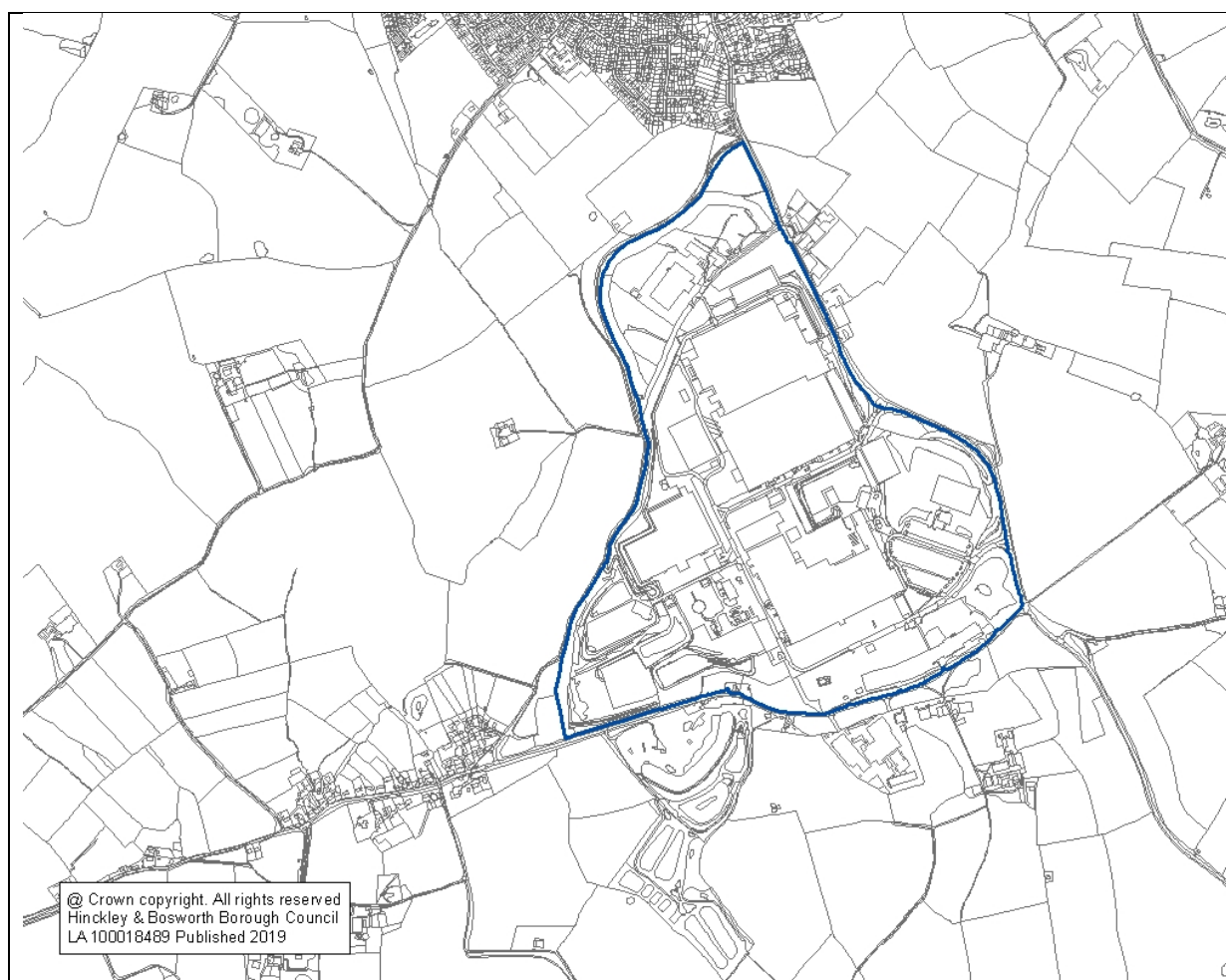
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	None
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>PDC Digital, Common Farm, Carlton</b>
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Small, isolated office and industrial estate
Occupier(s)	Various including PDC Digital
Percent Occupied	100%
Prominence	Low
Current Use	Office and industrial units
Size, ha	0.63
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	12.5
Distance to A-road, km	3.2
Distance to Rail Station, km	16.4
Distance to Bus Stop, km	0.6
Car Parking	Moderate

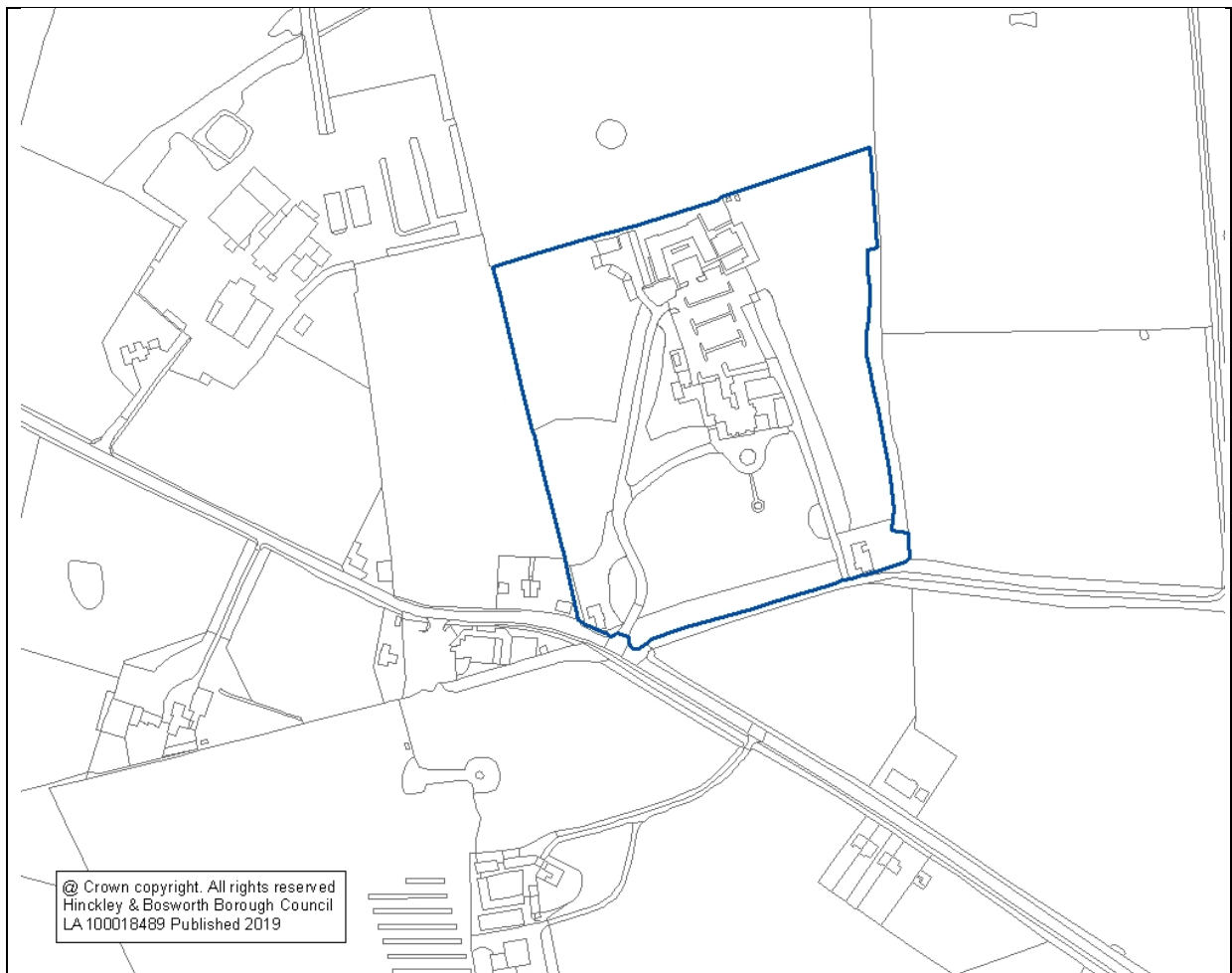


Servicing	Poor
Constraints	Rural location
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



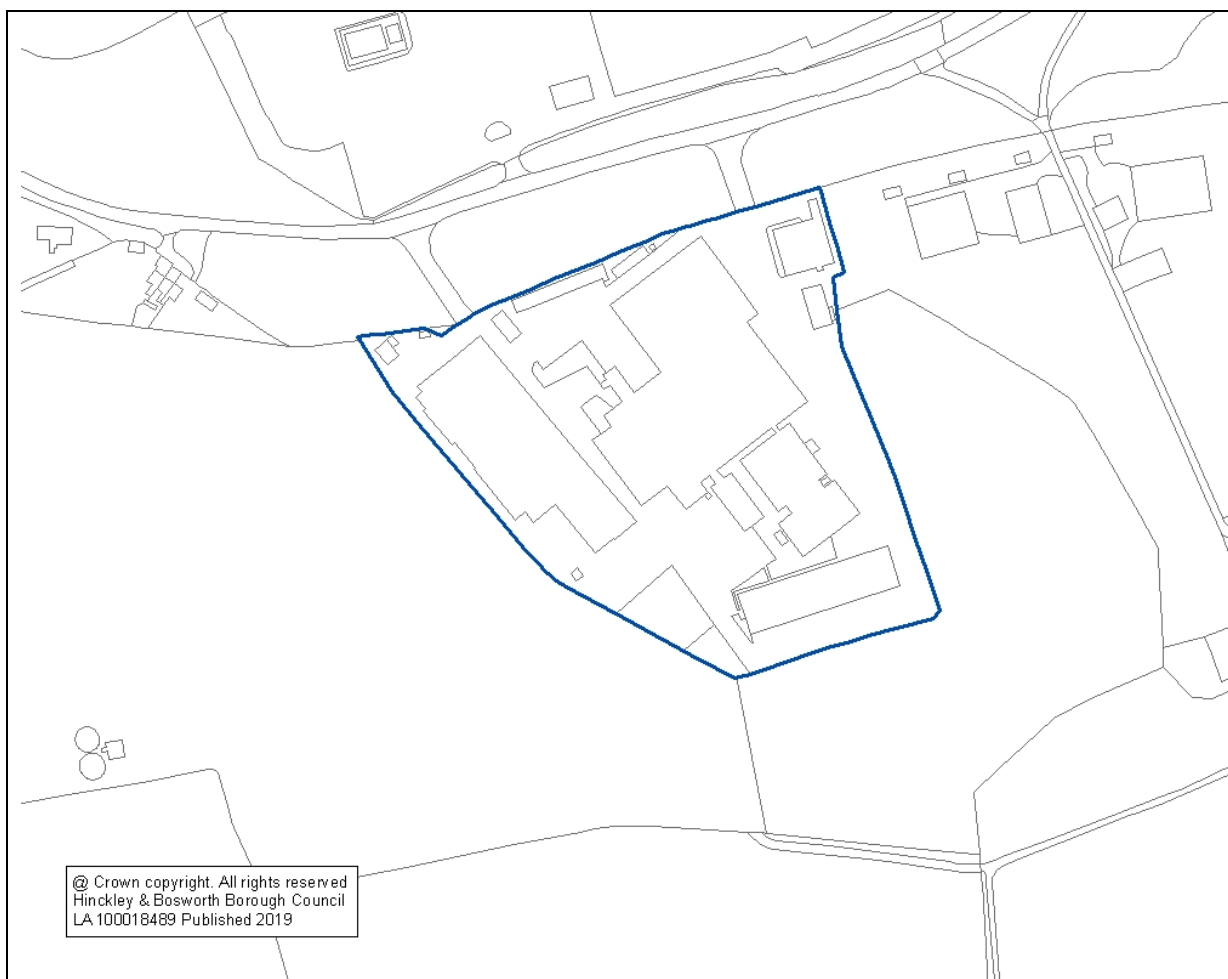
<b>Address</b>	<b>Caterpillar (UK) Ltd, Desford</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	DES27
Description	Greenfield site for major employer
Occupier(s)	Caterpillar Building Construction Products and Neovia
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	99.67
Building Age	Modern
Building Quality	Good
Access Constraints	Rural location
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes

Limited other Employment Space in Settlement	Yes
Other Information	Various unimplemented planning consents across the site
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



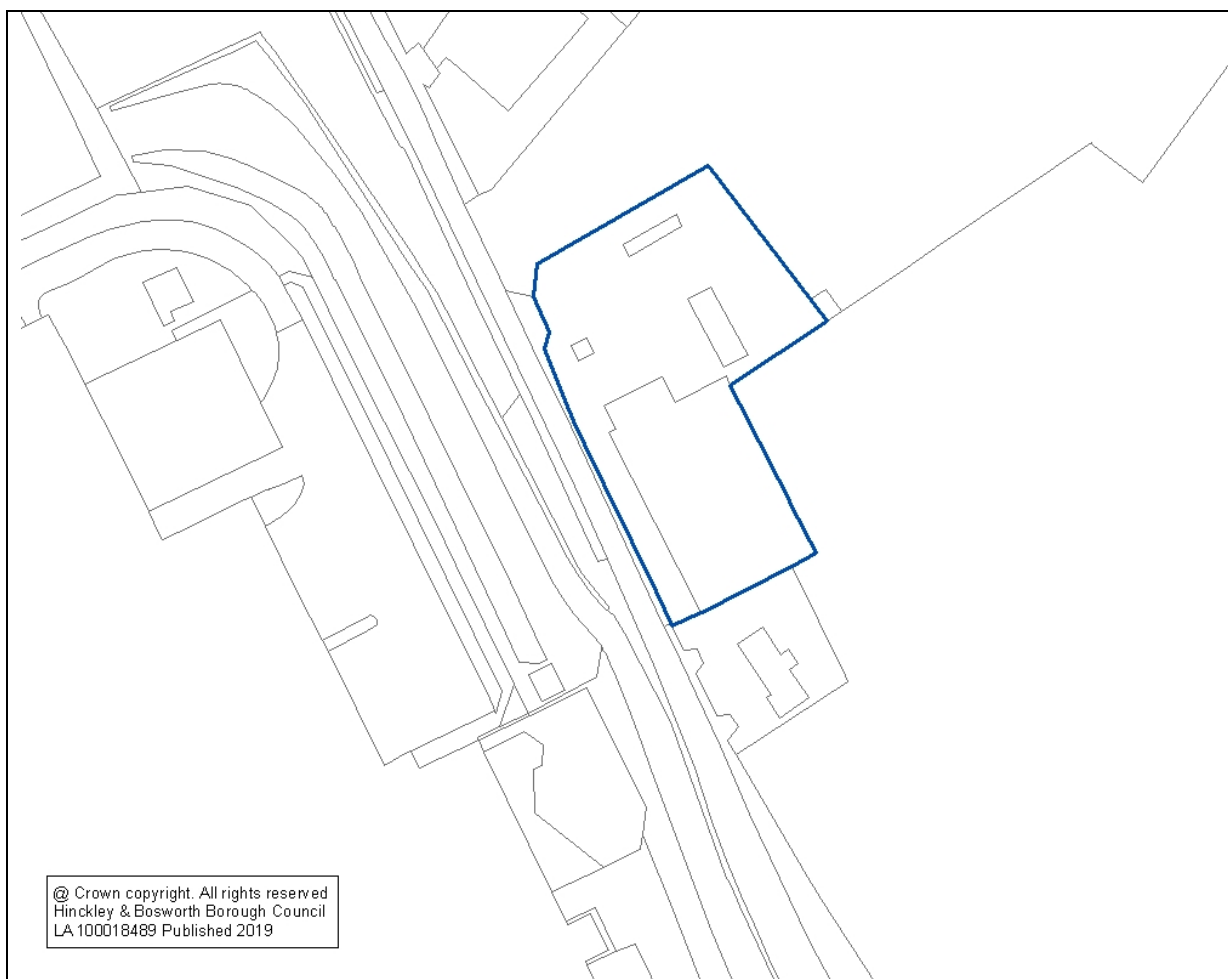
<b>Address</b>	<b>Former Glengate Hospital Site, Leicester Lane,</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	DES30
Description	Rural business park in converted Victorian hospital (Desford Hall and Coach House)
Occupier(s)	Various
Percentage Occupied	95%
Prominence	Low
Current Use	Office
Size, ha	5.16
Building Age	Historic hall, plus some modern offices
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

Other Information	Good quality successful small business centre in a relatively accessible, albeit rural, location.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Ratby Engineering, Peckleton Common</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	DES28
Description	Key local industrial estate (Peckleton Lane Business Park)
Occupier(s)	Various, including Principle (Spiral Projects), SP Sheet Metal
Percentage Occupied	89%
Prominence	Moderate
Current Use	Industrial estate
Size, hectares	3.29
Building Age	Post 1960s
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes

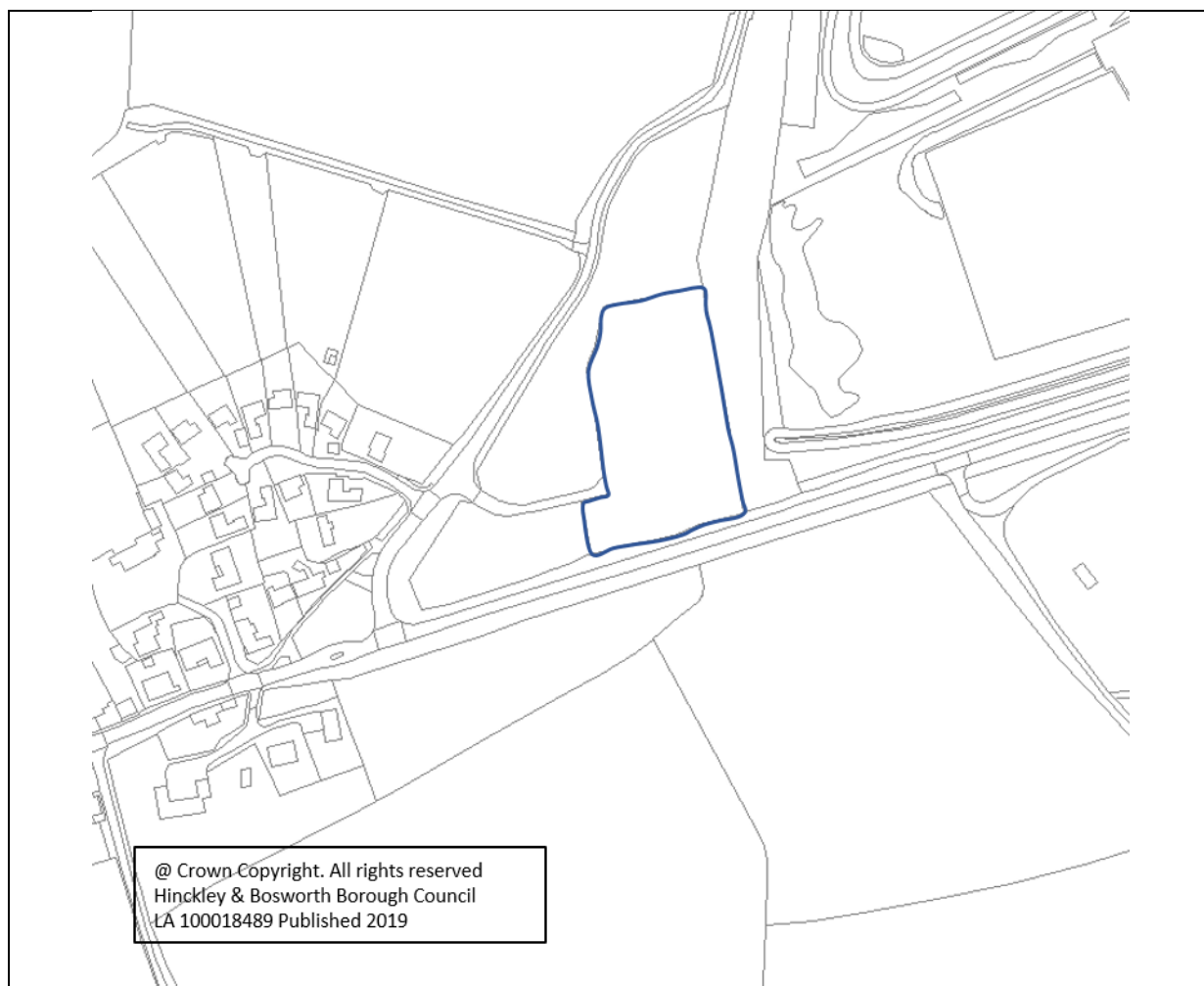
Limited other Employment Space in Settlement	No
Other Information	-
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Highfields Seeds, Peckleton Lane, Desford</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	DES29
Description	Single factory/wholesaler
Occupier(s)	Highfields Seeds
Percentage Occupied	100%
Prominence	Low/Moderate
Current Use	Wholesale
Size, ha	0.40
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	Rural location
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	None
Recommendation	B

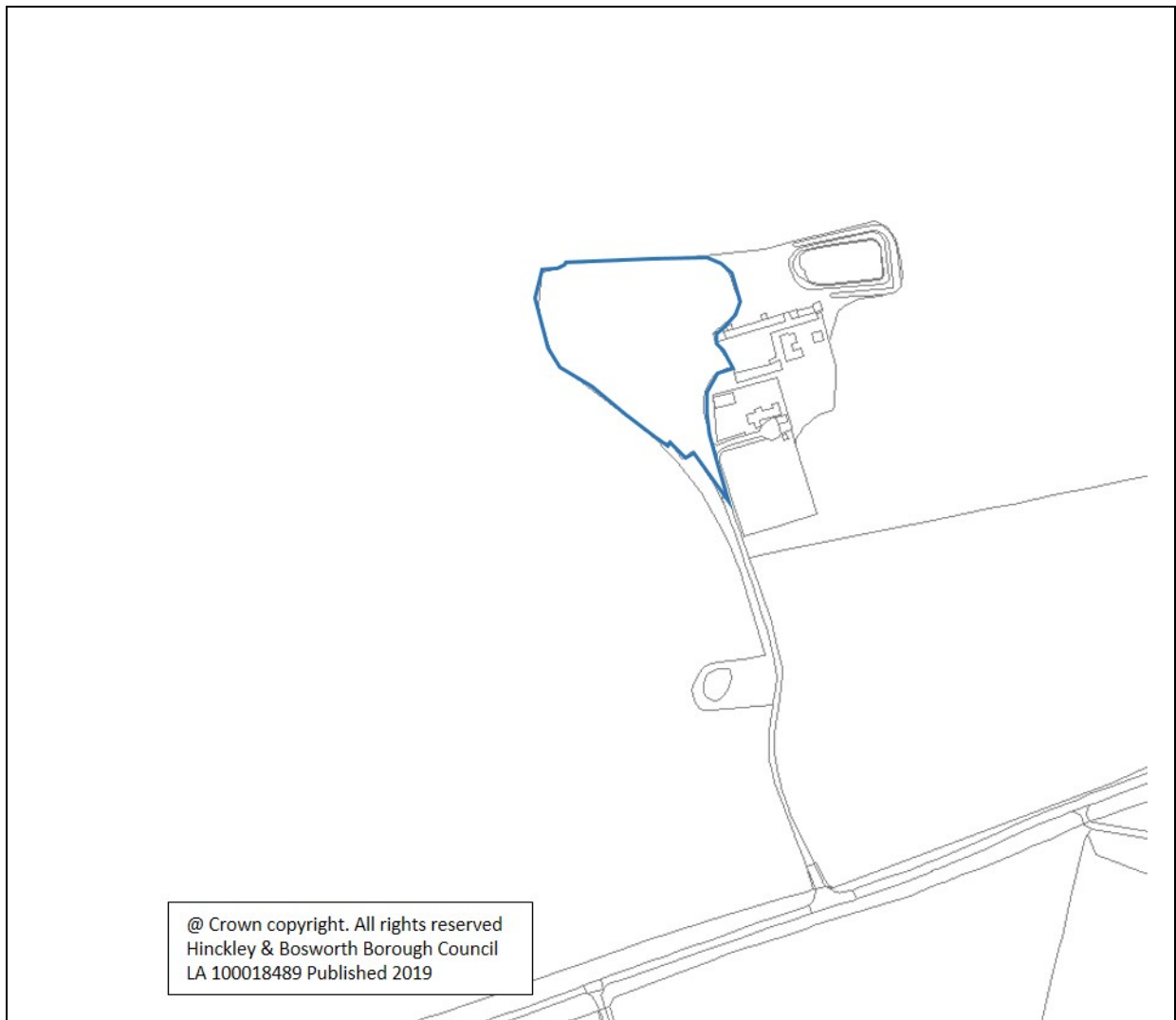


Percent Employment Use Retained	100
Percent Other Uses Allowed	0



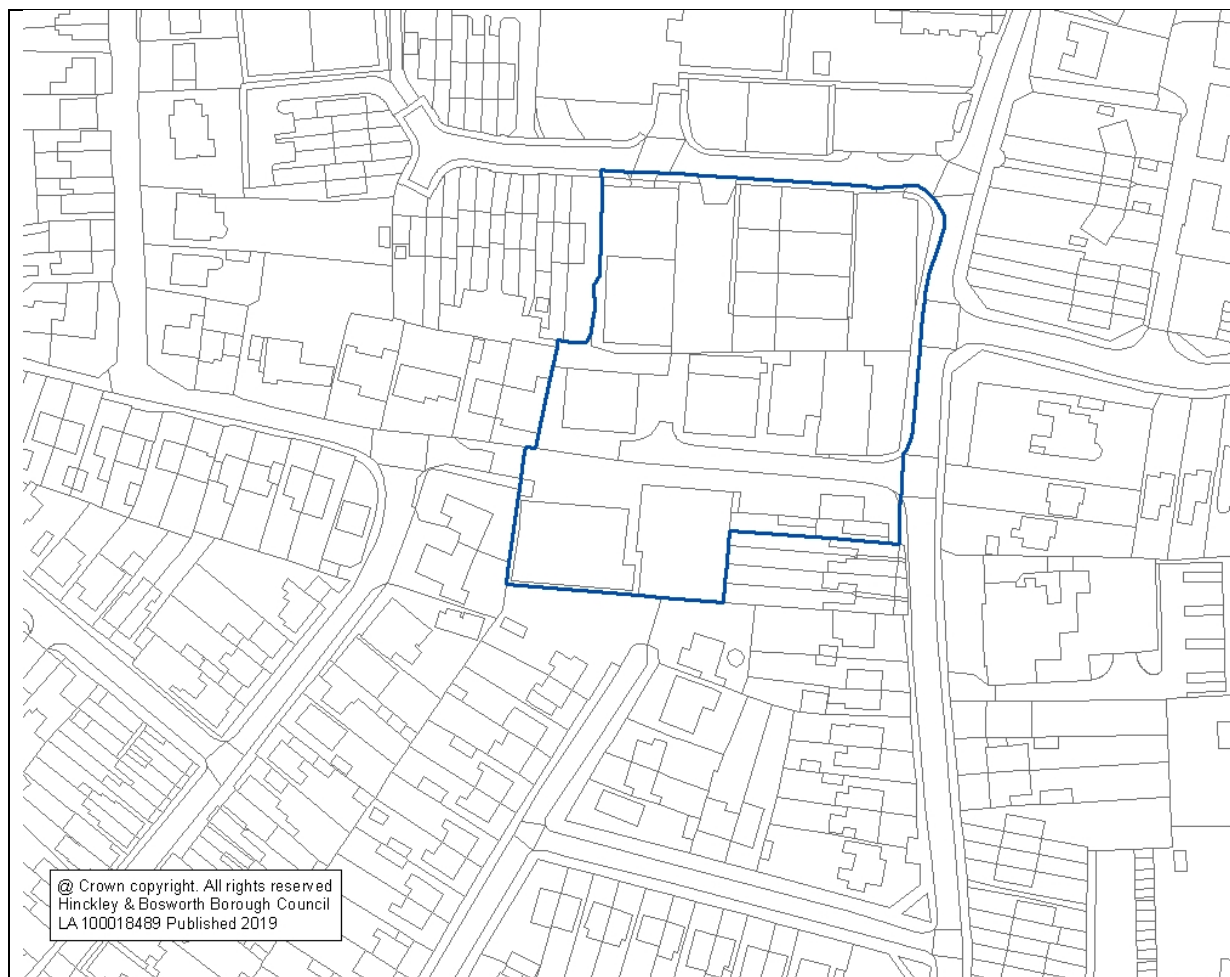
<b>Address</b>	<b>Catley Engineering, New Farm, Desford Lane,</b>
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Industrial units on edge of Caterpillar site
Occupier(s)	Catley Engineering
Percent Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	0.60
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	2
Distance to Rail Station, km	14
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Poor
Constraints	None
Critical Mass	Yes

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



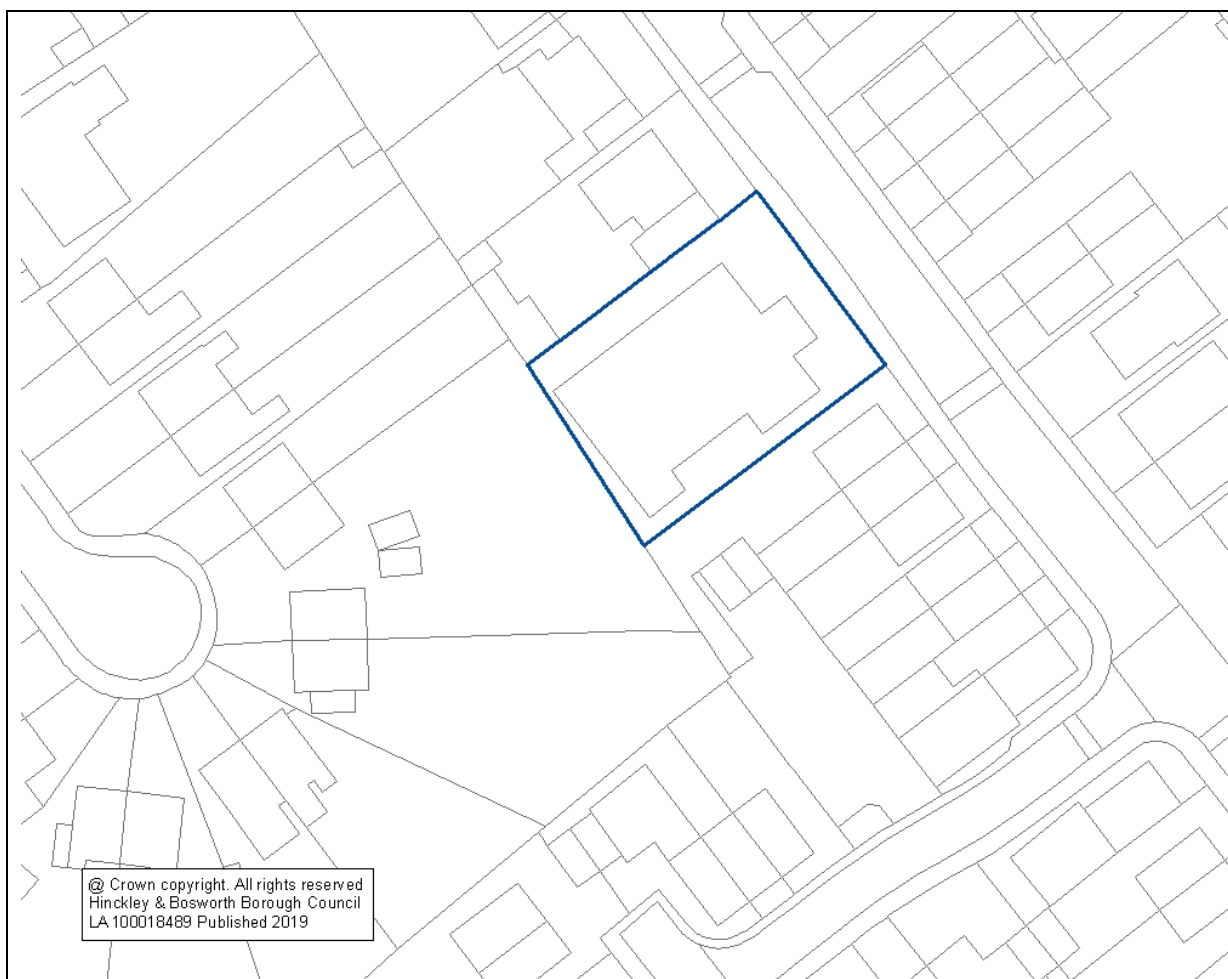
<b>Address</b>	<b>Extra Room Self Storage, Drayton Lane, Fenny</b>
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Isolated storage facility in rural location
Occupier(s)	Extra Room Self Storage
Percent Occupied	100%
Prominence	Low
Current Use	Storage
Size, ha	0.30
Building Age	Modern
Building Quality	Good
Access Constraints	Access via private rural road
Distance to Motorway, km	12
Distance to A-road, km	1
Distance to Rail Station, km	5

Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Access difficulties
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Located on Drayton Grange Farm
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Oaks Industrial Estate, Station Road, Earl Shilton</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	EAR07
Description	Small, modern industrial estate in town centre
Occupier(s)	Various including Royal Mail and Detail Precision Engineering
Percentage Occupied	95%
Prominence	Low
Current Use	Industrial estate
Size, ha	0.89
Building Age	Modern
Building Quality	Good
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Good

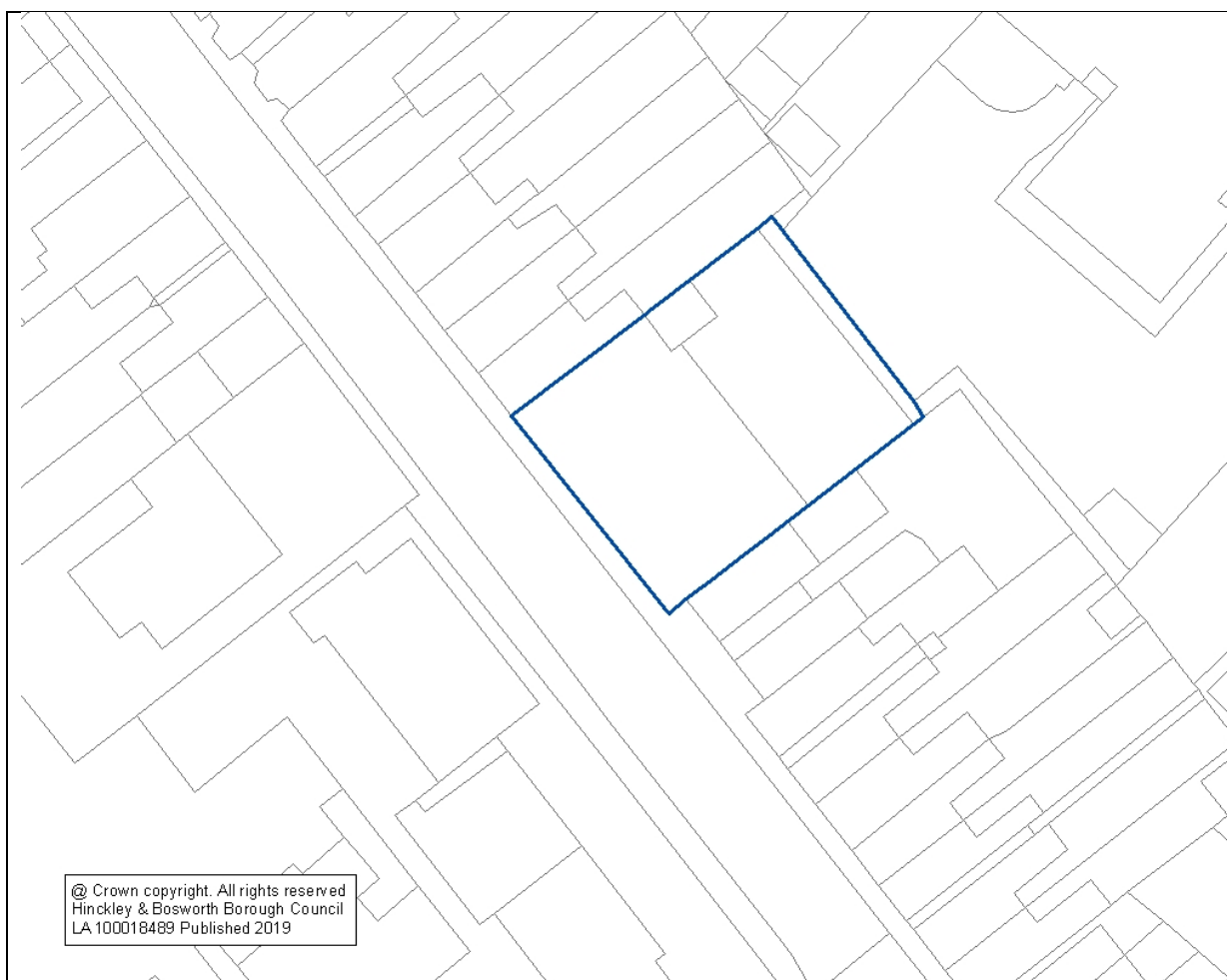
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Retain for employment. A key local employment site, although not ideally located. However, site is of an appropriate scale for such a town centre location.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Telephone Exchange, Rossendale Road, Earl
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	EAR03
Description	Telephone exchange and depot in a primarily residential area
Occupier(s)	British Telecom
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.07
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

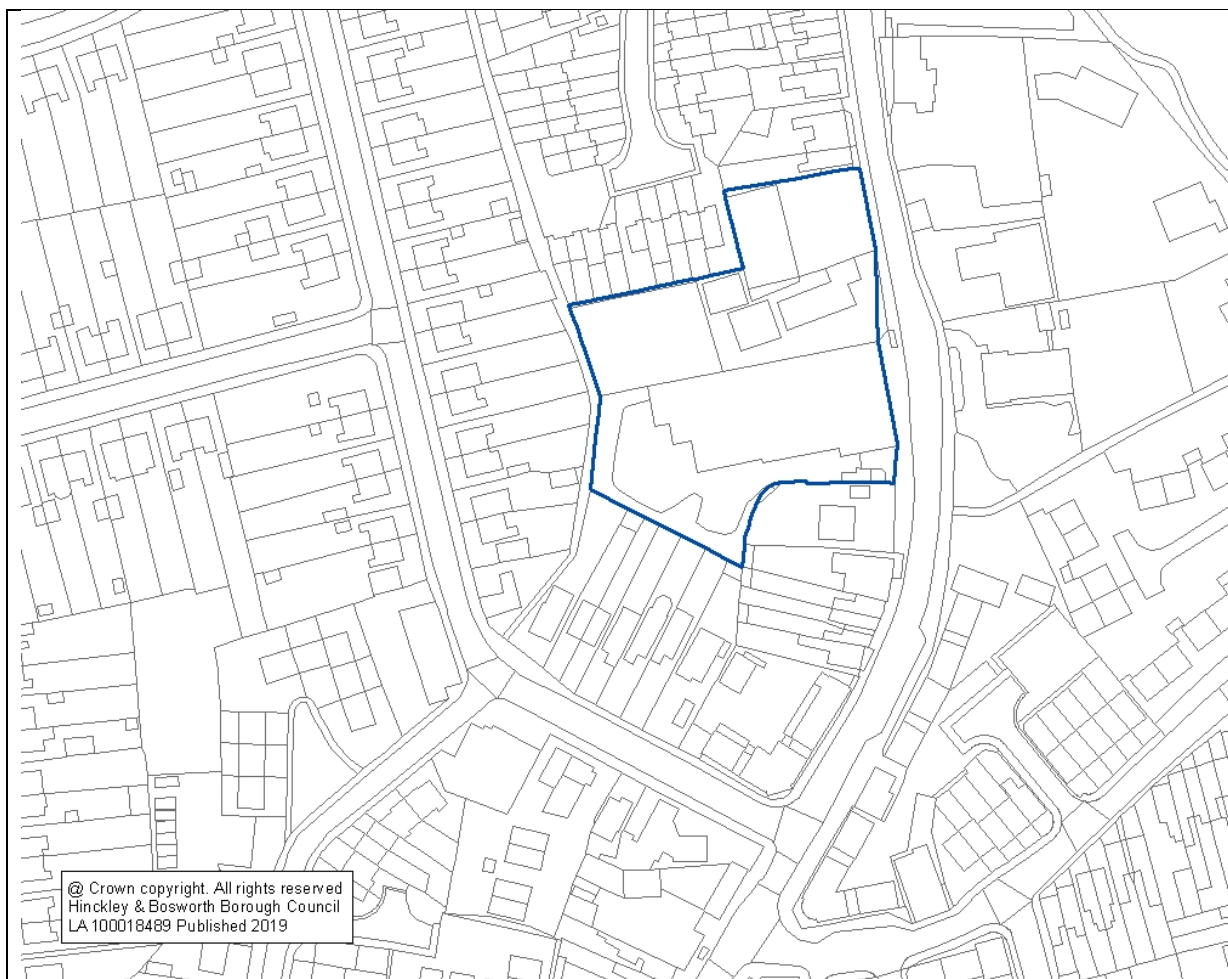


Other Information	Active BT facility.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



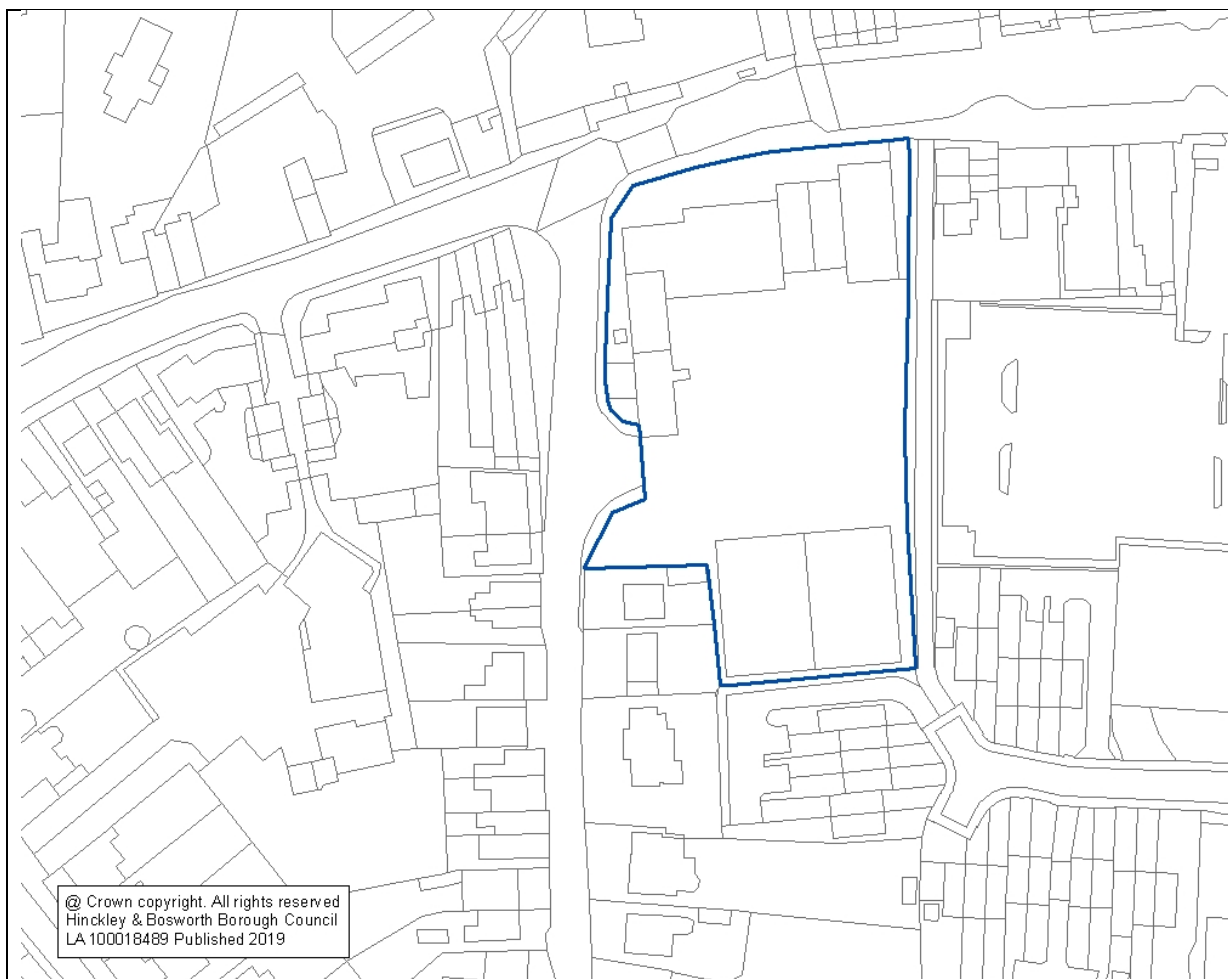
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<b>Address</b>	<b>Gamma Hose, New Street, Earl Shilton</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	EAR04
Description	Solus industrial unit in a primarily residential area
Occupier(s)	Gamma Hose
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.05
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
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



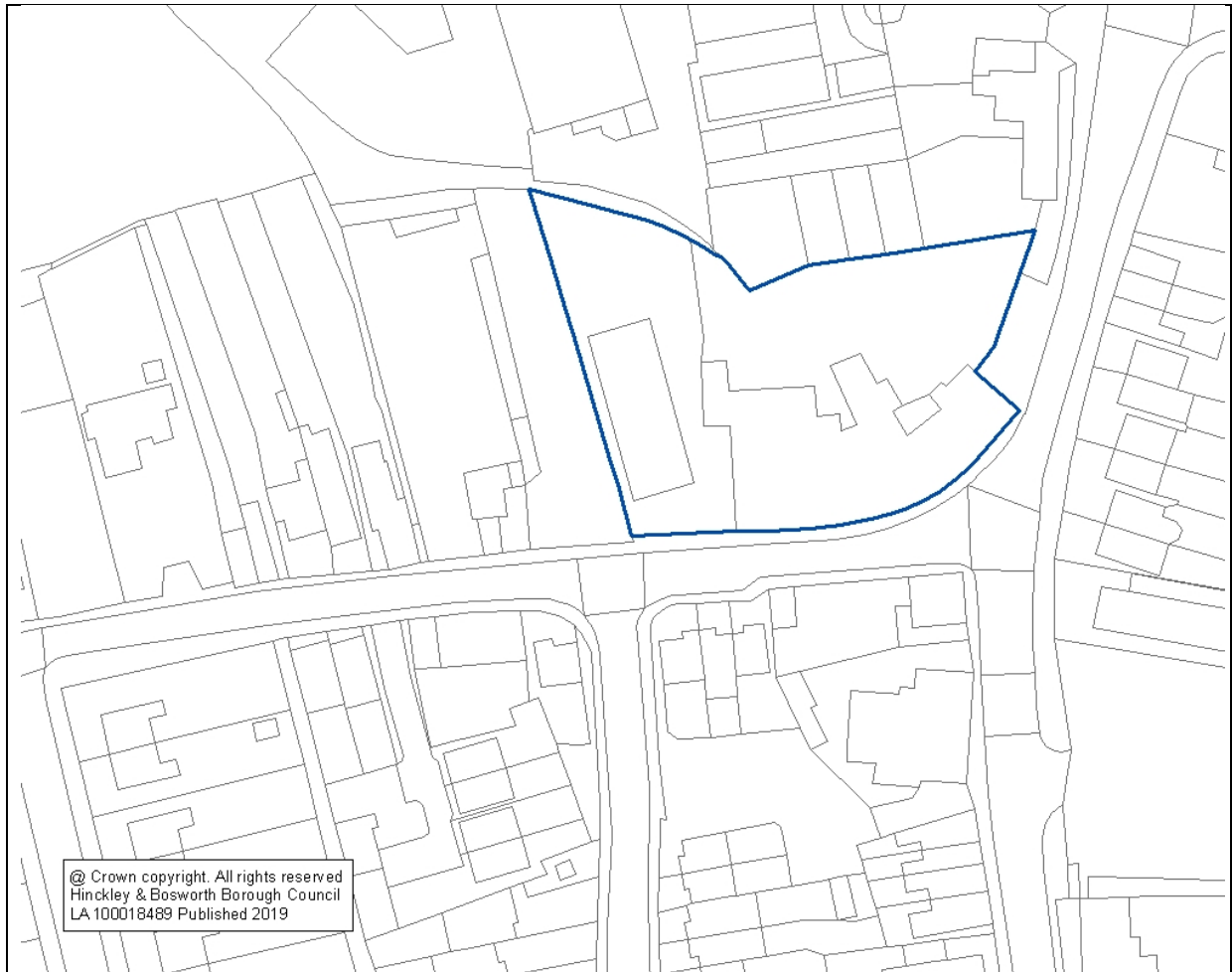
<b>Address</b>	<b>Workshop Units, High Street, Earl Shilton</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	EAR54N
Description	Workshop Unit and Extra-Care Facility on edge of town centre
Occupier(s)	Hilltop Service Station
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.51
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

Other Information	Outdated building (size and configuration) on the edge of the town centre, with poor access. Its loss would have little impact on the land supply of Earl Shilton and the Borough. Southern part of the site has been redeveloped into an extra-care facility known as 'Kingsfield Court'.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>Factory Units, Wood Street, Earl Shilton</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	EAR06
Description	Small units on edge of town centre
Occupier(s)	B.S. Labels
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.51
Building Age	1970/80s
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

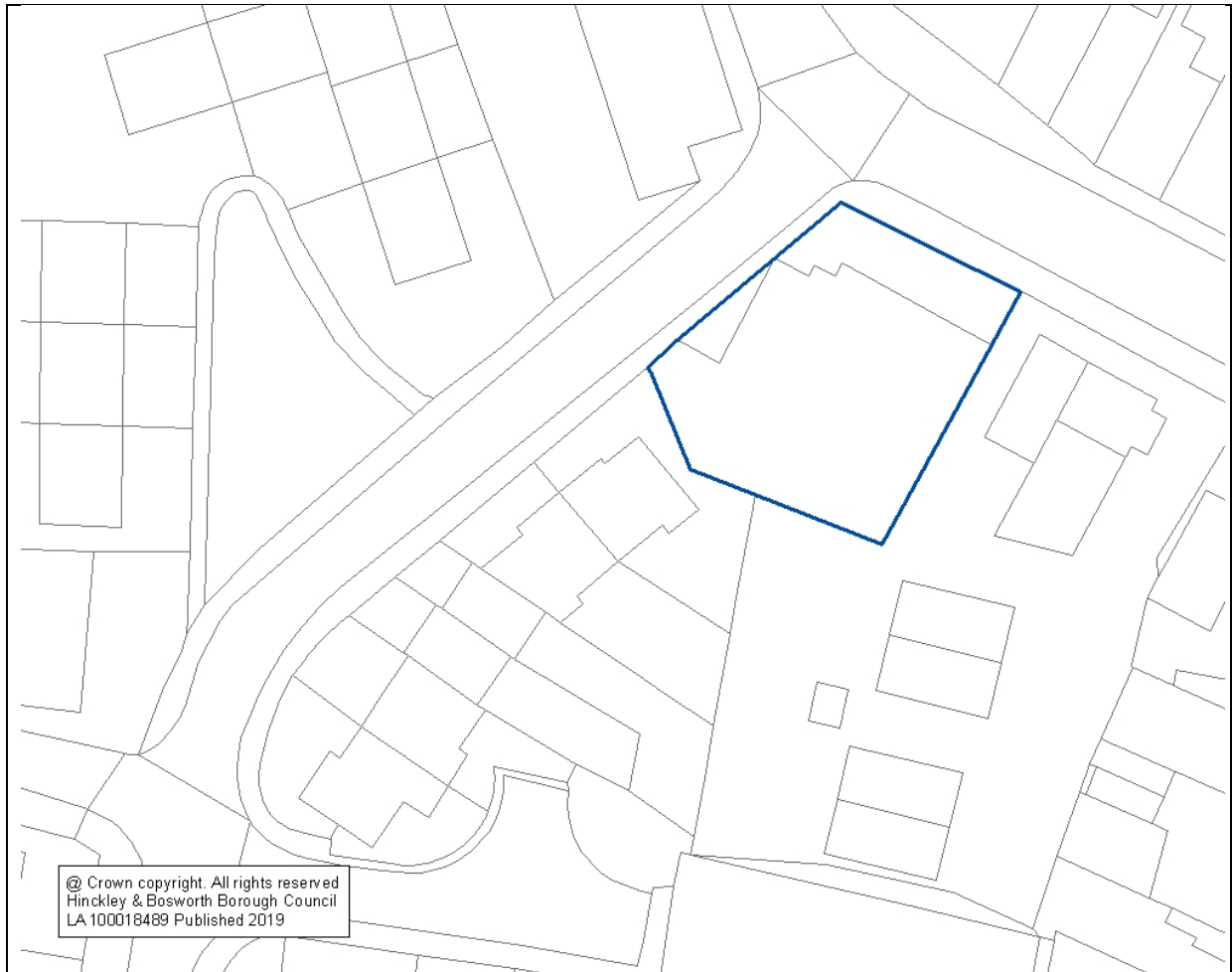
Other Information	Reasonably fit-for-purpose industrial workshops in an edge of centre location. The units are suitable for small local businesses. Adequate access and servicing areas. The overall scale of the site is suitable for its location.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



<b>Address</b>	<b>Factory, West of Hill Top, Earl Shilton</b>
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	EAR12
Description	Small industrial site on edge of town
Occupier(s)	Various including IES Group
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial/office
Size, ha	0.23
Building Age	Pre 1960's
Building Quality	Moderate/ Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

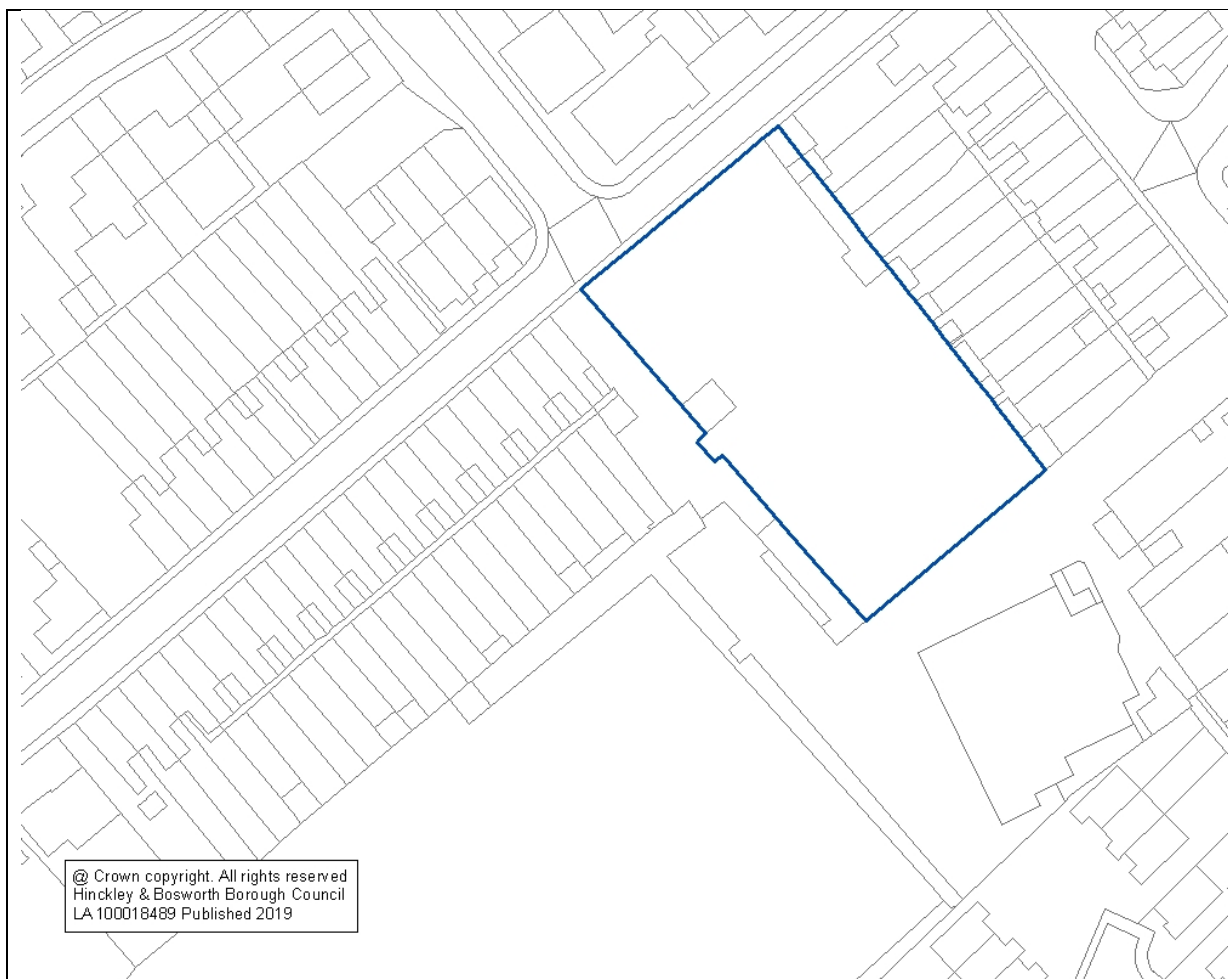
Other Information	Local employment area and small business space (including Abbey Business Centre and Hill Top Works). Provides small business space in relatively accessible, peripheral location off main route into town. Residential band room/ Lock-up space available in 'Hill Top Works' building.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0





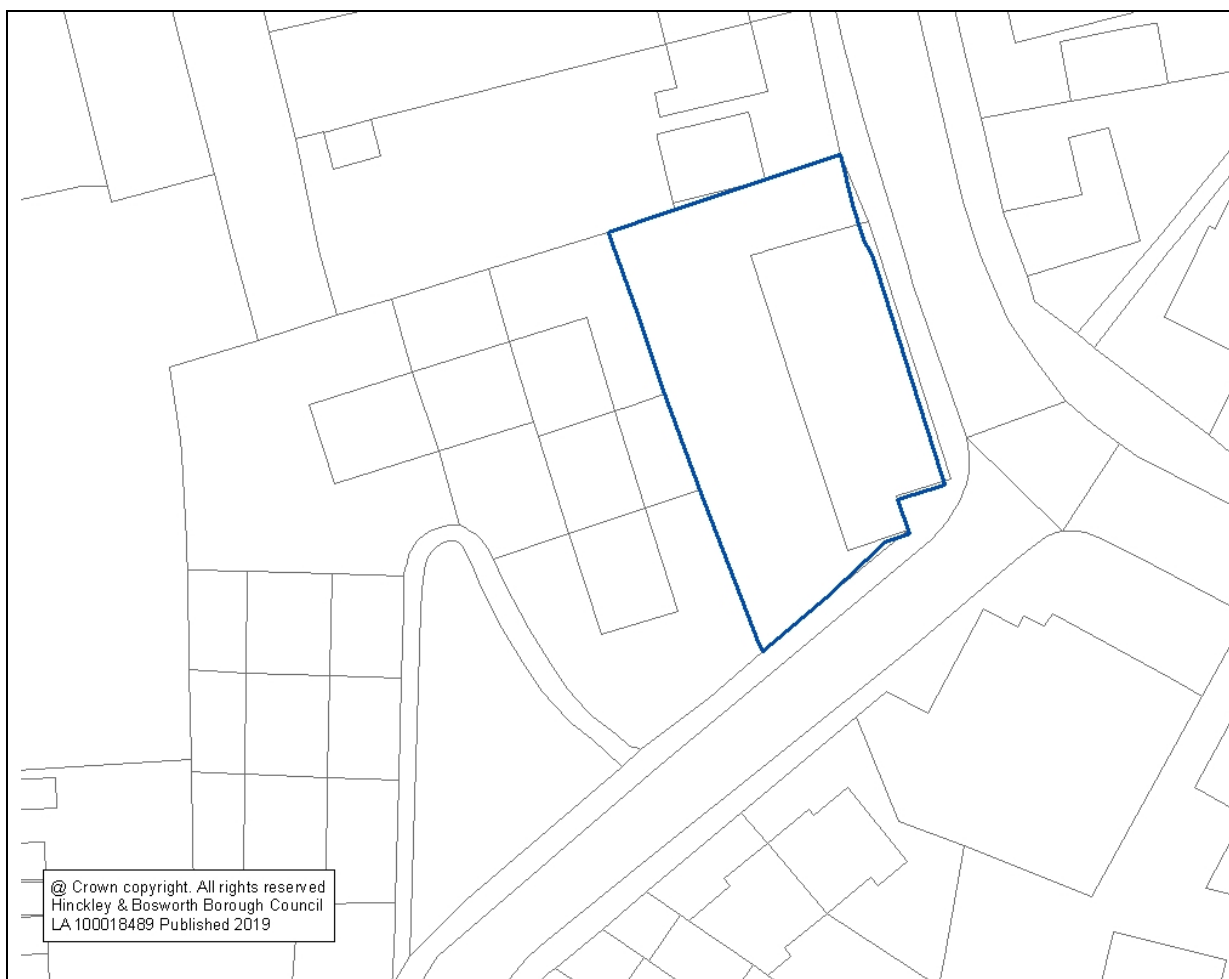
<b>Address</b>	<b>Works, South of West Street, Earl Shilton</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	EAR09
Description	Small industrial units on edge of town – ‘Gildor House’
Occupier(s)	Inspiration
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.05
Building Age	Pre 1960’s
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Outdated, isolated building in a residential location. Most of the site has now been redeveloped for housing.
Recommendation	C

Percent Employment Use Retained	0
Percent Other Uses Allowed	100



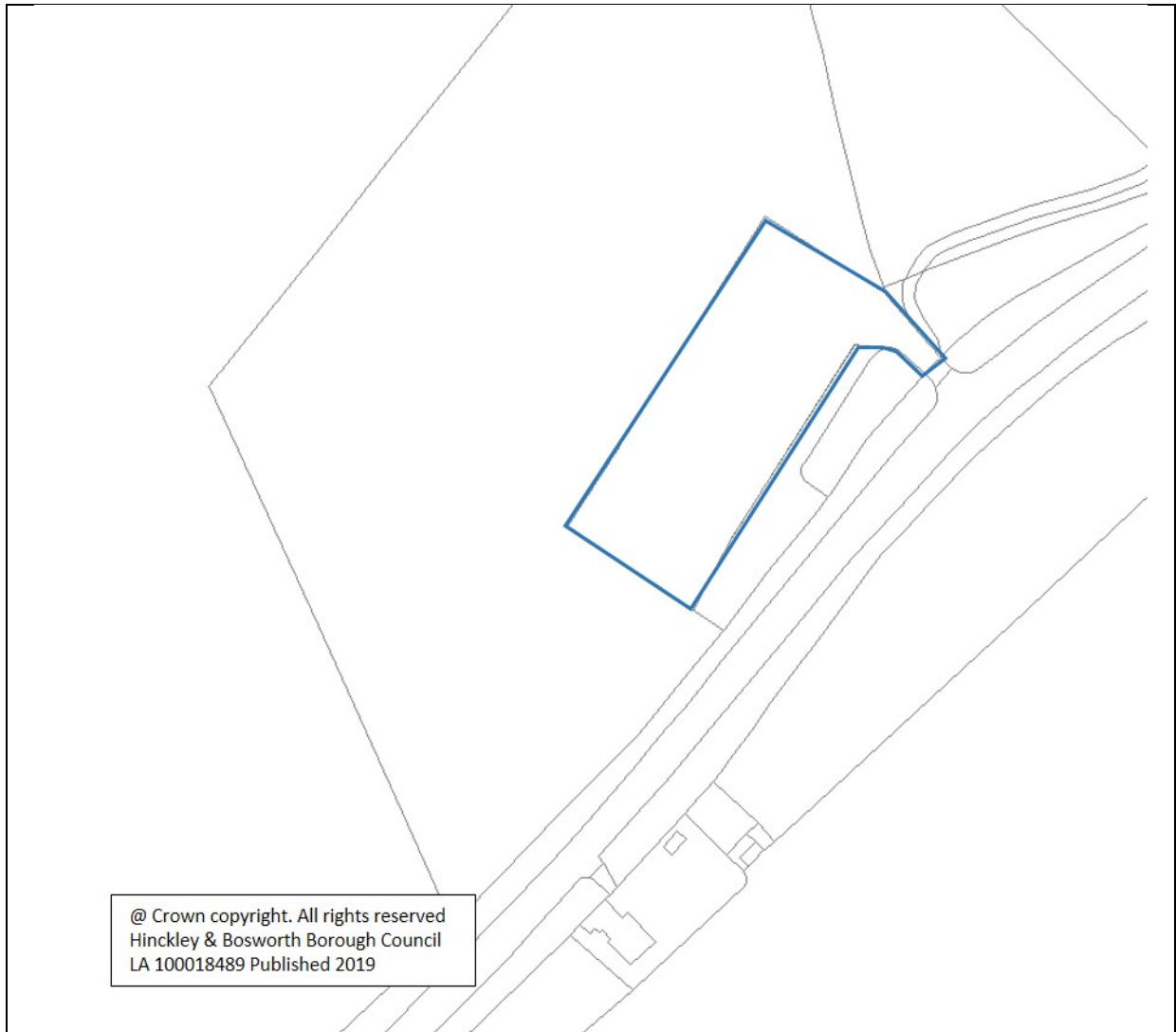
<b>Address</b>	<b>Churchill Works, Highfield Street, Earl Shilton</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	EAR05
Description	Small workshops on edge of town centre
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.22
Building Age	Historic
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

Other Information	Outdated industrial buildings (size and configuration) in a town centre location, with limited commercial demand and poor access. Its loss would have limited impact on employment supply. However, the current use appears to have minimal impact on neighbouring residential amenity.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>Factory, West Street, Earl Shilton</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	EAR08
Description	Small unit on edge of town
Occupier(s)	Scantex
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.06
Building Age	Pre 1960's
Building Quality	Moderate/ Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

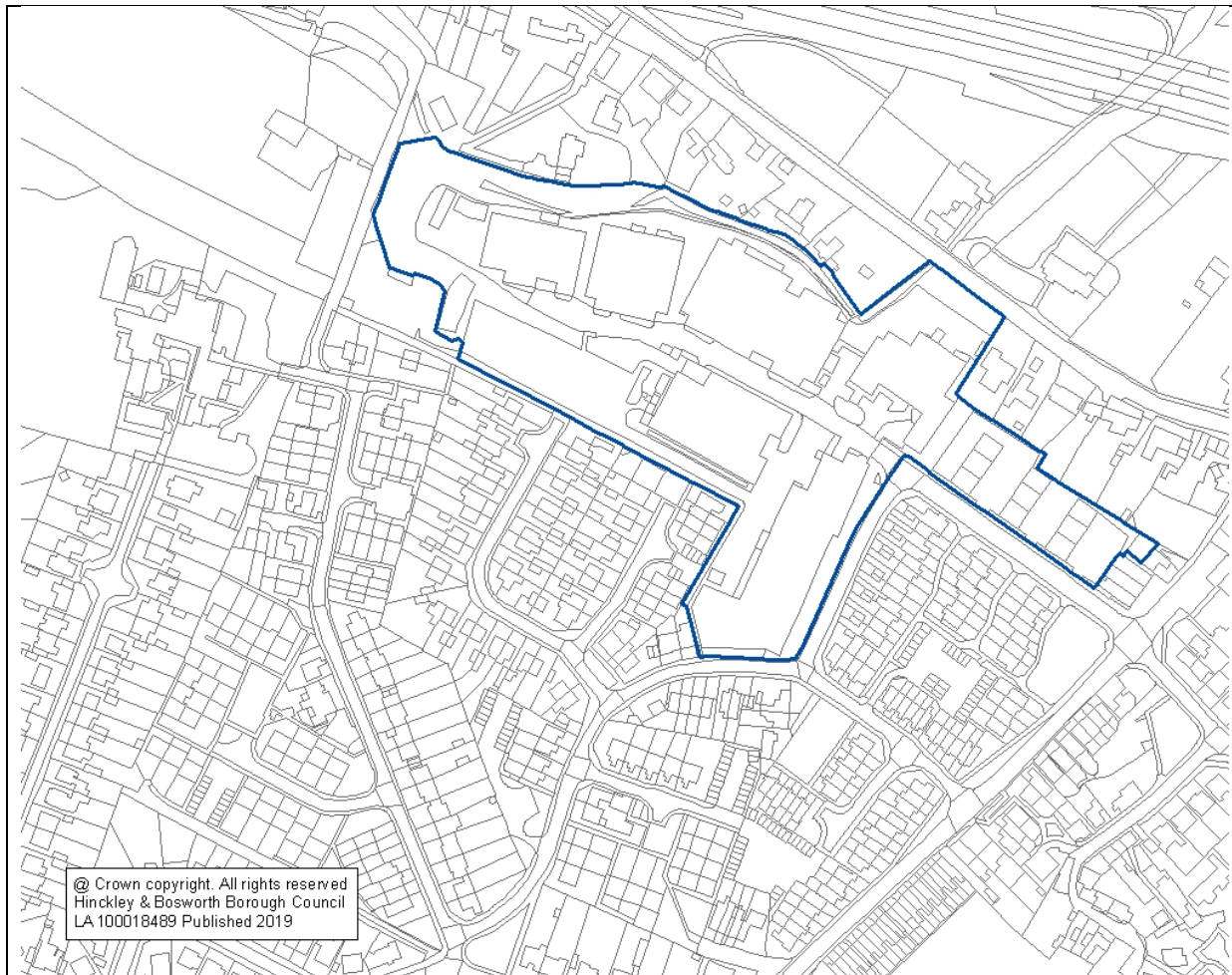
Other Information	Site already has some new residential development. Its loss would have limited impact on the employment land supply.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>AXIOM Retail Interiors, Leicester Road, Earl Shilton</b>
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Single warehouse unit in rural location
Occupier(s)	Axiom Retail Interiors
Percent Occupied	100%
Prominence	Low
Current Use	Industrial
Size, ha	0.30
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	0
Distance to Rail Station, km	11
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Poor
Constraints	Rural location
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

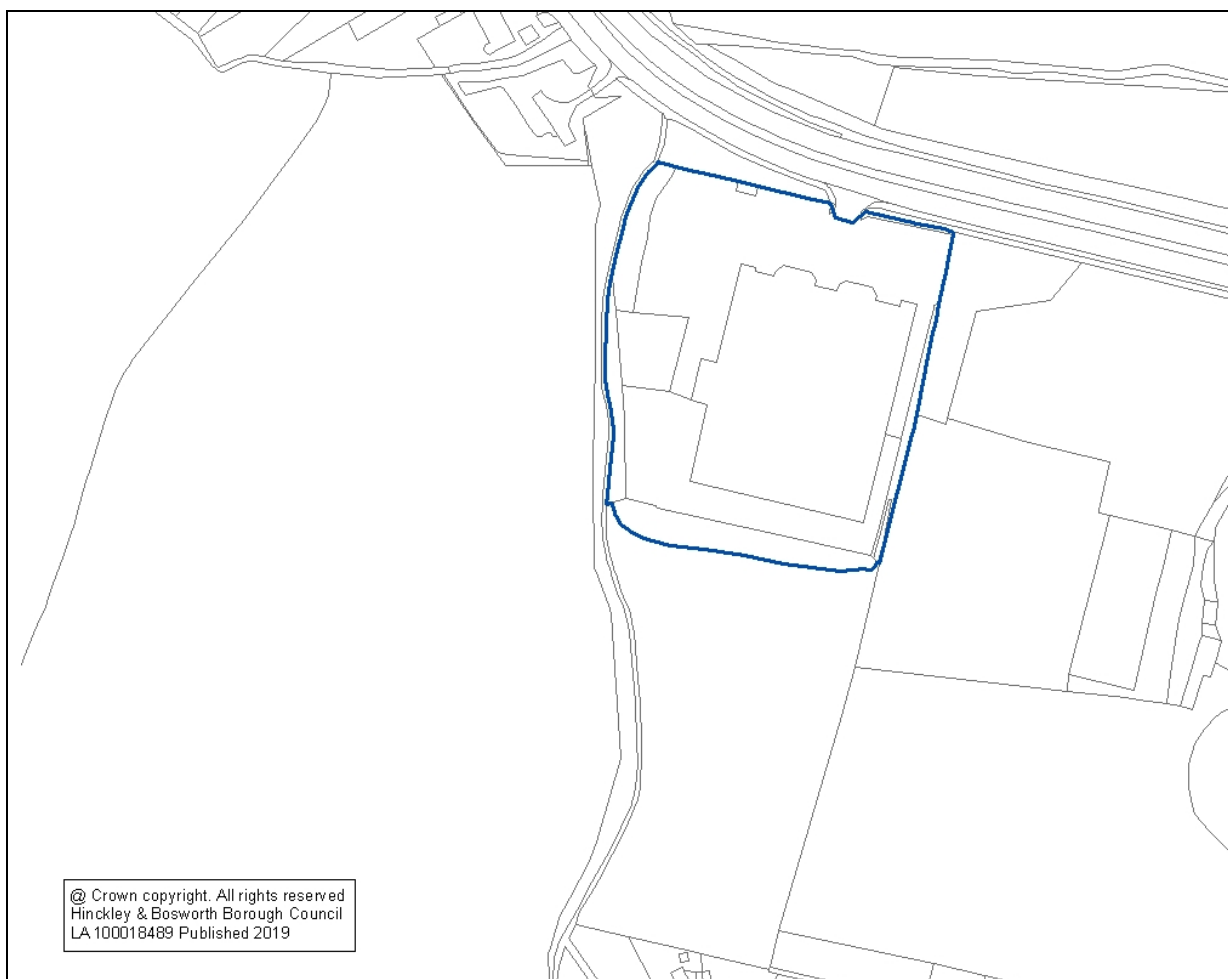




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<b>Address</b>	<b>Groby Trading Estate, Fir Tree Lane, Groby</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	GRO33
Description	Small business park in the town centre
Occupier(s)	Various, including General Electric
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial estate/business park
Size, ha	3.40
Building Age	Modern
Building Quality	Various – moderate
Access Constraints	In residential/services area
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	Tight, residential location
Critical Mass	Yes

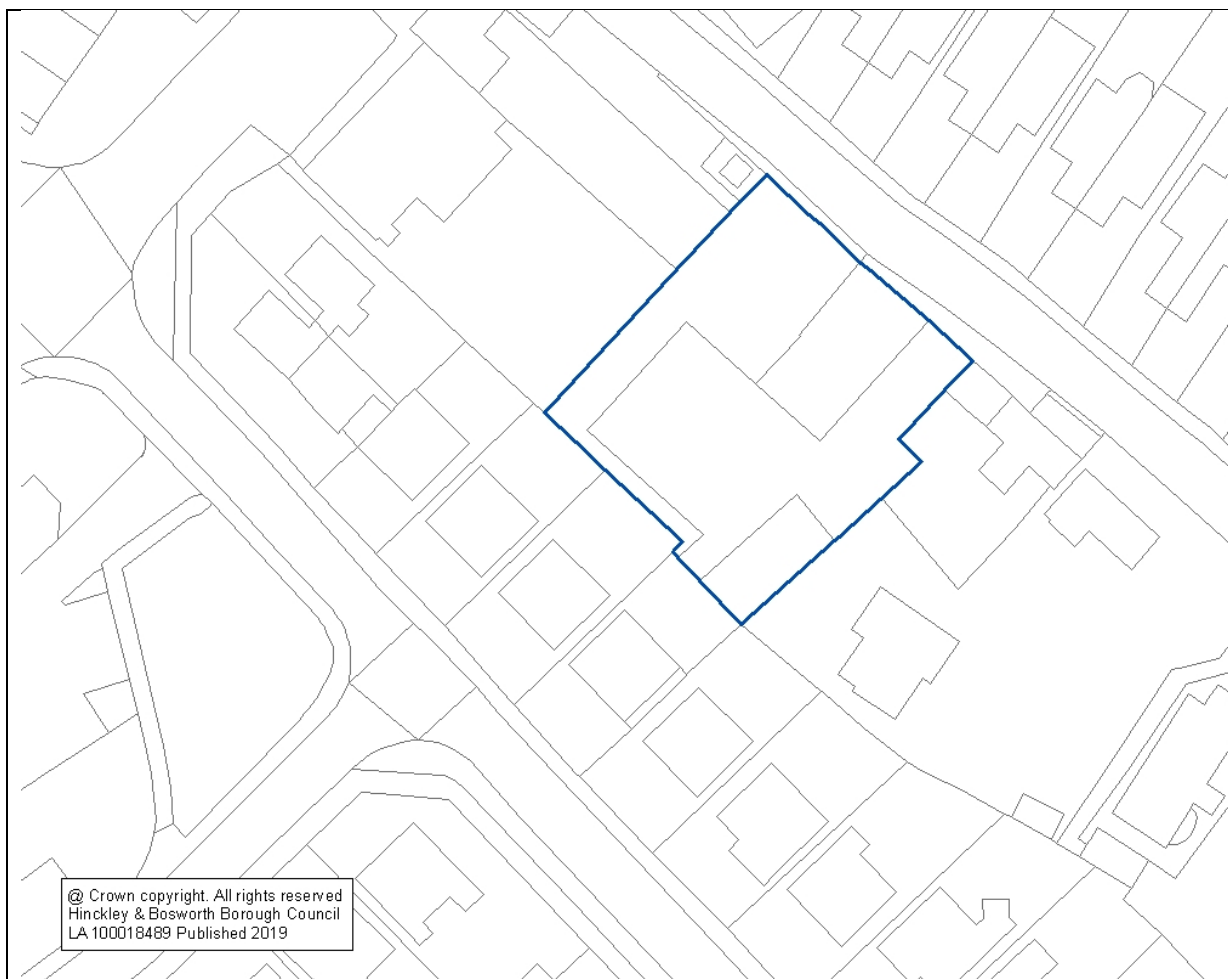
Limited other Employment Space in Settlement	Yes
Other Information	Retain as an important local employment site.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



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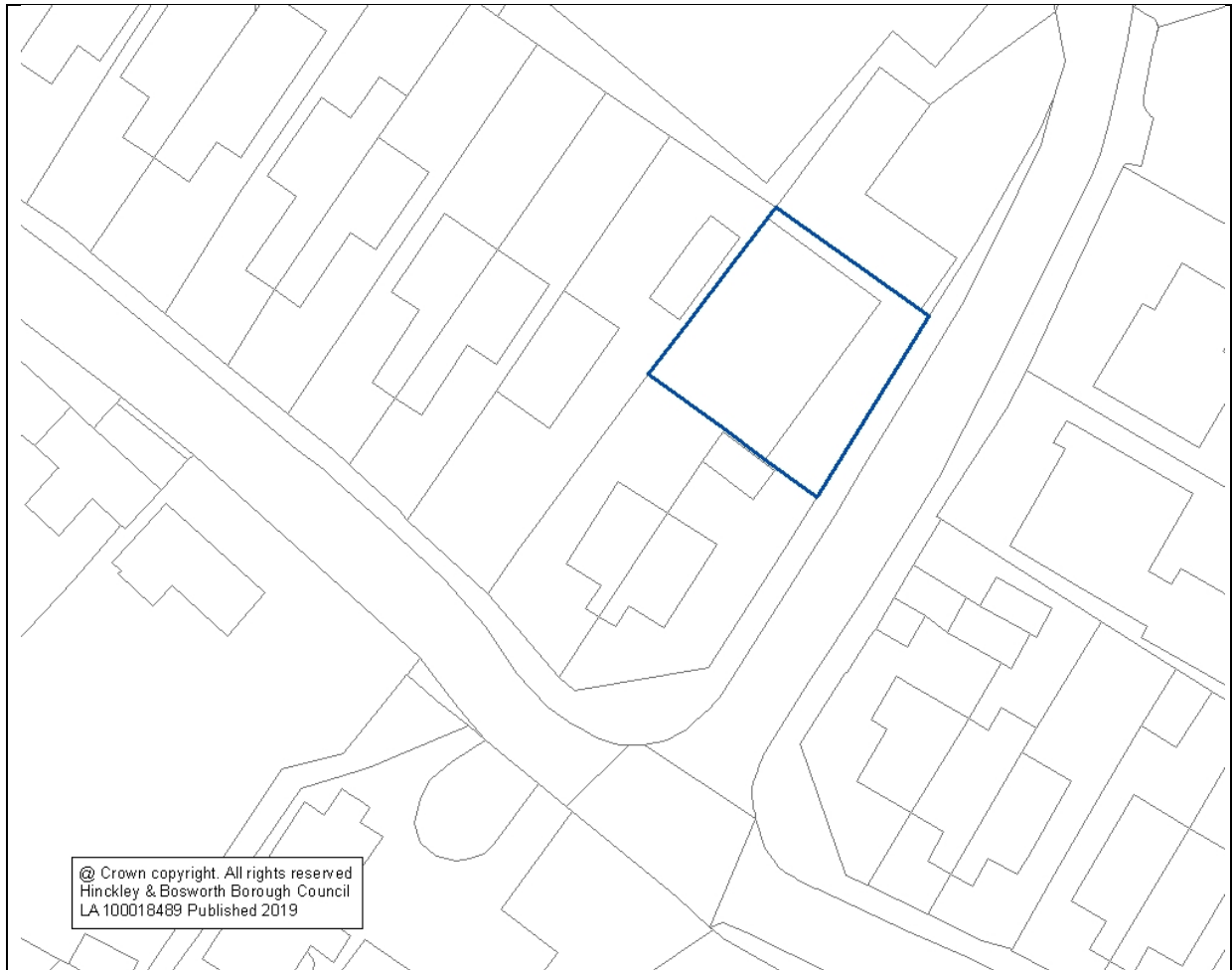
<b>Address</b>	<b>Scania Depot, Markfield Road, Groby</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	GRO51
Description	Isolated warehouse on outskirts of the settlement
Occupier(s)	Keltruck
Percentage Occupied	100%
Prominence	High
Current Use	Warehouse
Size, ha	1.27
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	In a peripheral, accessible location suited to business use.

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



<b>Address</b>	<b>Walker-Smiths Haulage Site, Rookery Lane, Groby</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	GRO34
Description	Small factory in village centre
Occupier(s)	APT Leicester
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.11
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Tight, residential location Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	Yes

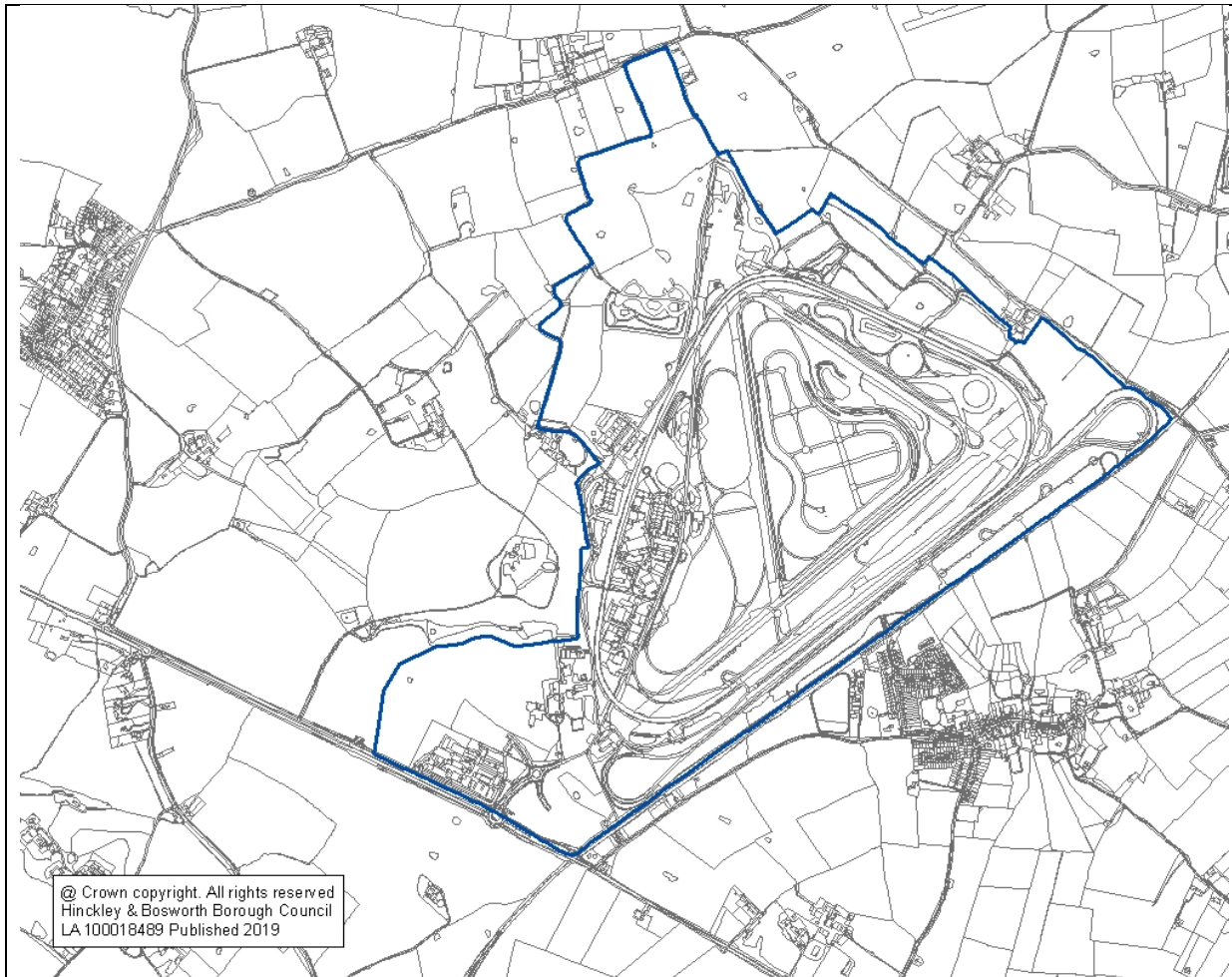
Other Information	In the Groby Conservation Area Very small, low quality industrial unit in a primarily residential area. Its loss would have little impact on the wider land supply of Groby and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100



<b>Address</b>	<b>Workshops, The Rookery, Groby</b>
Employment Land and Premises Review (2013) Category	C
Site Allocations DPD 2016 Ref. (Policy DM19)	GRO35
Description	Small workshop in village centre
Occupier(s)	Unknown
Percentage Occupied	Unknown
Prominence	Low
Current Use	Light industrial
Size, ha	0.02
Building Age	1960s
Building Quality	Poor
Access Constraints	In residential area
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Tight, residential location Conservation Area
Critical Mass	No
Limited other Employment Space in Settlement	Yes

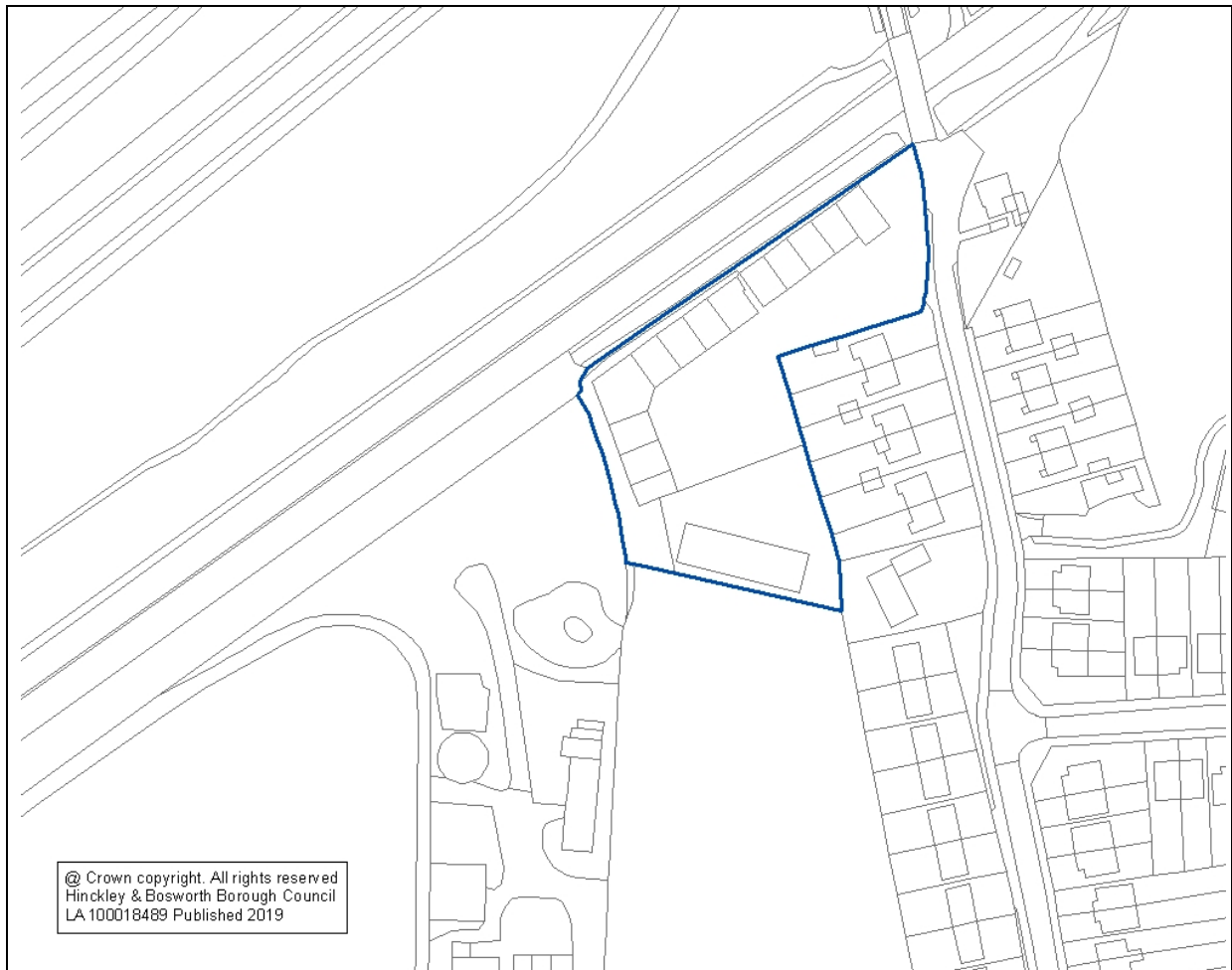
Other Information	In the Groby Conservation Area Part of site redeveloped for housing. Its loss would have little impact on the land supply of Groby and the Borough.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100





<b>Address</b>	<b>MIRA, Watling Street, Higham on the Hill</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIG17
Description	Greenfield site, contains range of buildings as well as test tracks
Occupier(s)	Horiba MIRA (plus 36 transport related companies including Aston Martin, Bentley, Bosch, Continental, Goodyear, Honda, Jaguar Land Rover, Lockheed Martin, Toyota, Triumph as well as facilities for Coventry University and the University of Leicester)
Percentage Occupied	85%
Prominence	High
Current Use	Specialist industrial, office and test track uses
Size, hectares	307.20
Building Age	Various – Mostly modern and new build
Building Quality	Various
Access Constraints	Backland parts of estate have poor access
Distance to Motorway, km	8
Distance to A-road, km	1
Distance to Rail Station, km	3

Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	<p>MIRA was awarded Enterprise Zone status in 2011. Occupancy within the Enterprise Zone will be limited to companies in a range of transport sectors including automotive, aerospace, rail and defence</p> <p>It also has outline planning permission (App No. 11/00360/OUT, plus various Discharge of Conditions Consents) for a business technology campus comprising a MIRA headquarters facility; 132,716 sqm of office, research and manufacturing facilities; a 4,500 sqm C1 hotel; 500 sqm of A1 retail; 1,000 sqm of A3 restaurants and cafes and 1,000 sqm of D2 indoor and outdoor leisure.in the southern part of the estate which fronts the A5.</p> <p>Only 34.03 ha will be developed for employment uses with the present planning permission. The full MIRA site will be allocated as an employment development site in the Council's Site Allocations document.</p> <p>In late 2018, MIRA also received consent for <i>"Construction of a Connected and Autonomous Vehicle (CAV) testing track, a control tower and storage building, ground works, landscaping and associated infrastructure"</i> (App No. 18/00425/FUL, plus various Discharge of Conditions Consents)</p> <p>15 consents for new buildings on the Site, which have been completed, plus two others which have commenced. These have delivered/are delivering 17,532 sqm of new floorspace since 2012.</p> <p>Current multi-let space comprises some 23,000 sqm in 63 workshops and 16 office suites. Further development opportunity land, the Southern Manufacturing Sector, lies south of the A5, just outside of the Borough</p>
Recommendation	A
Percent Employment Use Retained	96 -295 ha
Percent Other Uses Allowed	4 (Reflects non-employment uses in the planning permission)



<b>Address</b>	<b>Industrial Estate, West of Station Road, Higham on</b>
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	HIG10
Description	Small, modern industrial estate on edge of village
Occupier(s)	Various, including AMT, CPR
Percentage Occupied	90%
Prominence	Low
Current Use	Industrial estate
Size, ha	0.52
Building Age	Modern
Building Quality	Moderate
Access Constraints	Through rural/residential roads, at dead end
Distance to Motorway, km	8
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes

Limited other Employment Space in Settlement	Yes
Other Information	Retain for employment uses. Key rural employment site.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



