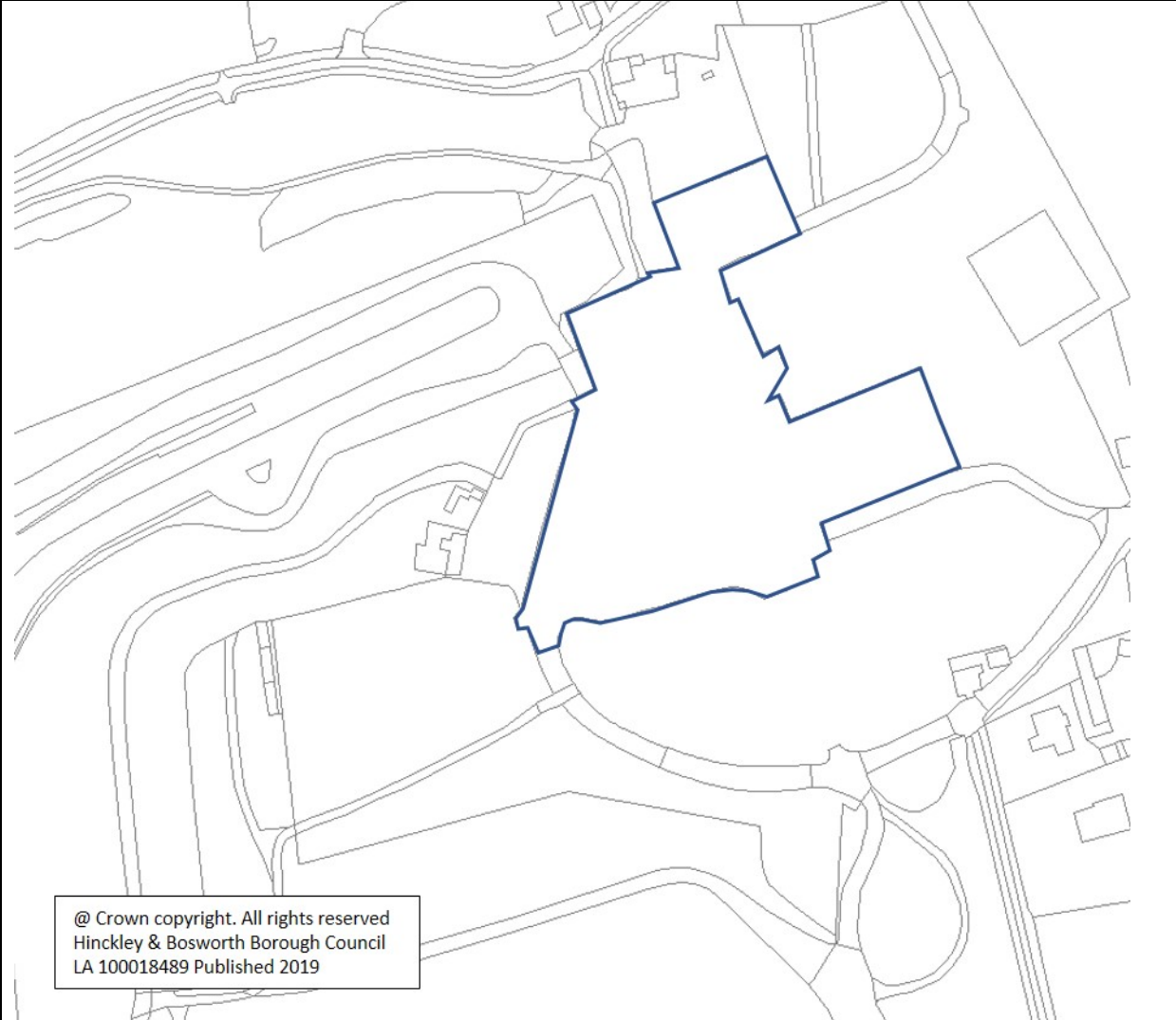


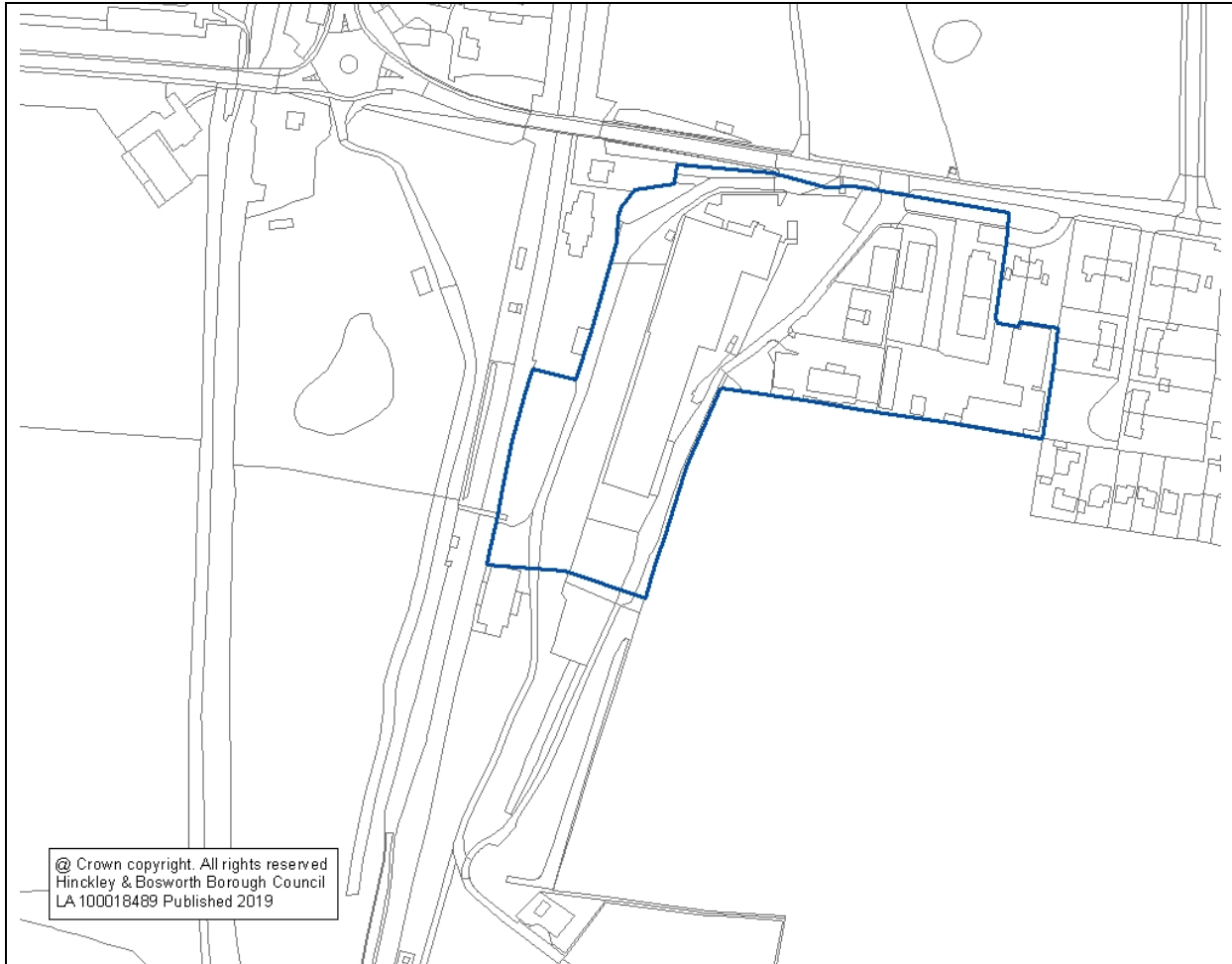
Kirkby Mallory



Address	Mallory Park, Church Road, Kirkby Mallory
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Various office and industrial units on edge of racing circuit
Occupier(s)	Various including Everman Racing
Percent Occupied	100%
Prominence	Low
Current Use	Office and industrial
Size, ha	1.0
Building Age	Modern
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	7
Distance to A-road, km	4
Distance to Rail Station, km	11
Distance to Bus Stop, km	5
Car Parking	Good
Servicing	Moderate
Constraints	Situated adjacent to racing circuit

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

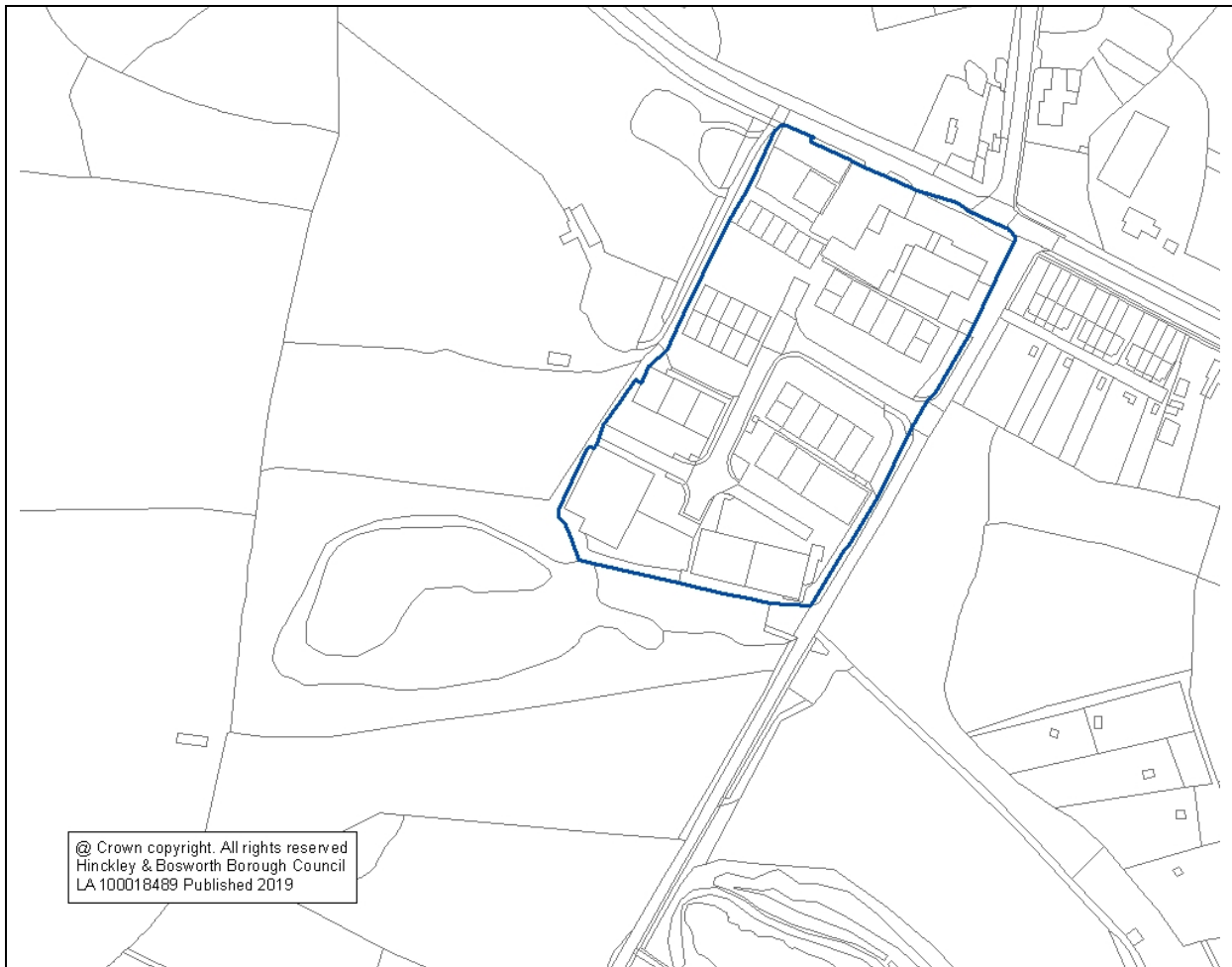
Market Bosworth



Address	Industrial Estate, South of Station Road, Market Bosworth
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	MKBOS29
Description	Small, modern industrial estate to west of Market Bosworth
Occupier(s)	Various, including JJ Churchill, Fine Art Dental Ceramics
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial estate
Size, ha	3.07
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	11
Distance to A-road, km	4
Distance to Rail Station, km	10
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None

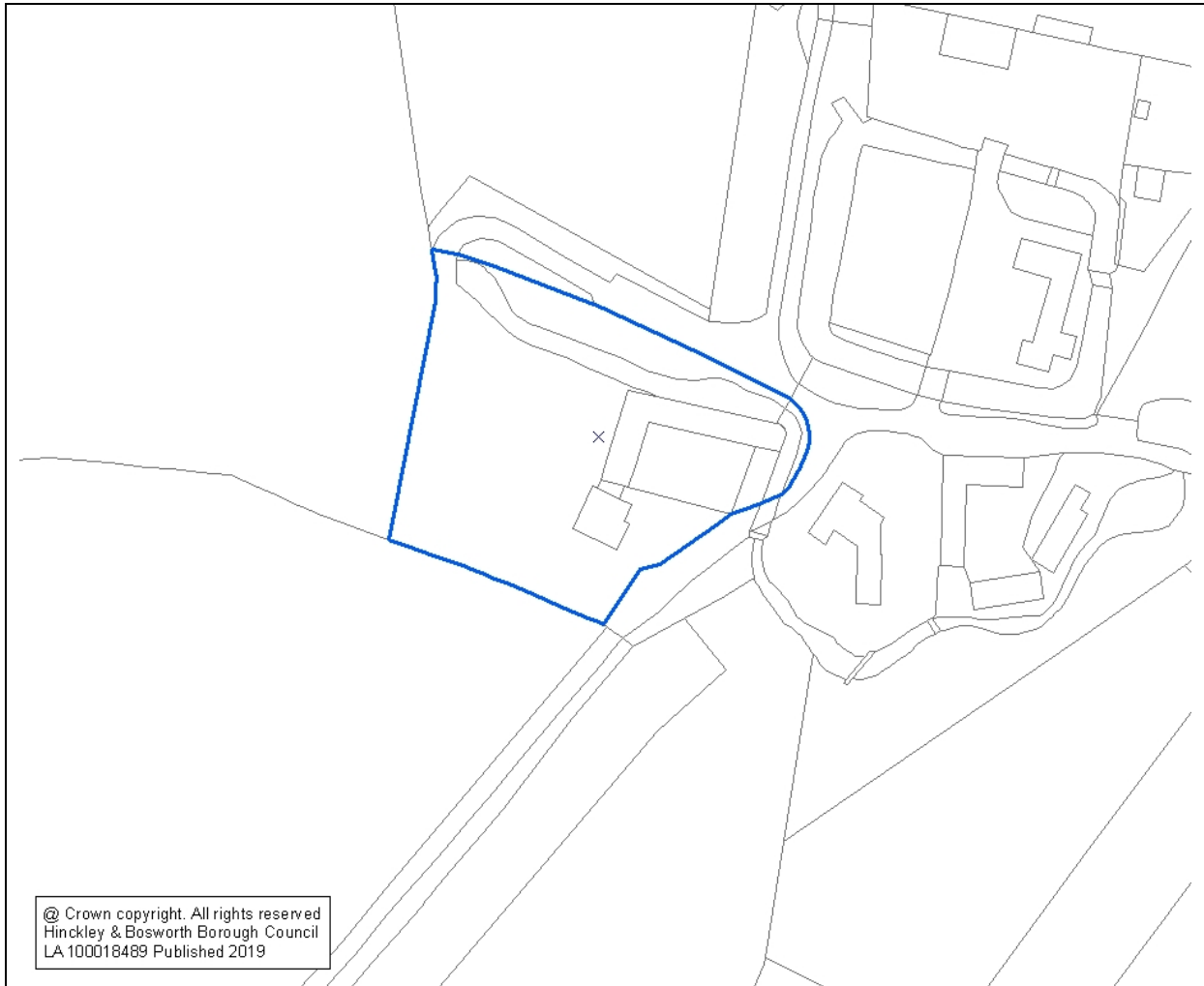
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Retain for employment. Key rural employment site.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

Markfield



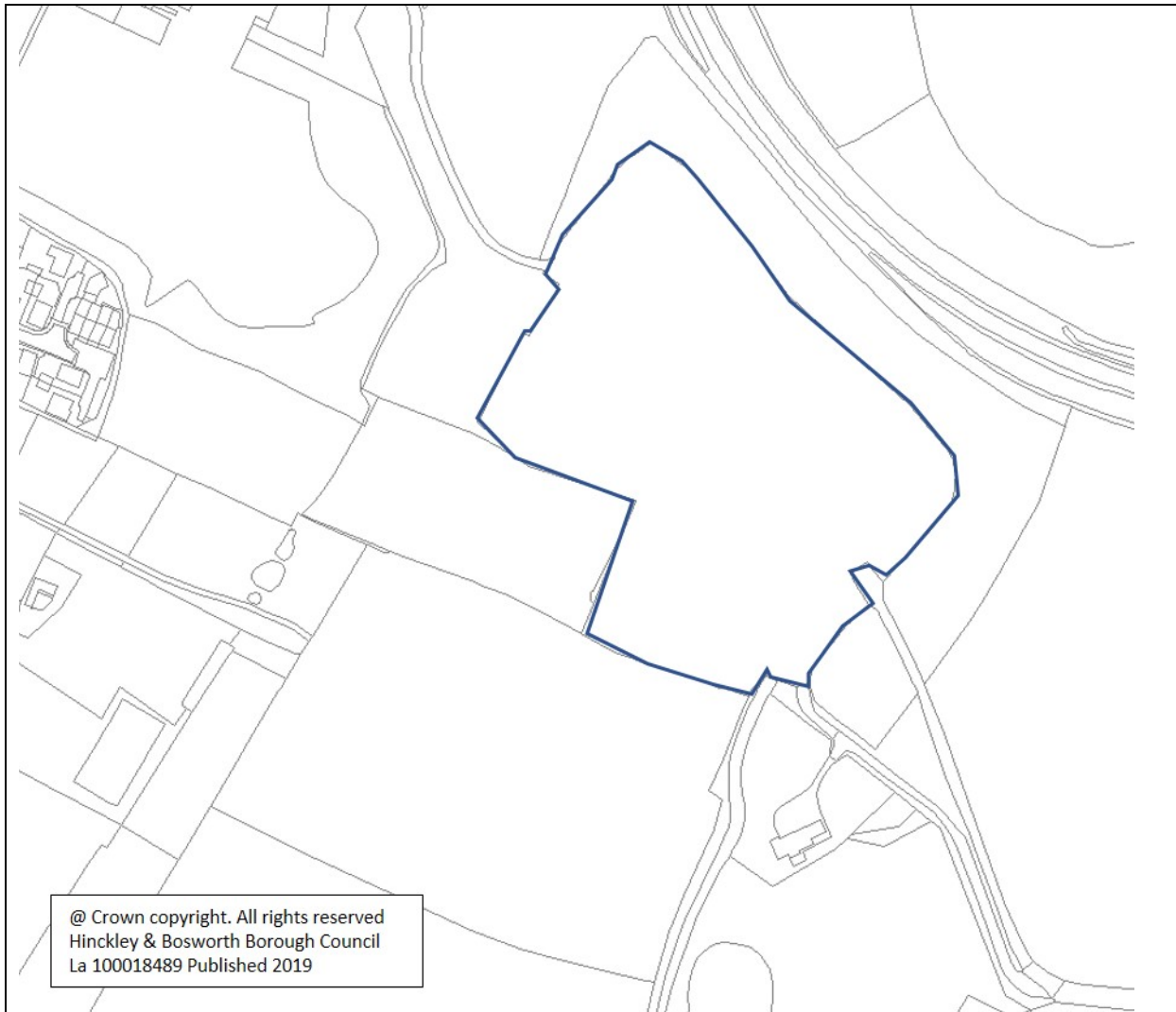
Address	Industrial Estate, South of Ashby Road, Markfield
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	MARK23
Description	Accessible, modern, moderate quality industrial estate on the outskirts of Markfield
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial estate
Size, ha	2.53
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	1
Distance to A-road, km	2
Distance to Rail Station, km	11
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	Retain for employment. Key rural employment site, providing micro business workshops.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



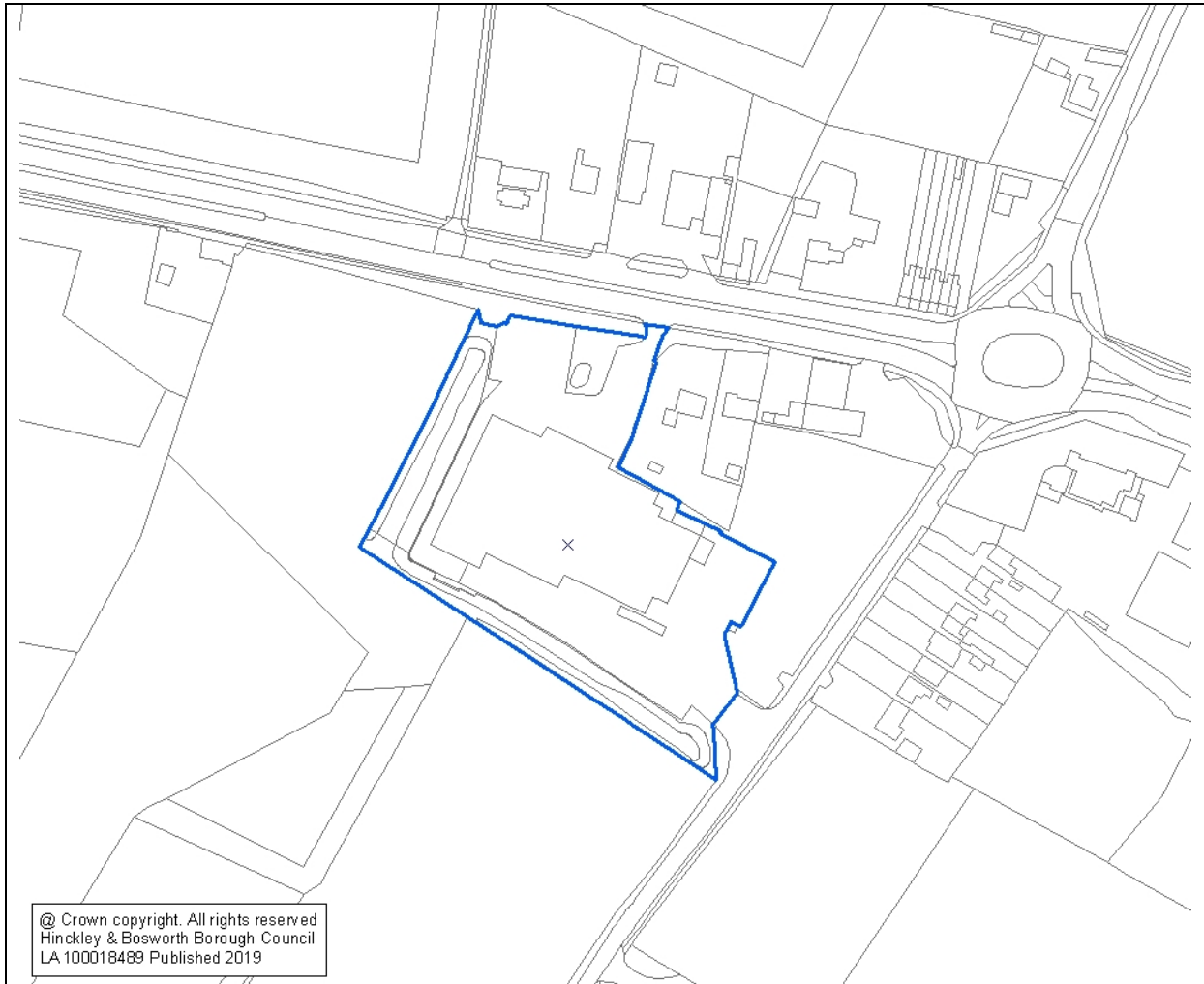
Address	Aggregate Industries, Markfield
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Rural office building
Occupier(s)	Aggregate Industries
Percent Occupied	100%
Prominence	Low
Current Use	Office
Size, ha	0.30
Building Age	Modern
Building Quality	Good
Access Constraints	Rural location with access via private roads
Distance to Motorway, km	3
Distance to A-road, km	0.3
Distance to Rail Station, km	7
Distance to Bus Stop, km	0.6
Car Parking	Good
Servicing	Poor
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	Elliots Lane, Horsepool Grange, Markfield
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Small industrial estate and storage site
Occupier(s)	Various
Percent Occupied	100%
Prominence	Low
Current Use	Industrial and storage
Size, ha	1.40
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	Rural location with limited access via private roads
Distance to Motorway, km	1
Distance to A-road, km	2
Distance to Rail Station, km	16
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Moderate
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



Address	CJ Upton, 21 Shaw Lane, Markfield
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Series of warehouses in rural location, east of Bardon Hill
Occupier(s)	Various including CJ Upton
Percent Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	0.80
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	1
Distance to A-road, km	0.3
Distance to Rail Station, km	12
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	18/00658/HYB is awaiting decision on a hybrid planning application for the development of 5,000 sqm of B8

	storage and extension to existing manufacturing unit (B2/B8)
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

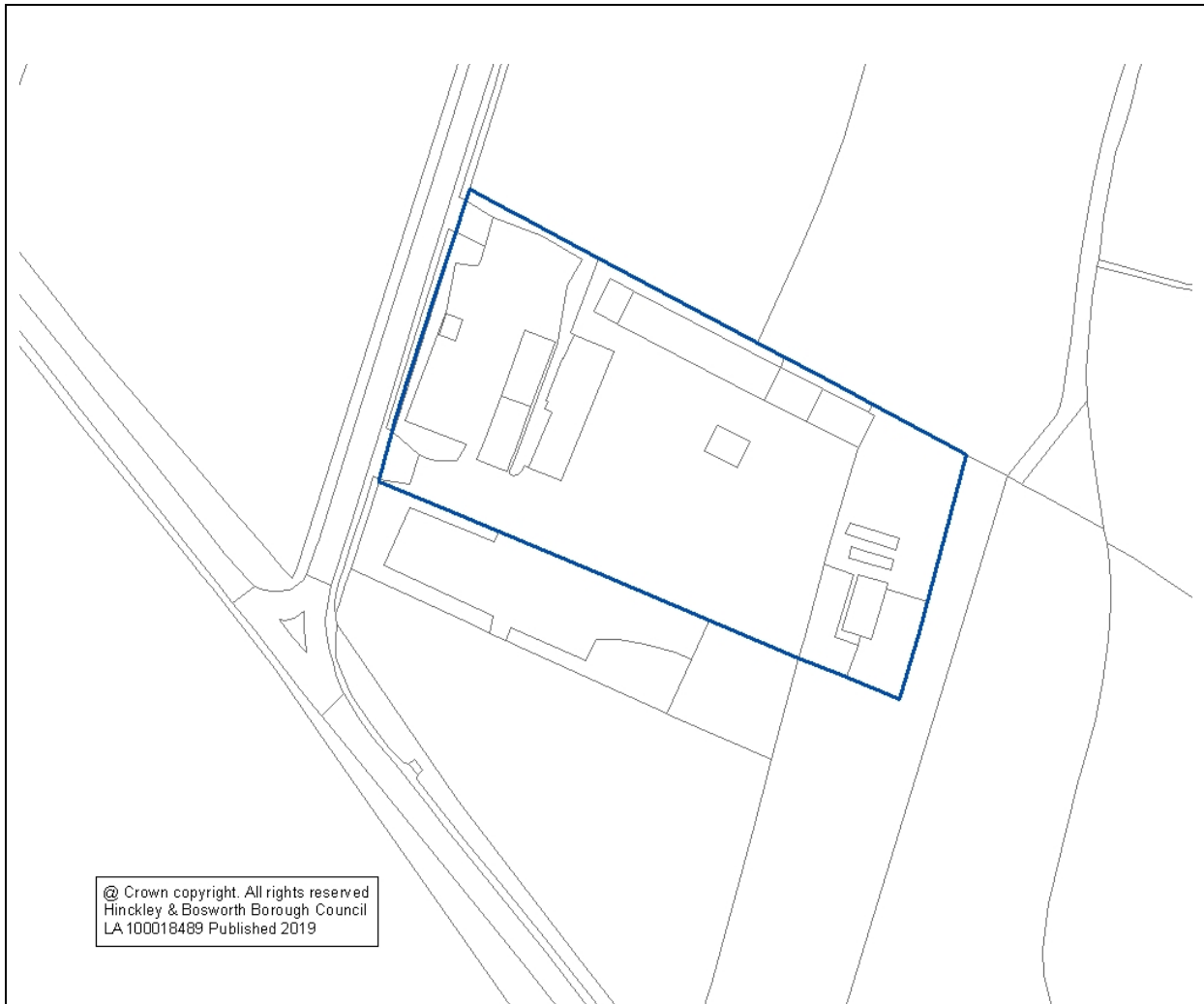
Nailstone



Address	Nailstone Highways Depot, Nailstone
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	NAI08
Description	Isolated, rural works depot to the north of Nailstone
Occupier(s)	Leicestershire County Council
Percentage Occupied	100%
Prominence	High
Current Use	Works depot
Size, ha	0.86
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	8
Distance to A-road, km	0
Distance to Rail Station, km	15
Distance to Bus Stop, km	2
Car Parking	Good
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

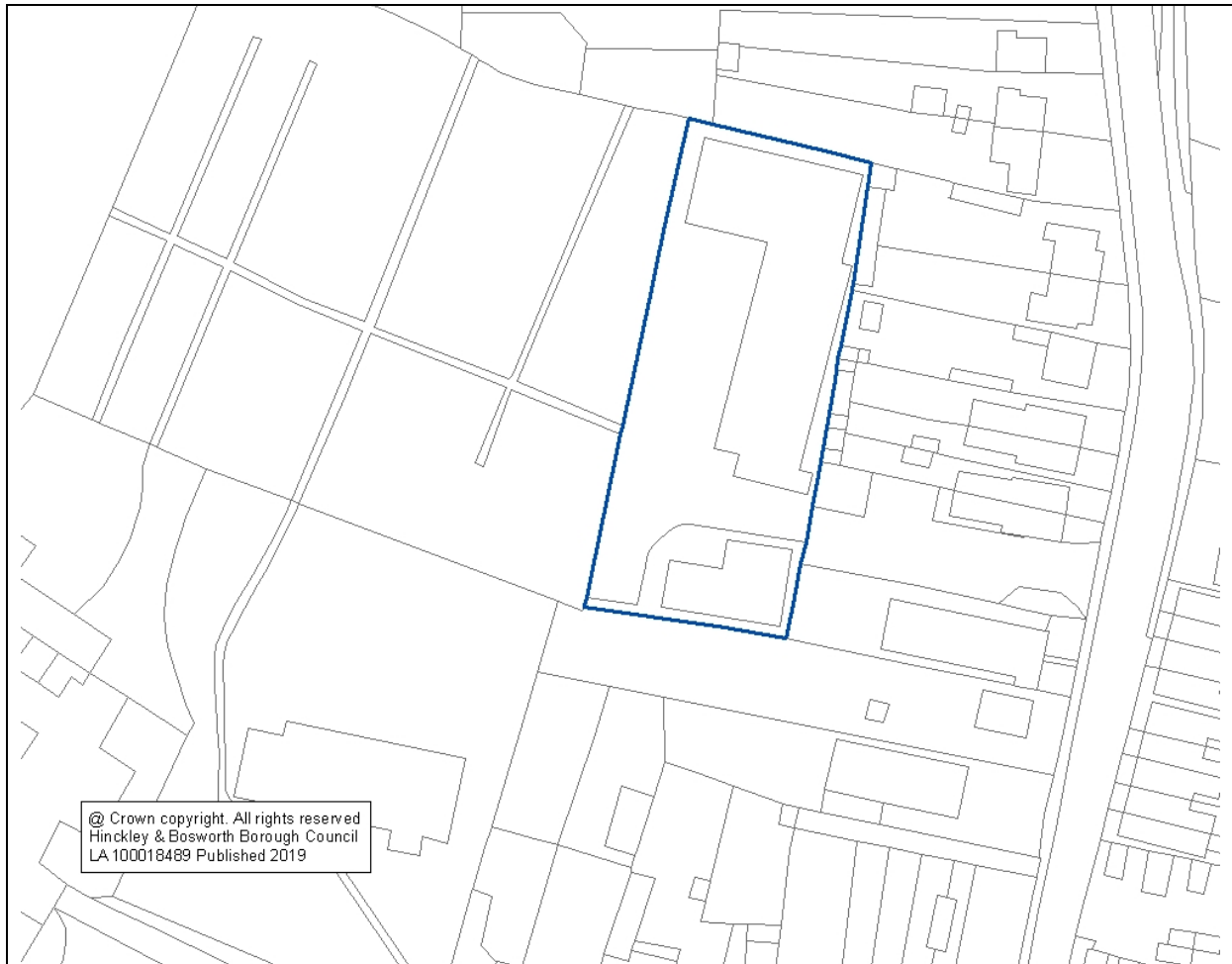
Newbold Heath



Address	Verdon Sawmills, Newbold Heath
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	NEW27
Description	Isolated employment site in rural location
Occupier(s)	Verdon Sawmills
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial
Size, ha	1.07
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	12
Distance to A-road, km	3
Distance to Rail Station, km	13
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

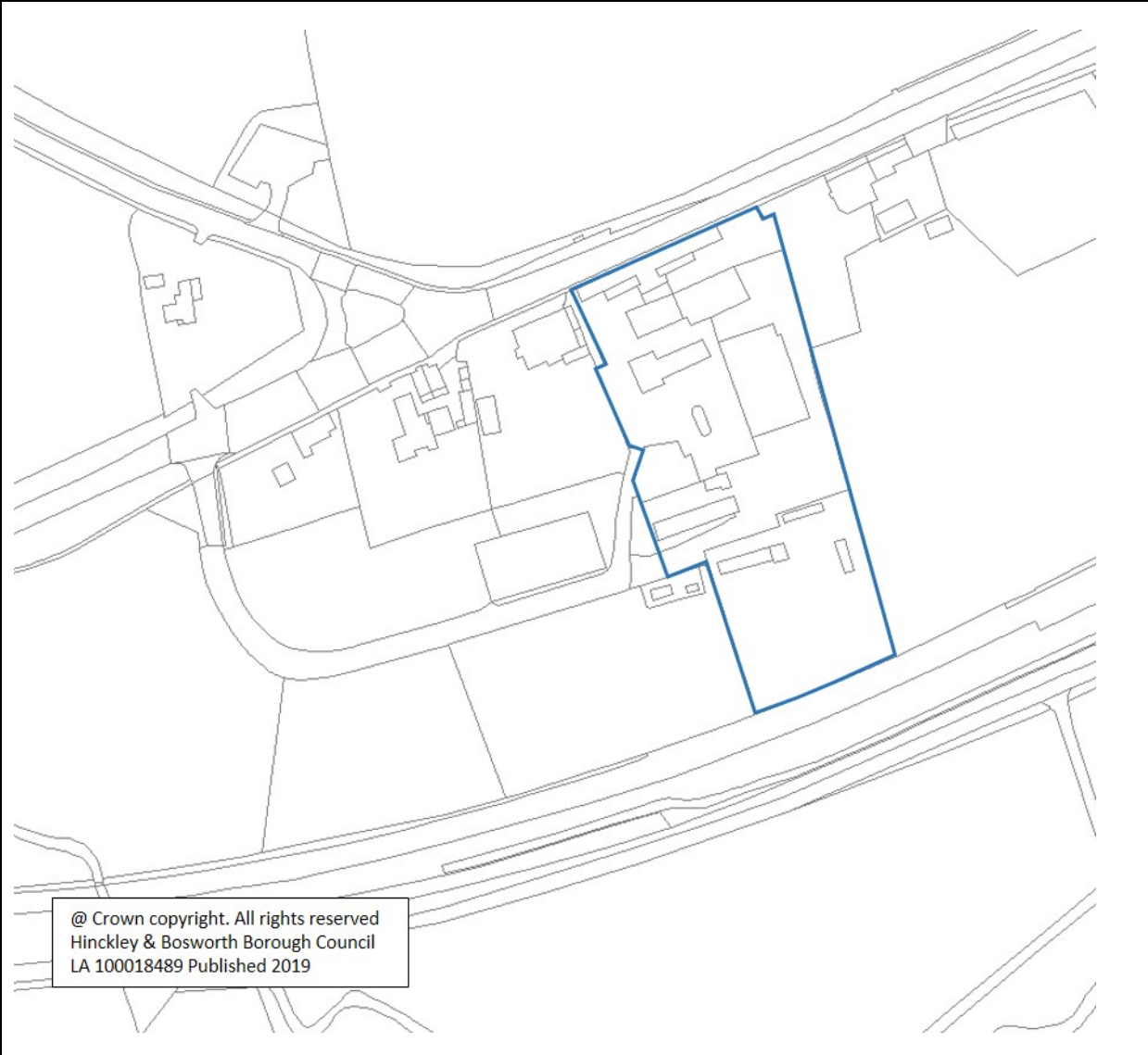
Newbold Verdon



Address	CPL Ltd, Church View off Dragon Lane, Newbold Verdon
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	NEW15
Description	Modern industrial unit now split into multi-occupancy
Occupier(s)	Various including Taylors Architectural
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.20
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	7
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

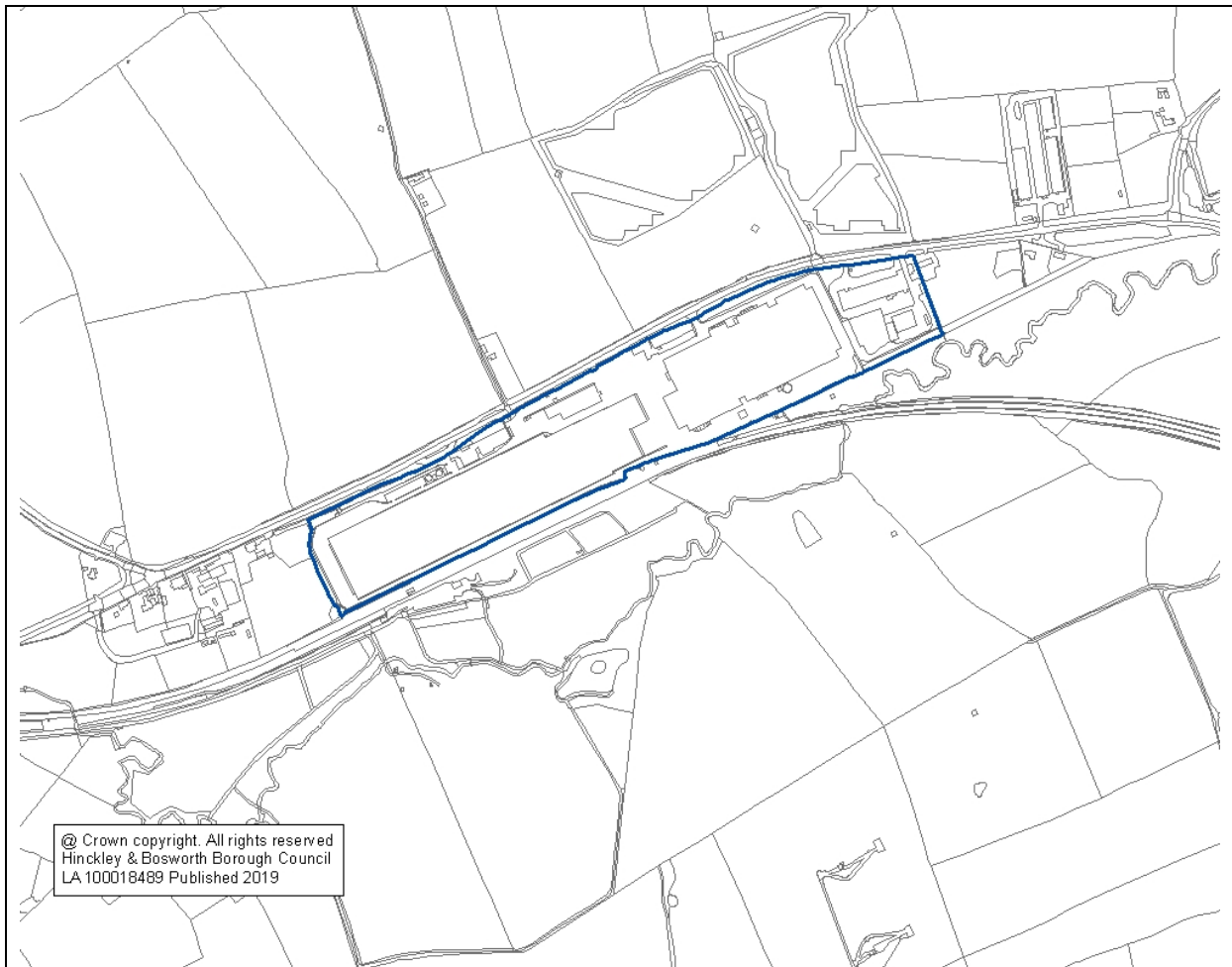
Other Information	Retain for employment uses as, apart from Verdon Sawmills, there is little other employment space in the village. Also as this site now accommodates multiple occupiers. However, its loss would have minimal effect on overall supply.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

Newtown Unthank



Address	Newtown Grange Farm Business Park, Newtown Unthank
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Historic farm buildings converted into a modern good quality business complex offering 16 mixed industrial and office units, on a main road, rural location
Occupier(s)	Various including Clarendon and Maverick Blinds
Percentage Occupied	94%
Prominence	High
Current Use	Light industrial, office
Size, ha	0.60
Building Age	Historic
Building Quality	Good
Access Constraints	Access via long narrow driveway which runs to the rear of housing
Distance to Motorway, km	6

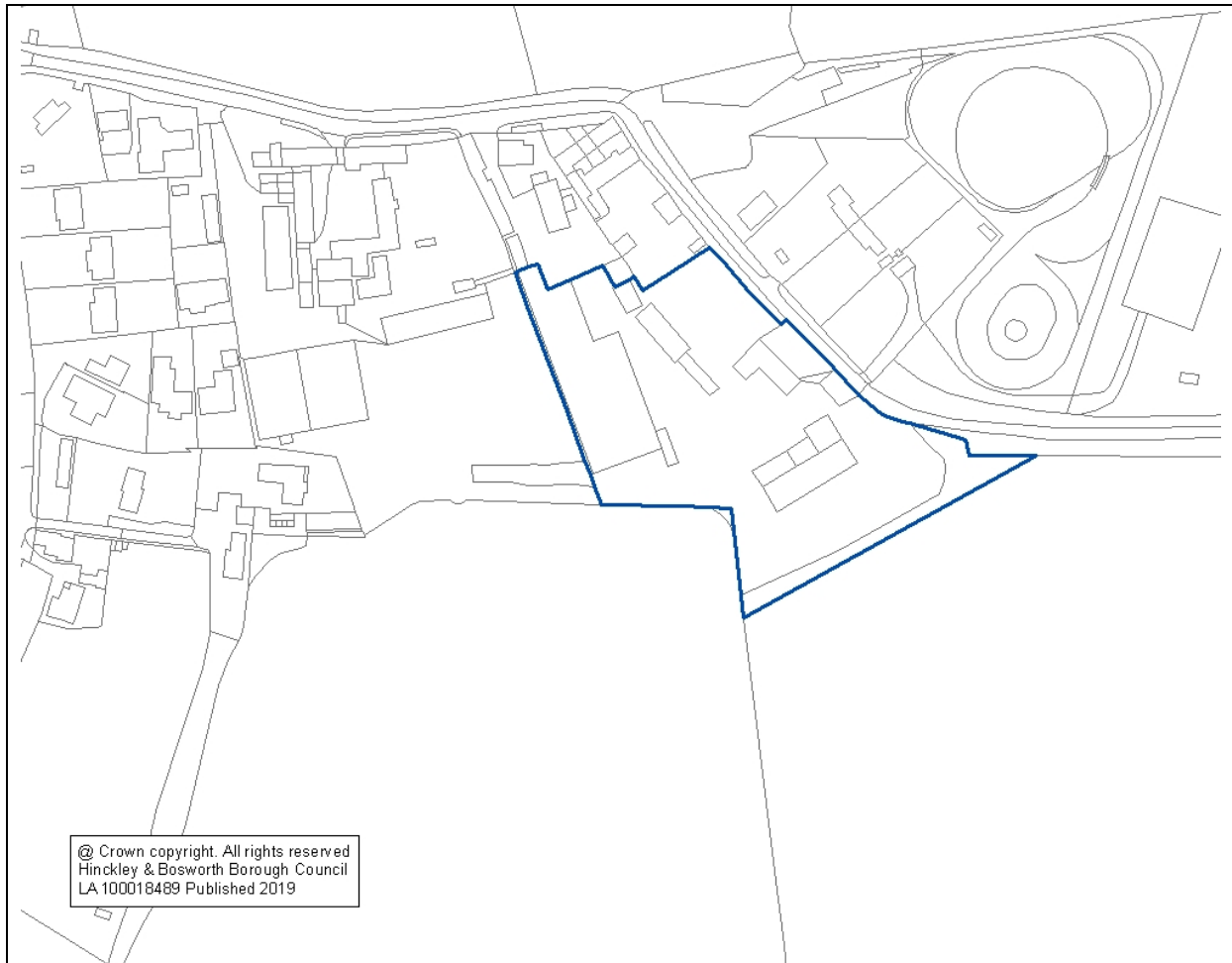
Distance to A-road, km	5
Distance to Rail Station, km	15
Distance to Bus Stop, km	0
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	Small, but high-quality rural business park, providing a mix of office and light industrial space not readily found in surrounding settlements. Scheme serves a wide rural and suburban catchment. Scheme should be protected as a priority.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Timken, Desford Lane, Newtown Unthank
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	DES31
Description	Isolated logistics facility in rural location
Occupier(s)	Main warehouses in the west are occupied by Crown Crest (Poundstretchers). Eastern section comprises a small, multi let scheme of trade/motor repair units
Percentage Occupied	100%
Prominence	Moderate
Current Use	Distribution
Size, ha	14.63
Building Age	Post 1960s/New
Building Quality	Moderate
Access Constraints	Rural location
Distance to Motorway, km	2
Distance to A-road, km	2
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	Significant rural logistics scheme, housing a major occupier. Scheme should be protected accordingly. Smaller units also appear to be of reasonable quality.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

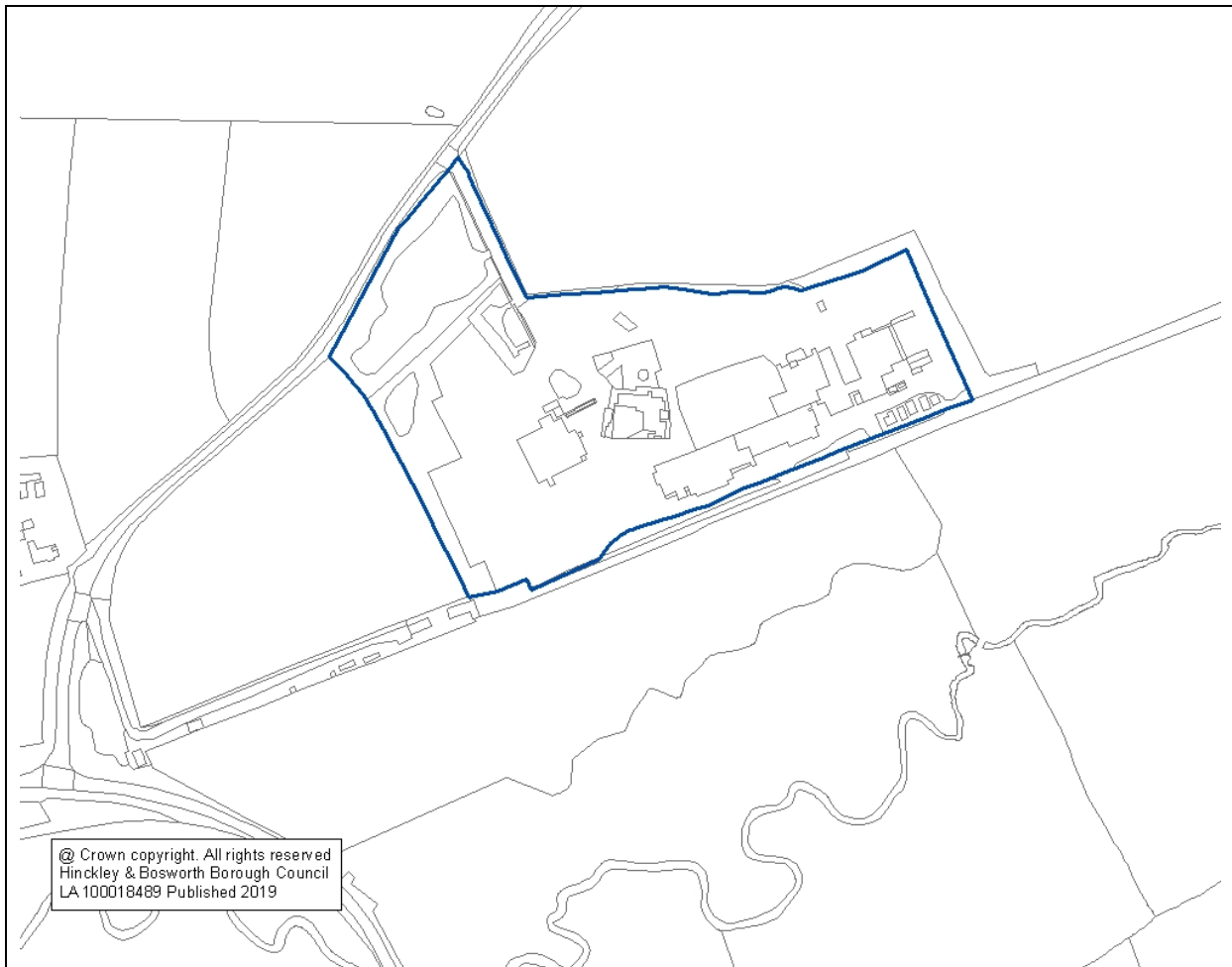
Norton Juxta Twycross



Address	Henton's Engineering, South of Wood Lane, Norton Juxta Twycross
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	NOR04
Description	Converted farm buildings on edge of village
Occupier(s)	Henton Engineering
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial/office
Size, ha	1.01
Building Age	Historic
Building Quality	Moderate
Access Constraints	Poor access through village
Distance to Motorway, km	7
Distance to A-road, km	1
Distance to Rail Station, km	9
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes

Other Information	Retain for employment uses as there is no other employment space in the village. However, its loss would have minimal effect on overall supply.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

Ratby



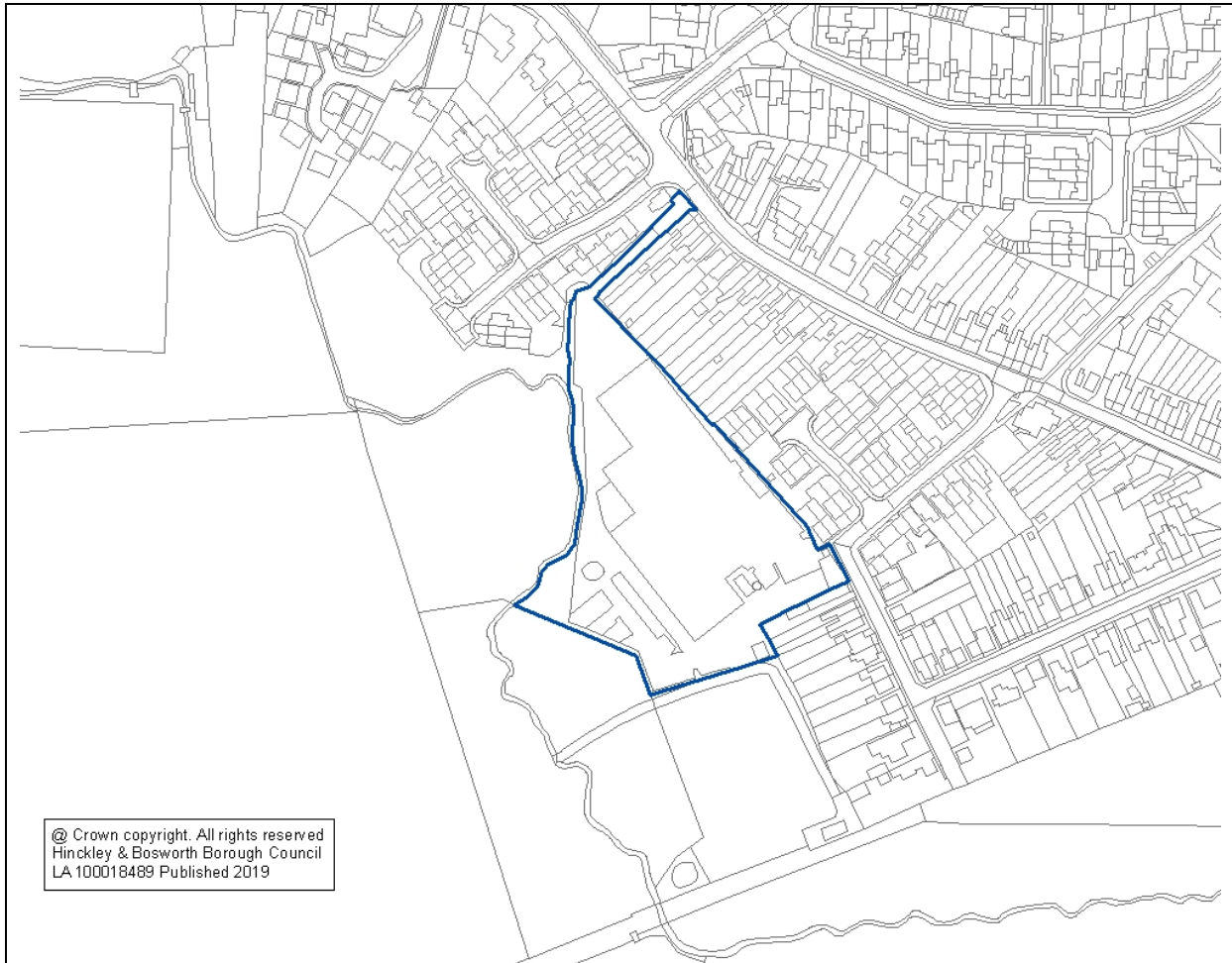
Address	Alexandra Stone Works, Desford Lane, Ratby
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	RAT35
Description	Isolated employment site in rural location away from town. Property in retail/trade use.
Occupier(s)	Stonecraft Paving Centre
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial/wholesale/retail
Size, ha	5.09
Building Age	Post 1960s
Building Quality	Poor
Access Constraints	In rural location
Distance to Motorway, km	2
Distance to A-road, km	2
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	Were the existing occupier to leave, it is unlikely that a major occupier would be found to replace them. In this case the site could be redeveloped to provide small industrial estate. Some alternative uses may also be considered, but only if they are compatible with this rural location.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Pear Tree Business Park, Desford Lane, Ratby
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	RAT35
Description	Small modern office park in an edge of settlement location
Occupier(s)	Various including GE Inspection Technologies, Pattersons Healthcare, IC Biosystems
Percentage Occupied	100%
Prominence	Low
Current Use	Office
Size, ha	0.30
Building Age	New build
Building Quality	Good
Access Constraints	Accessed via steep slope
Distance to Motorway, km	3
Distance to A-road, km	3
Distance to Rail Station, km	11
Distance to Bus Stop, km	0
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

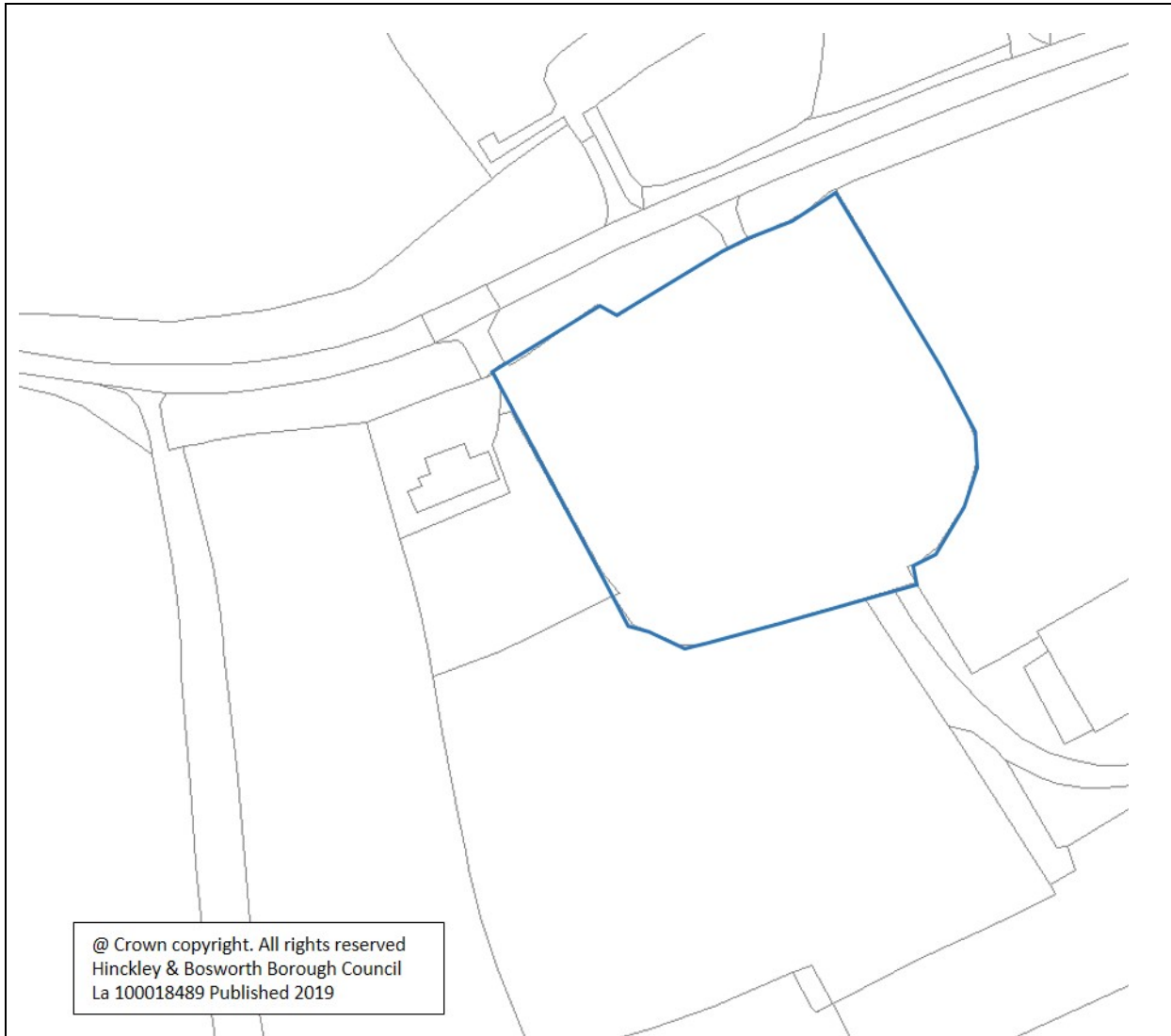
Other Information	Small, high quality office scheme developed in the last decade which has attracted some good quality high tech businesses to Ratby. The scheme should be protected as a priority, especially given the limited offer of B-Class accommodation remaining in Ratby.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Bennetts/Cardinal Broach Works, Park Road, Ratby
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	RAT20
Description	Small employment site on edge of town
Occupier(s)	Benlow
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial
Size, ha	1.86
Building Age	Various
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes

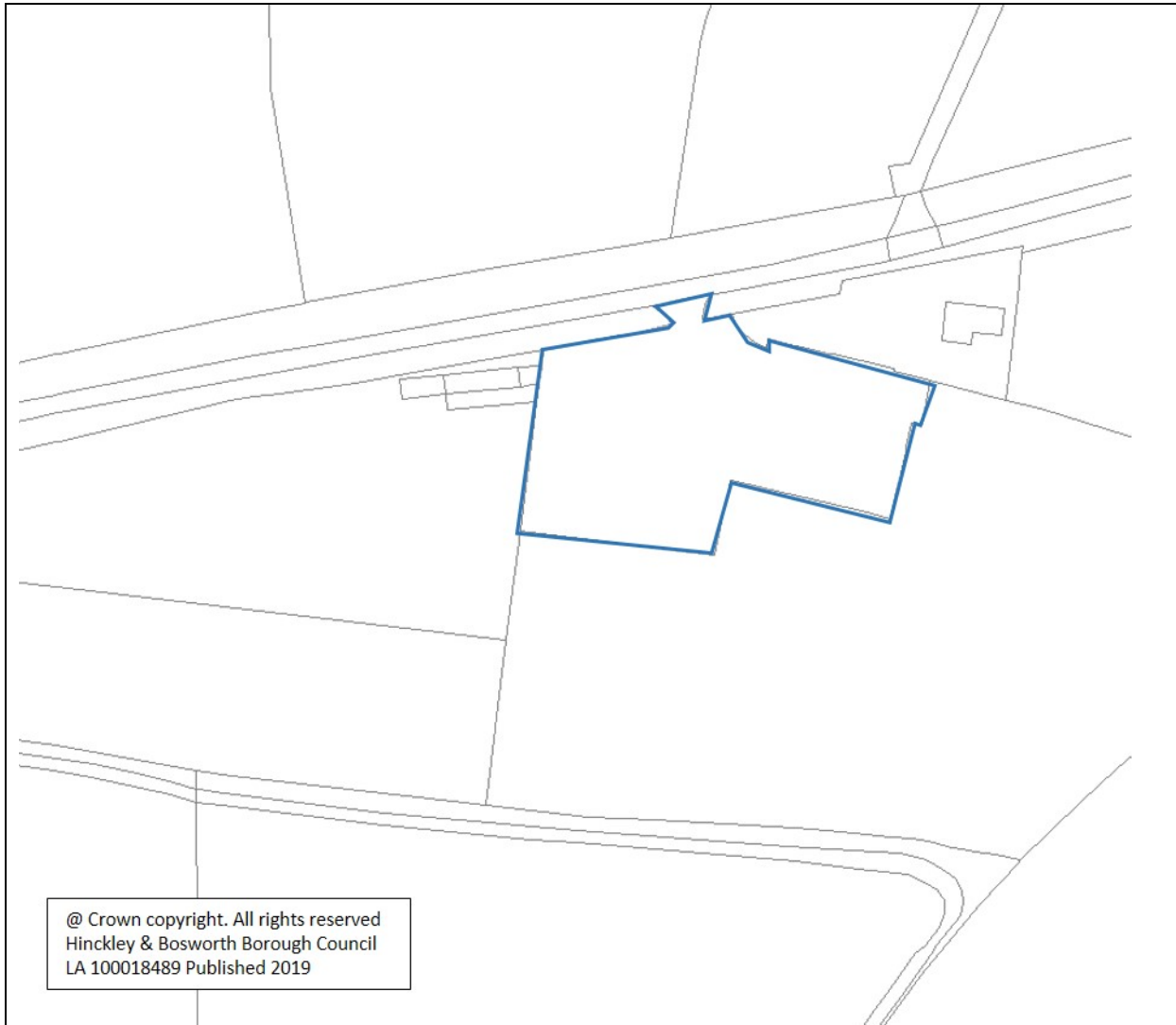
Other Information	Increasingly important location as most other B-Class space in Ratby has been lost to housing Look at the feasibility of converting a portion of the space into small business units in the future, if the existing major occupier relocates. Redevelop for other employment activities, or alternative uses, as appropriate within a mixed-use scheme.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

Ratcliffe Culey



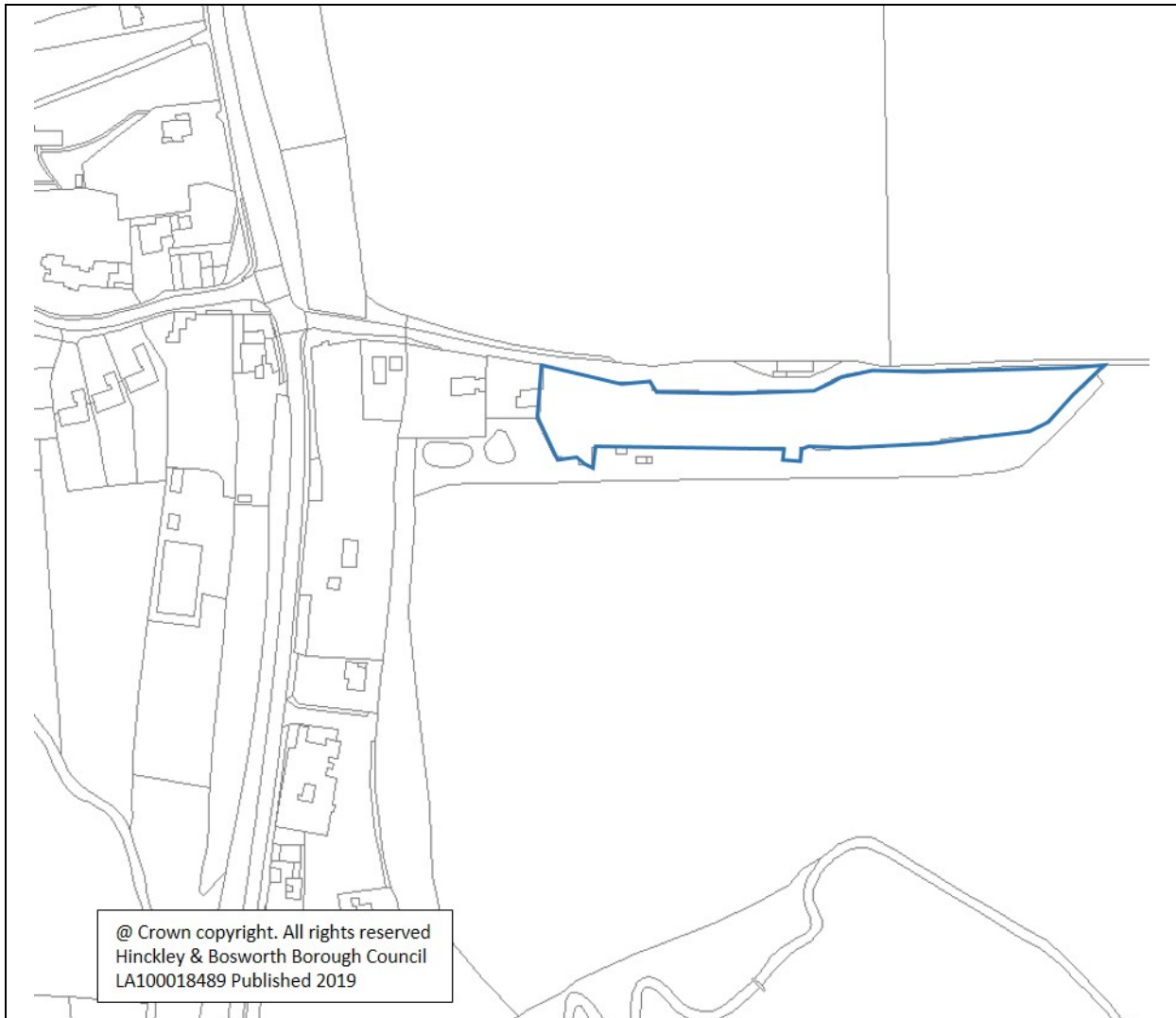
Address	Olive Catering, Office 1, Barn Farm, Sibson Road, Ratcliffe Culey
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Converted farm property outside of village centre
Occupier(s)	Olive Catering Services
Percent Occupied	100%
Prominence	Low
Current Use	Office
Size, ha	0.06
Building Age	Historic
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	10
Distance to A-road, km	5
Distance to Rail Station, km	10
Distance to Bus Stop, km	3
Car Parking	Moderate

Servicing	Poor
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Office building is located on a working farm
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Govnors Bridge Motorcycles, Unit B1, Barn Farm, Sibson Road, Ratcliffe Culey
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Singular office building with surrounding agricultural buildings
Occupier(s)	Gov'nors Bridge Motorcycles
Percent Occupied	100%
Prominence	Low
Current Use	Office
Size, ha	0.02
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	11.2
Distance to A-road, km	1.4
Distance to Rail Station, km	6.9
Distance to Bus Stop, km	2.0
Car Parking	Moderate
Servicing	Poor
Constraints	None
Critical Mass	No

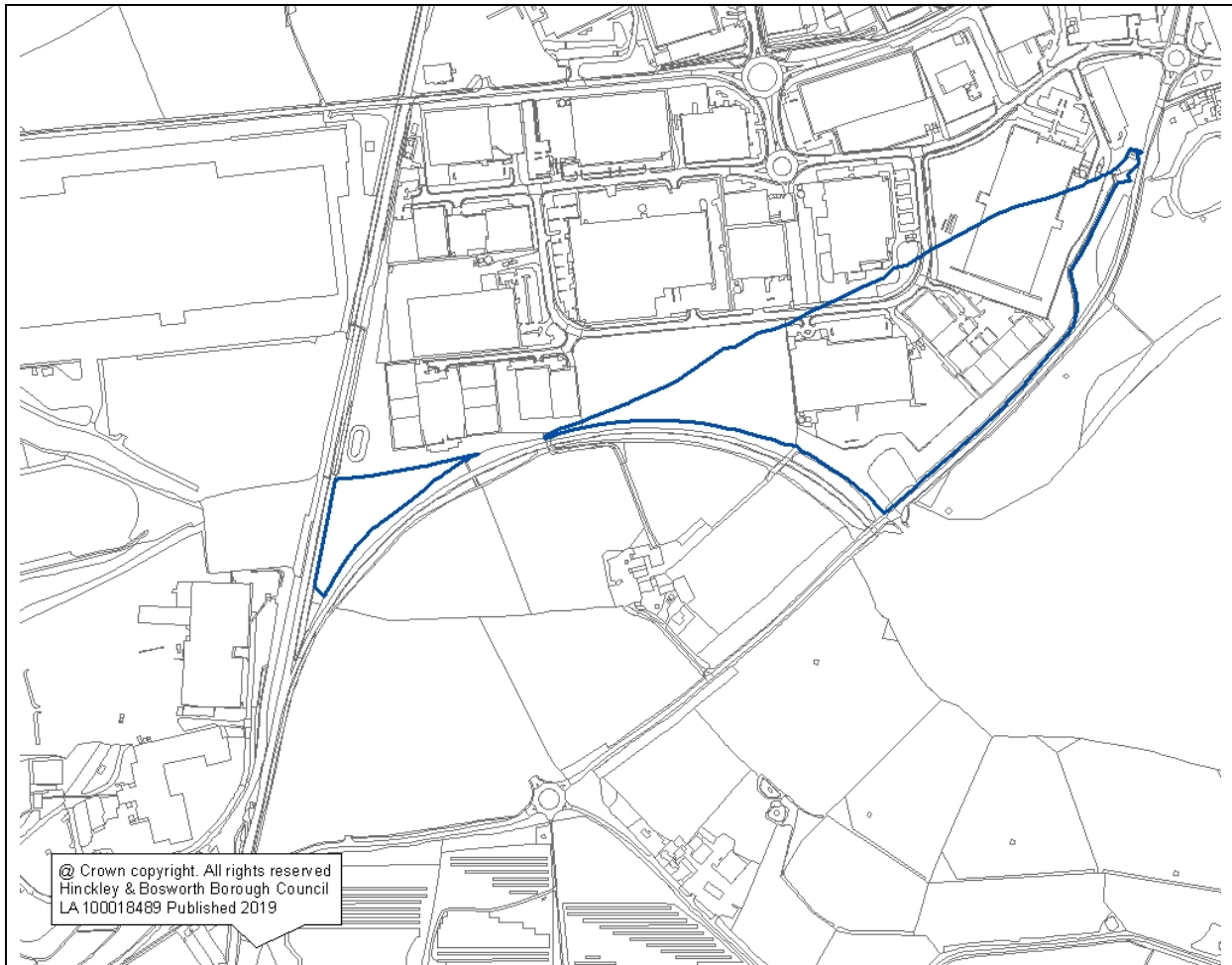
Limited other Employment Space in Settlement	Yes
Other Information	Surrounding uses are for agricultural purposes
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Caton Recycling, Glebe Farm, Sibson
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Rural industrial site
Occupier(s)	Caton Recycling
Percent Occupied	100%
Prominence	Low
Current Use	Recycling Centre (industrial units)
Size, ha	0.80
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	0.1
Distance to A-road, km	15
Distance to Rail Station, km	10
Distance to Bus Stop, km	4
Car Parking	Moderate
Servicing	Poor
Constraints	None

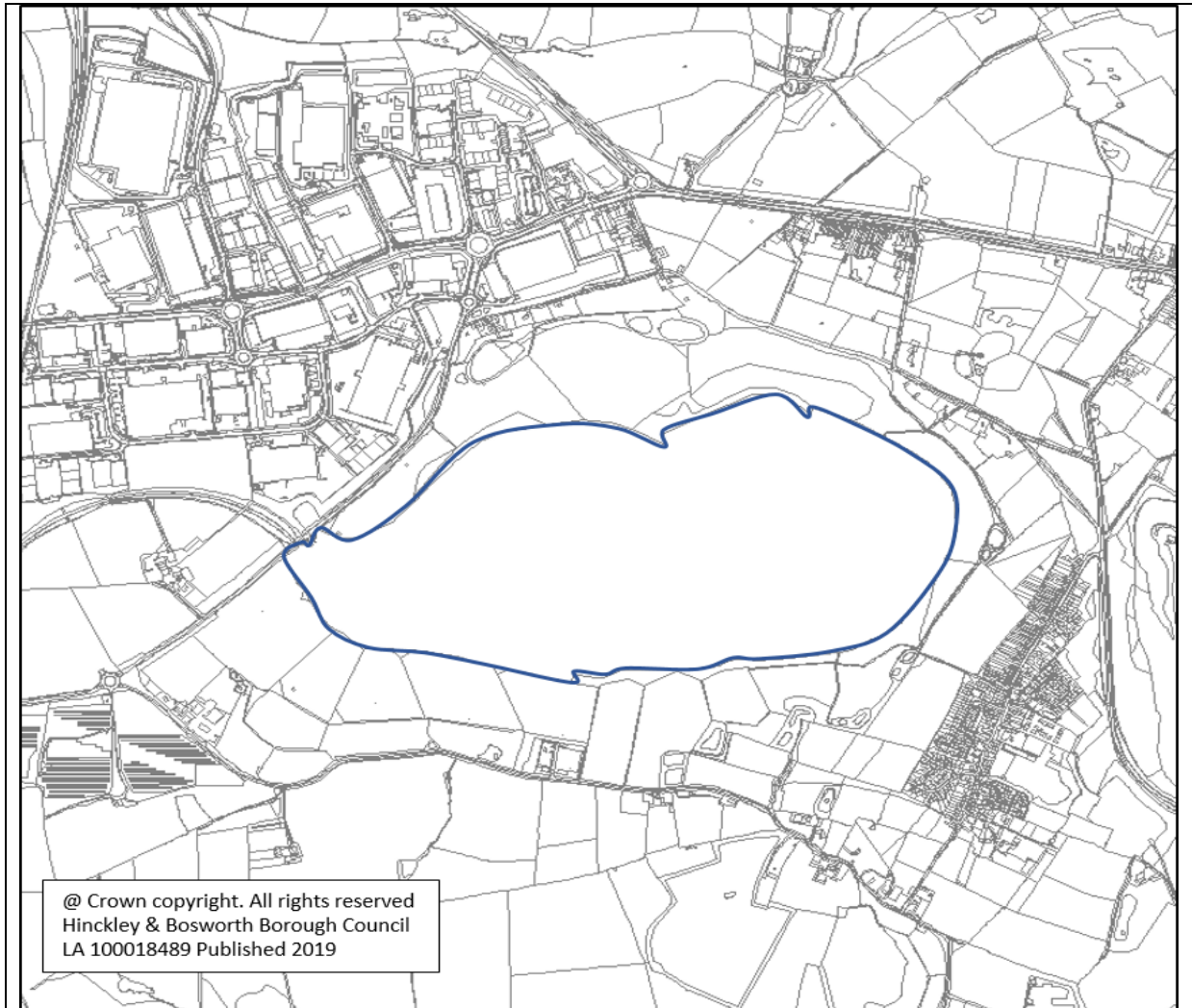
Critical Mass	No
Limited other Employment Space in Settlement	No
Other Information	None
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

Stanton under Bardon



Address	Distribution Units, Interlink Way, Stanton Under Bardon
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	STA20
Description	Key industrial estate for Borough/Sub-region
Occupier(s)	Various, including Laura Ashley, Mono and Amazon (latter unit partly outside of the Borough), plus four smaller units
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial Estate
Size, hectares	13.95
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	3
Distance to A-road, km	2
Distance to Rail Station, km	6
Distance to Bus Stop, km	3
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes

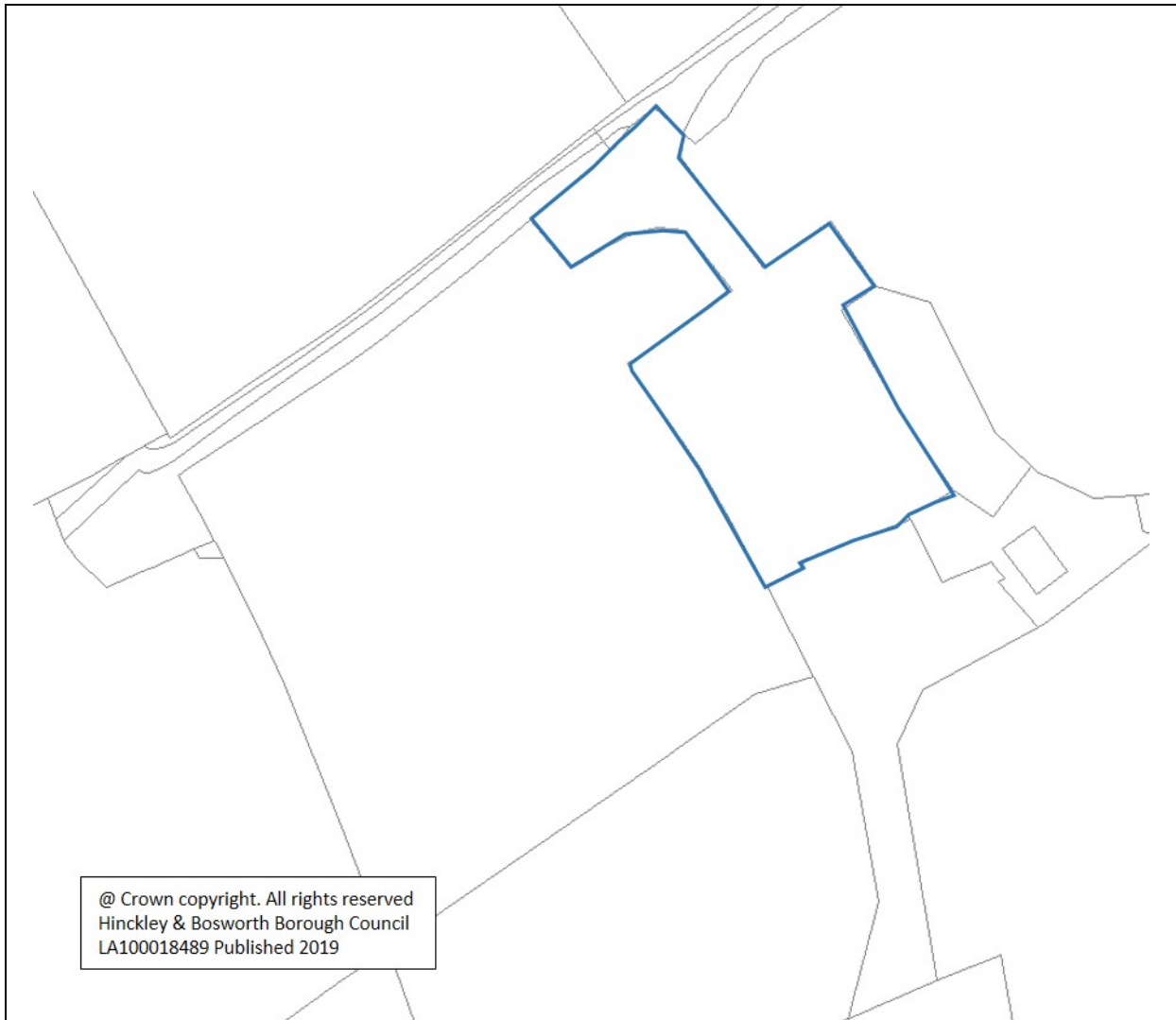
Limited other Employment Space in Settlement	Yes
Other Information	This site abuts the boundary of North West Leicestershire District Council which results in the boundary cutting through the site. Development site to the west - Beveridge Lane, Interlink Distribution Park, Stanton under Bardon. It is understood the land has recently been sold by Leicestershire County Council to an undisclosed private owner. That company is in confidential negotiations with a private business to occupy the site.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Cliffe Hill Quarry, Stanton under Bardon
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Quarry south of Bardon Hill
Occupier(s)	Midland Quarry Products
Percent Occupied	100%
Prominence	Low
Current Use	Quarry
Size, ha	58.00
Building Age	N/A
Building Quality	N/A
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	15
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Poor
Constraints	Activity of business
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	No buildings on the site. Employment use but outside of

	the B-Classes. Site does not need to be protected for B-Class uses in the Local Plan.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100

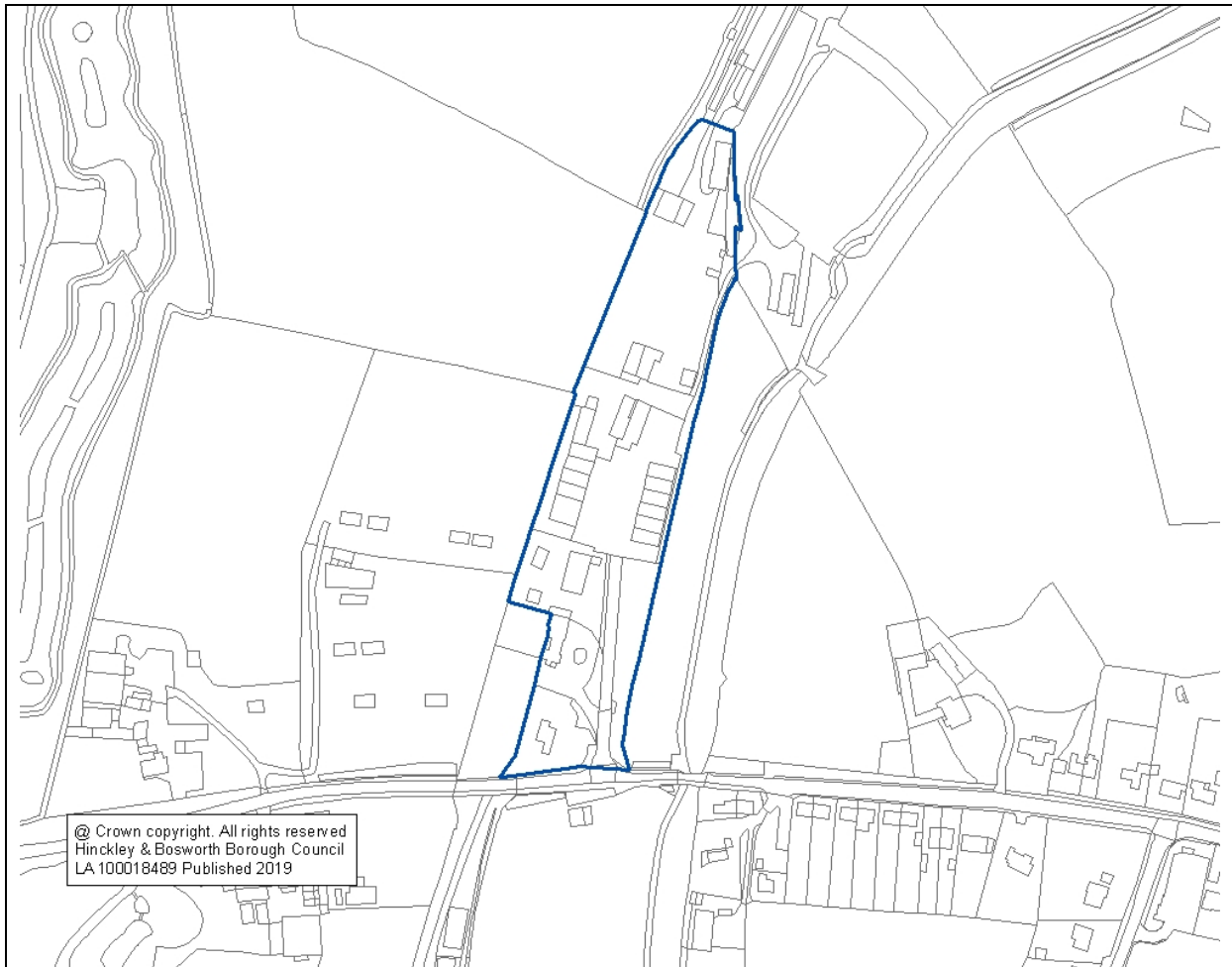
Stapleton



Address	Eurospark, Ashby Road, Stapleton
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Isolated units in rural location
Occupier(s)	Eurospark
Percent Occupied	100%
Prominence	Poor
Current Use	Industrial
Size, ha	0.06
Building Age	Post 1960s
Building Quality	Good
Access Constraints	Via private road
Distance to Motorway, km	11
Distance to A-road, km	0.1
Distance to Rail Station, km	9
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Poor
Constraints	None
Critical Mass	No

Limited other Employment Space in Settlement	Yes
Other Information	Farm/ residential buildings located just behind the units. Overall make a modest contribution to the rural economy.
Recommendation	C
Percent Employment Use Retained	0
Percent Other Uses Allowed	100

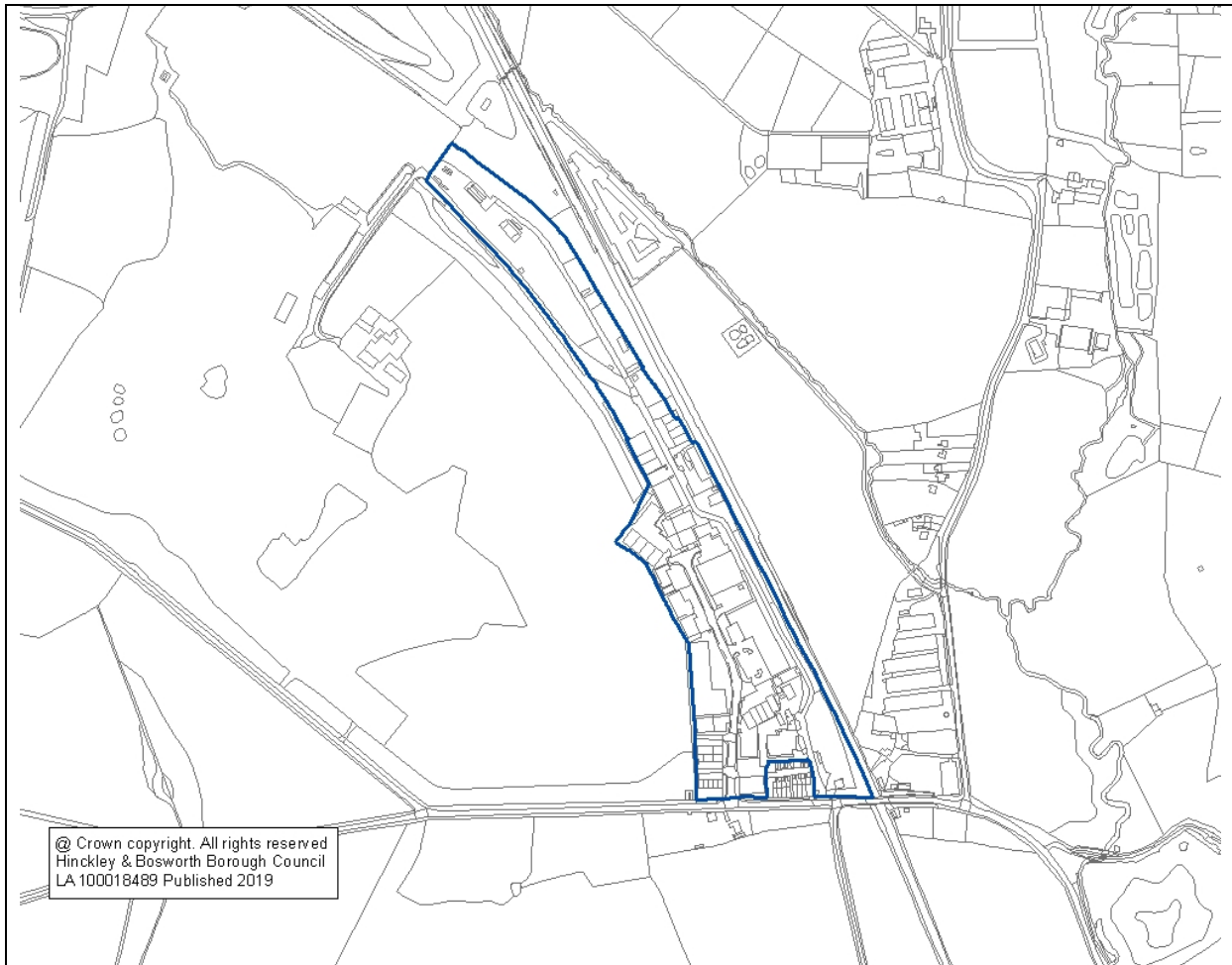
Stoke Golding



Address	Willow Park Industrial Estate, Station Road, Stoke Golding
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	STG14
Description	Rural industrial estate
Occupier(s)	Various, including Eskdale Motors
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial estate
Size, hectares	1.57
Building Age	Various, mostly post 1960s
Building Quality	Various
Access Constraints	Rural location
Distance to Motorway, km	7
Distance to A-road, km	3
Distance to Rail Station, km	5
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	Frontage includes two houses which could be excluded from the site boundary.
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

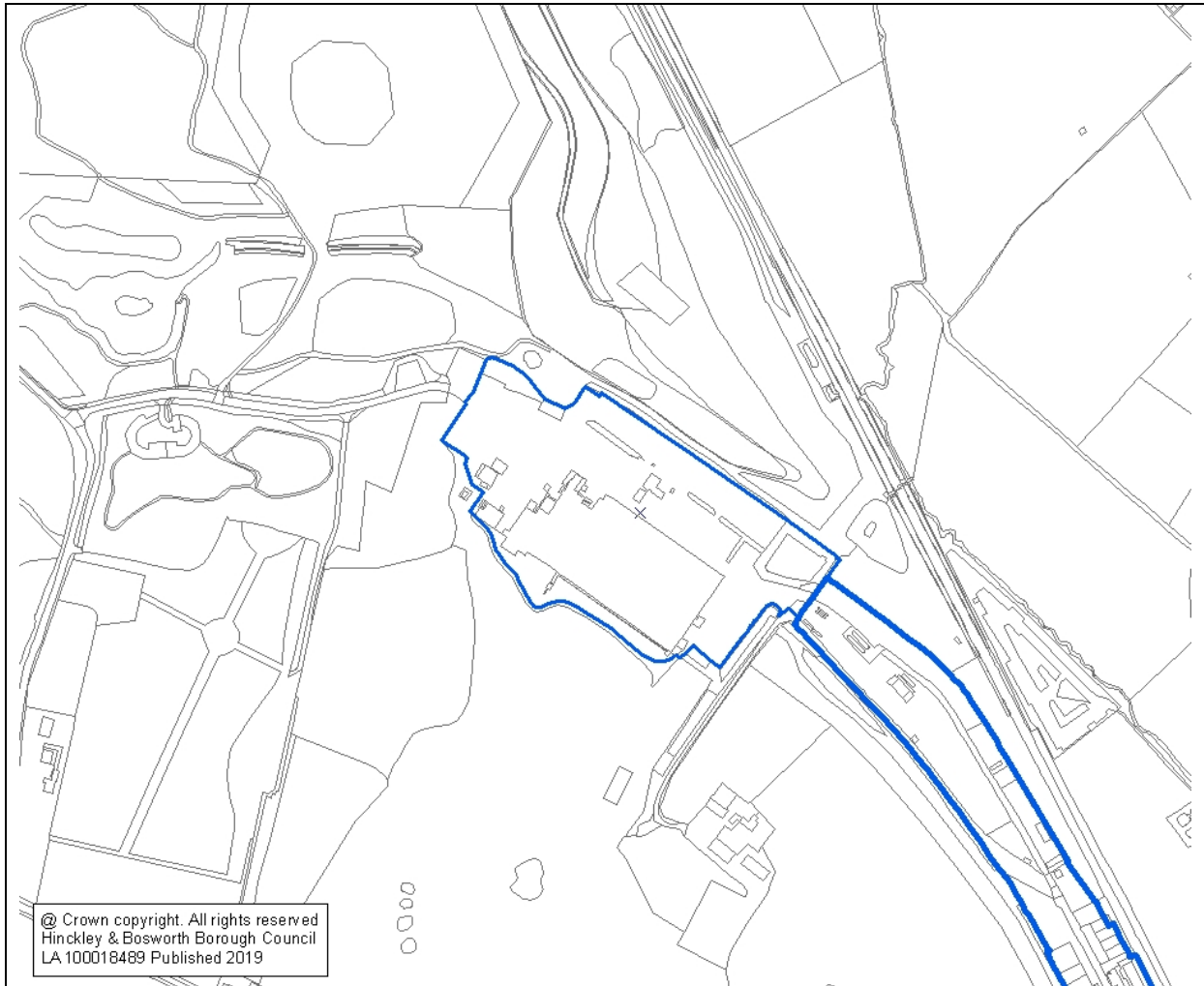
Thornton



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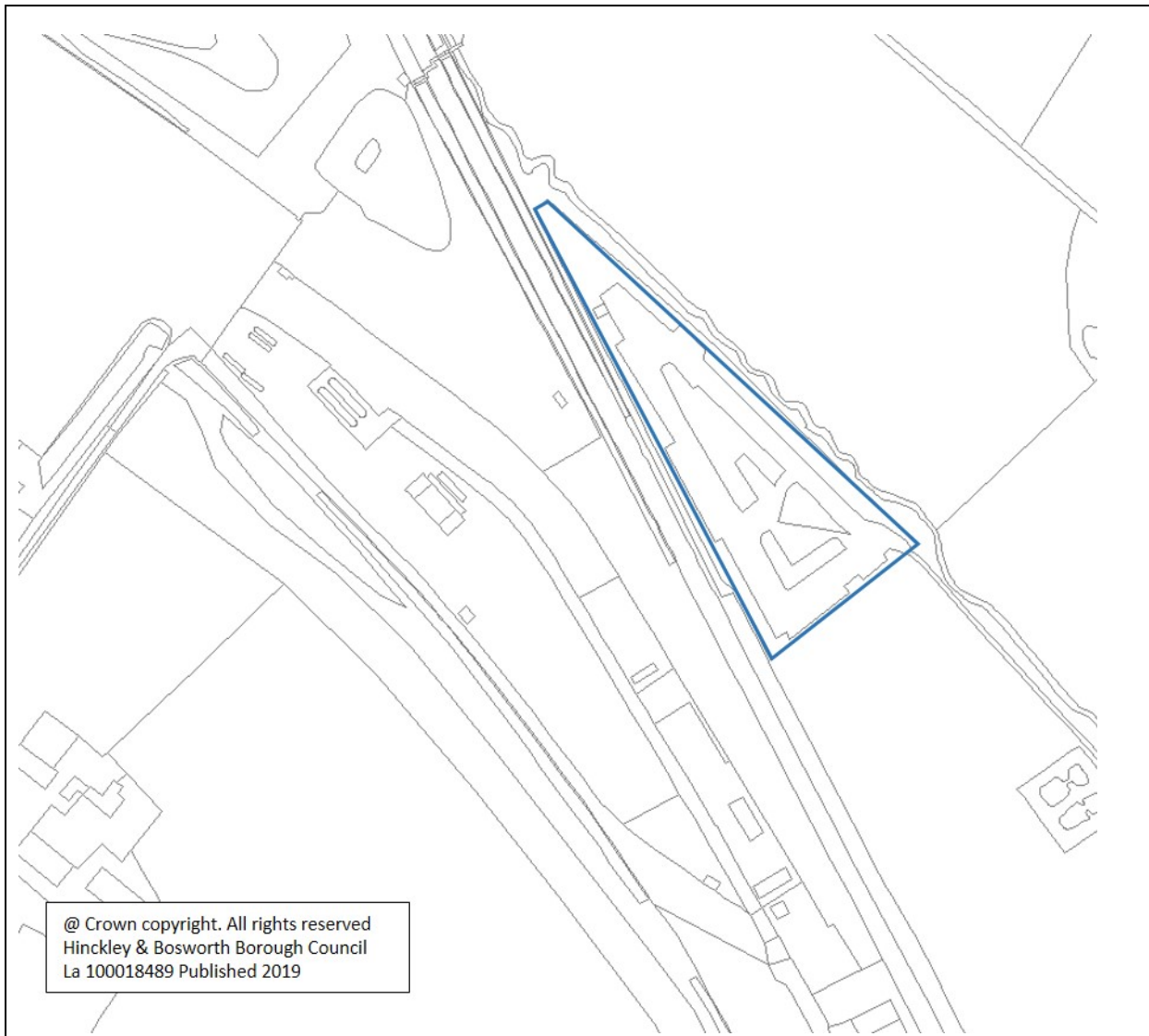
Address	Merrylees Industrial Estate, Thornton
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	THO18
Description	Large, relatively modern, rural industrial estate
Occupier(s)	Various, including Solstar, Savage Lighting and Simtom
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial estate
Size, ha	9.37
Building Age	Various – Mostly modern
Building Quality	Various - good
Access Constraints	Rural location
Distance to Motorway, km	5
Distance to A-road, km	4
Distance to Rail Station, km	11
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	Retain for employment uses. Key rural employment site. Minor unimplemented planning permissions within the site. Vacant site in the north is consented for " <i>Redevelopment of the site to accommodate the delivery, storage and filling operations of up to 1,400 tonnes of liquefied petroleum gas (LPG) and additional storage ... of liquefied natural gas (LNG)... erection of a new cylinder filling building and office and staff facilities</i> " (App. No 18/00564/FUL)
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Forterra (Extension to Merrylees)
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Industrial estate and storage site north of existing Merrylees Industrial Estate
Occupier(s)	Forterra
Percent Occupied	100%
Prominence	Low
Current Use	Industrial and storage
Size, ha	5.00
Building Age	Mostly Modern
Building Quality	Moderate
Access Constraints	Via existing industrial estate or rural road
Distance to Motorway, km	7
Distance to A-road, km	7
Distance to Rail Station, km	17
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Poor
Constraints	Rural location, located behind existing industrial estate
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	None

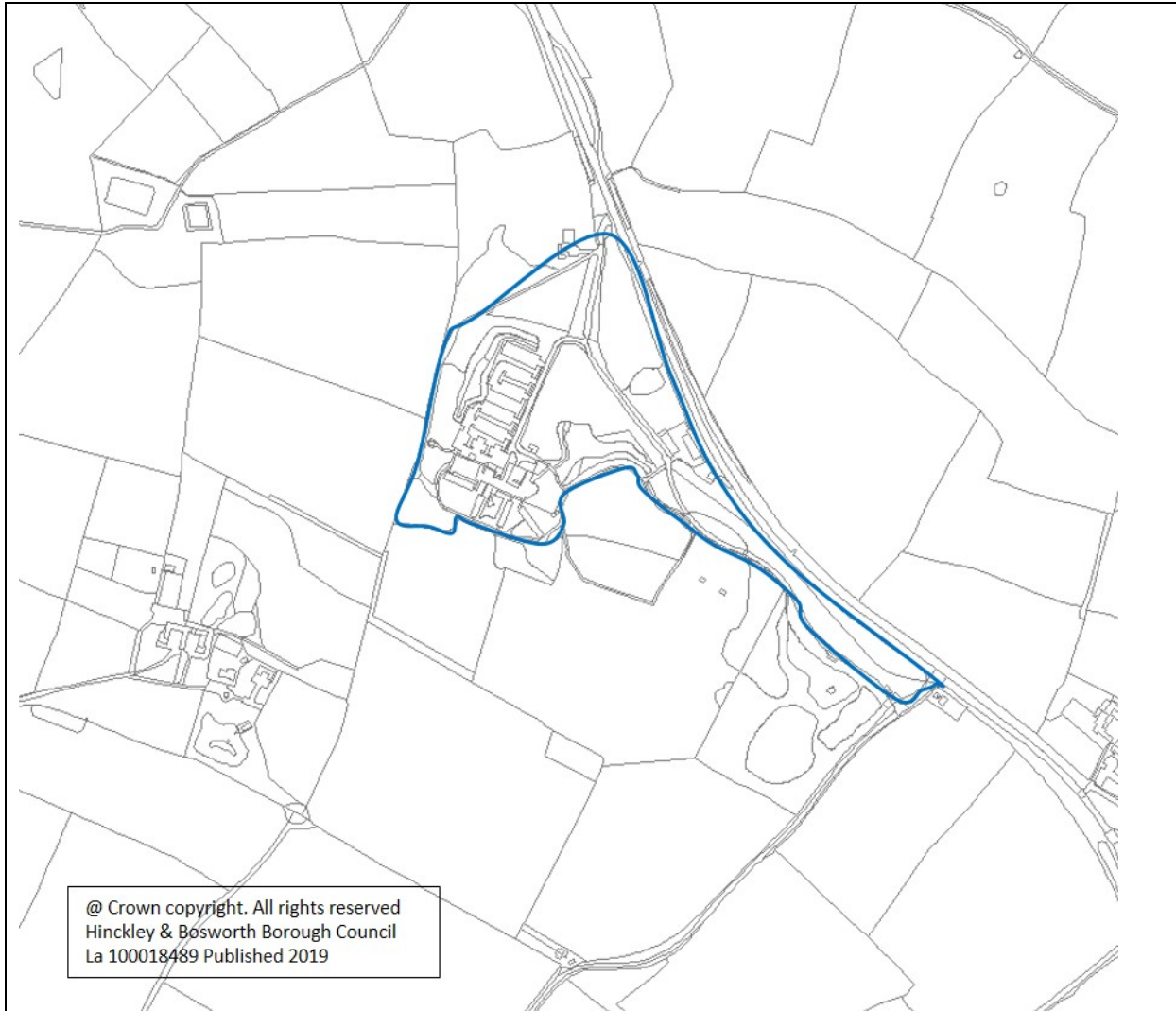
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Beyond Storage, Thornton
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	THO18
Description	Small area of land accommodating storage containers, accessed down a long rural track, located east of Merrylees Industrial Estate
Occupier(s)	Beyond Storage
Percent Occupied	100%
Prominence	Low
Current Use	Storage
Size, ha	1.31
Building Age	N/A
Building Quality	N/A
Access Constraints	Via long narrow rural track
Distance to Motorway, km	5
Distance to A-road, km	4
Distance to Rail Station, km	11
Distance to Bus Stop, km	2
Car Parking	Poor

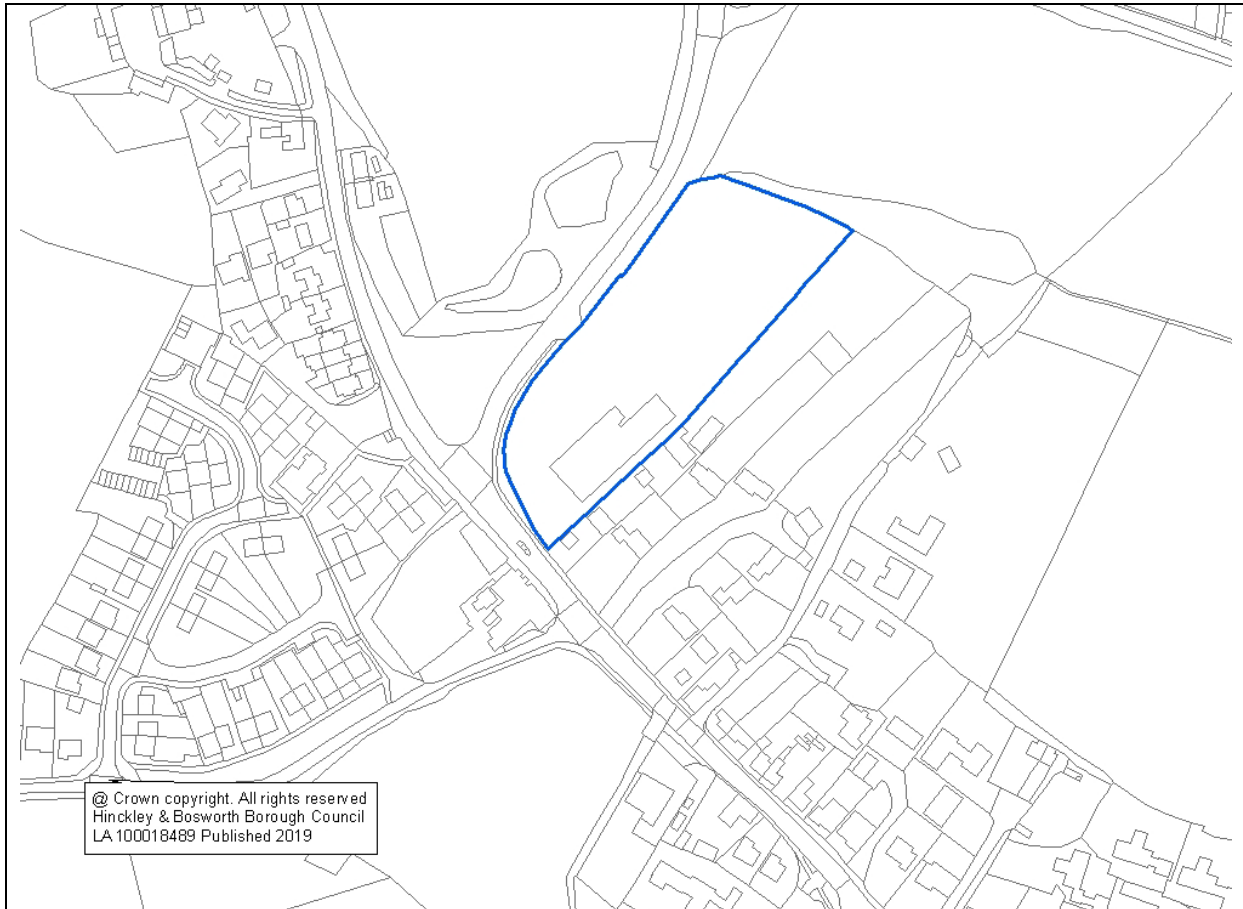
Servicing	Poor
Constraints	Rural location, separate from existing industrial estate
Critical Mass	Yes
Limited other Employment Space in Settlement	Yes
Other Information	None
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

Twycross



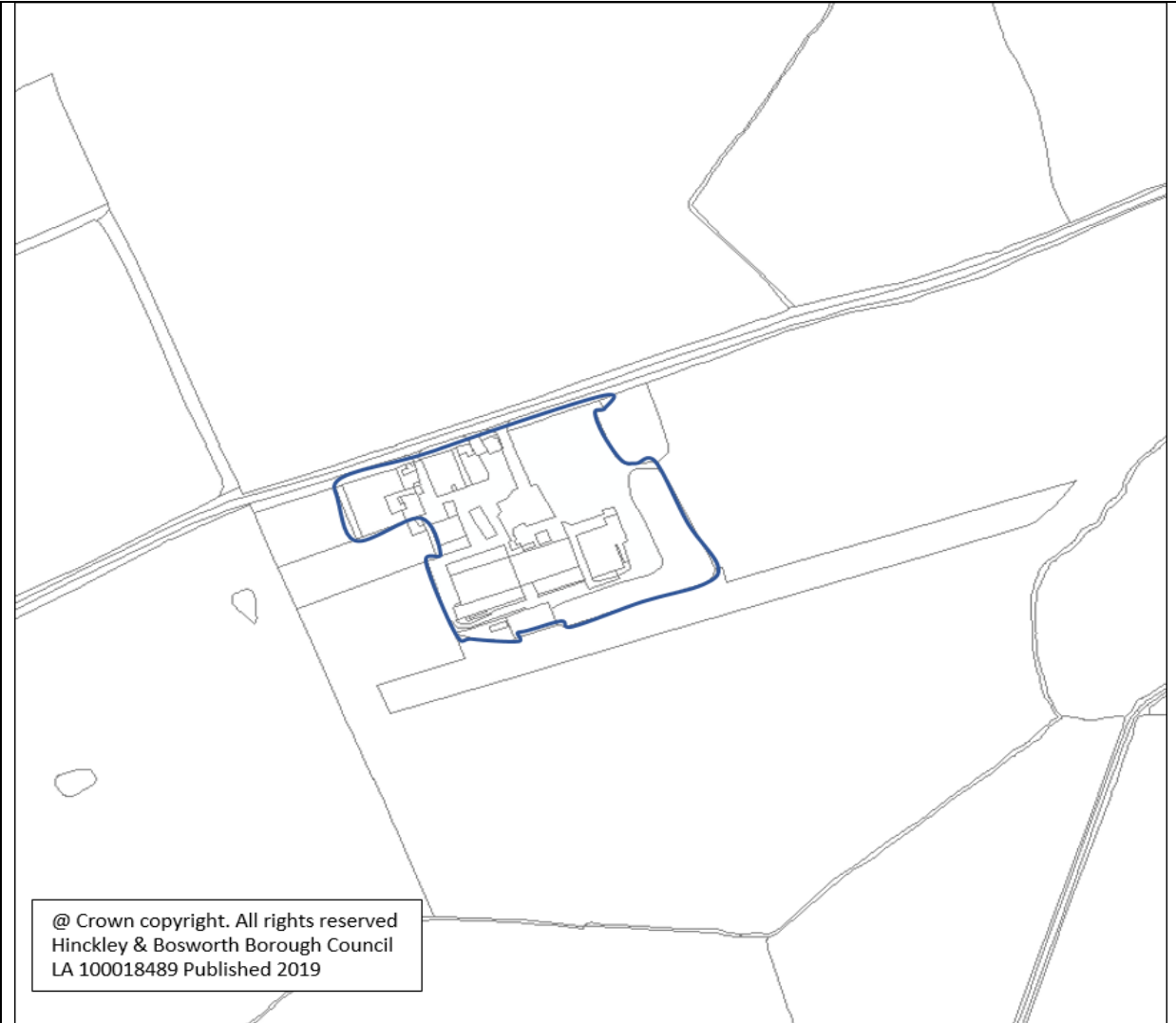
Address	Rare, Manor Park, Twycross
Employment Land and Premises Review (2013) Category	A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Secure rural office complex
Occupier(s)	Rare (Microsoft Game Studios)
Percentage Occupied	100%
Prominence	Low
Current Use	Office/high tech
Size, ha	9.66
Building Age	Modern
Building Quality	Good
Access Constraints	Rural location
Distance to Motorway, km	9
Distance to A-road, km	0.1
Distance to Rail Station, km	17
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	High tech, high value use (computer game designer)
Recommendation	A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0



Address	Startin's Tractor Sales, West of Main Street, Twycross
Employment Land and Premises Review (2013) Category	B
Site Allocations DPD 2016 Ref. (Policy DM19)	TWY09
Description	Prominent agricultural sales facility in village centre
Occupier(s)	Startin's Tractor Sales
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial/trade
Size, ha	0.85
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	1
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Appears fit-for-use in an accessible and prominent location. B8 trade facility rather than traditional B1/B2/B8.
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

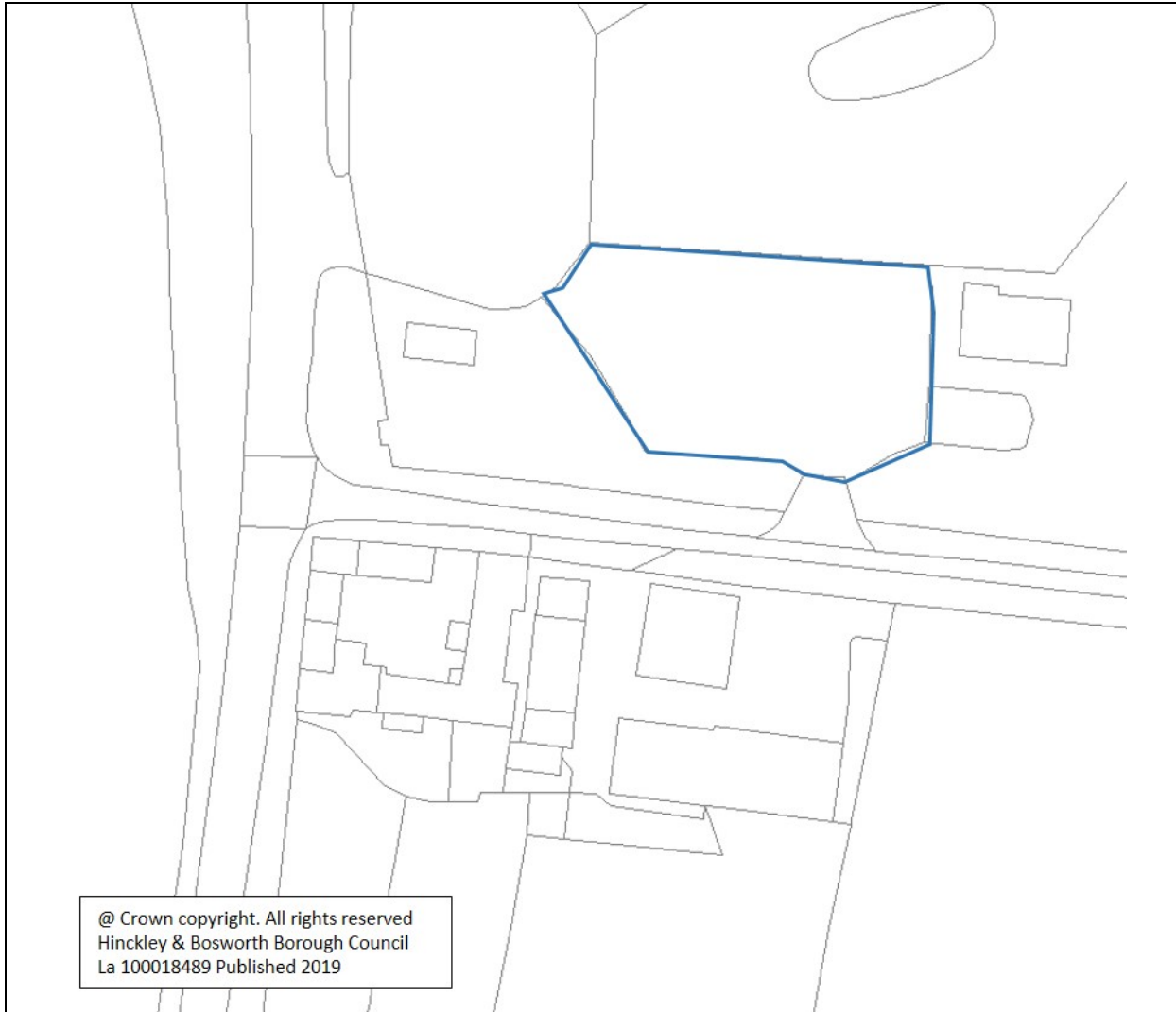
Upton



Address	Fenn Lanes (Tudor Barns), Fenn Lanes, Upton
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Small industrial estate in rural location
Occupier(s)	Various
Percent Occupied	100%
Prominence	Low
Current Use	Industrial and storage
Size, ha	2.00
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	14
Distance to A-road, km	3
Distance to Rail Station, km	10
Distance to Bus Stop, km	3
Car Parking	Moderate
Servicing	Poor

Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Residential at the front and west of the site
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

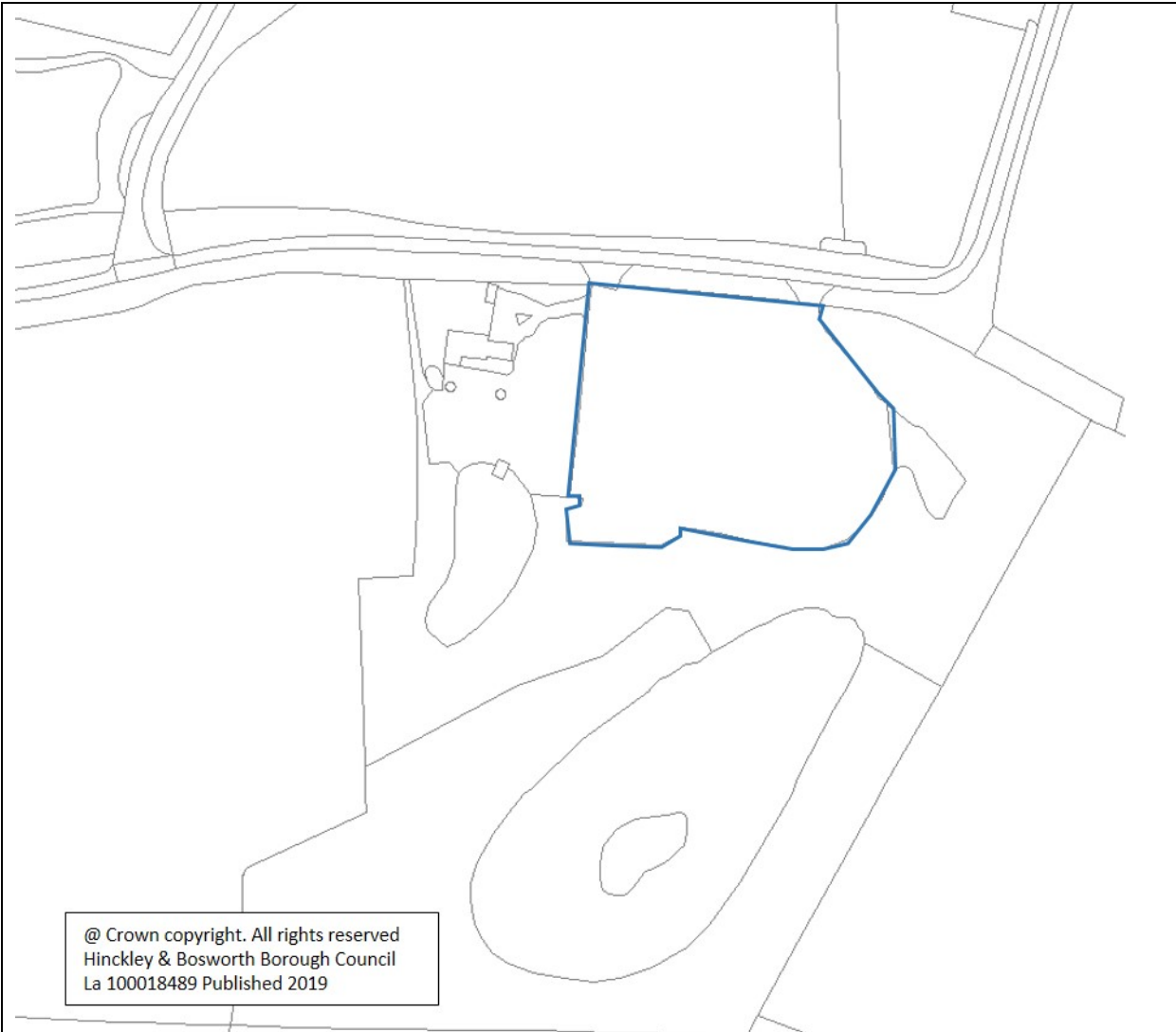
Wellsborough



Address	Ivy House Farm (North), Tinsel Lane, Wellsborough
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Small industrial location
Occupier(s)	Various
Percent Occupied	100%
Prominence	Low
Current Use	Industrial
Size, ha	0.07
Building Age	Post 1960s
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	14
Distance to A-road, km	0.3
Distance to Rail Station, km	9
Distance to Bus Stop, km	1
Car Parking	Moderate
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

Wykin Village



Address	Retro Power Limited Oaklands Farm, Higham Lane, Wykin Village
Employment Land and Premises Review (2013) Category	N/A
Site Allocations DPD 2016 Ref. (Policy DM19)	N/A
Description	Industrial and storage site in a rural area outside the A47 western boundary of Hinckley town
Occupier(s)	Retro Power Ltd and R J Vehicle Sales
Percent Occupied	100%
Prominence	Low
Current Use	Industrial and storage
Size, ha	0.6
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	7.4
Distance to A-road, km	0.9
Distance to Rail Station, km	6.7
Distance to Bus Stop, km	1.2

Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Limited other Employment Space in Settlement	Yes
Other Information	Sites sits adjacent to working farm (Oaklands Farm)
Recommendation	B
Percent Employment Use Retained	100
Percent Other Uses Allowed	0