

Appendix 3: Employment Site Assessment Summary

| Site Reference | Address / Location | Site Area | Class E (offices) | | | | | | Class B2 | | | | | | Class B8 | | | | | |
|----------------|---|-----------|------------------------------|-------------|--------------|------------|--------------------|-------------|------------------------------|-------------|--------------|------------|--------------------|-------------|------------------------------|-------------|--------------|------------|--------------------|-------------|
| | | | E (m2) | Suitability | Availability | Achievable | Overall Assessment | Timeframe | B2 (m2) | Suitability | Availability | Achievable | Overall Assessment | Timeframe | B8 (m2) | Suitability | Availability | Achievable | Overall Assessment | Timeframe |
| AS200 | Forest View Farm, Land east of Peckleton Lane, Desford | 74.73 | 261,550 m2 | Yes | Yes | Yes | Developable | 15+ years | 313,860 m2 | Yes | Yes | Yes | Developable | 15+ years | 298,914 m2 | Yes | Yes | Yes | Developable | 15+ years |
| AS237 | Earl Shilton SUE, Land at Huit Farm, Breach Lane | 5.3 | 5,000 m2 | Yes | Yes | Yes | Developable | 11-15 years | 45,000 m2 | Yes | Yes | Yes | Developable | 11-15 years | 45,000 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| AS612 | Land fronting Ashby and Hinckley Road (adjacent Barwell House Farm), Barwell | 1.33 | 4,652 m2 | Yes | Yes | Yes | Developable | 6-10 years | Not assessed | | | | | | Not assessed | | | | | |
| AS618 | The Poplars, 131 Main Road | 2.32 | 8,112 m2 | Yes | Yes | Yes | Developable | 6-10 years | 9,734 m2 | Yes | Yes | Yes | Developable | 6-10 years | 9,271 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS705 | Land at Laurel Farm, South of Leicester Road (West of Sacheverall Way), Groby | 1.66 | 6,291 m2 | Yes | Yes | Yes | Developable | 6-10 years | Not assessed | | | | | | Not assessed | | | | | |
| LPR117 | Land at Wood Farm, Stanton under Bardon | 32 | Not assessed | | | | | | 114,200 m2 | Yes | Yes | Yes | Developable | 11-15 years | 114,200 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| LPR121 | Land South of South Lane, Stanton Under Bardon | 3.3 | 11,667 m2 | Yes | Yes | Yes | Developable | 6-10 years | 14,000 m2 | Yes | Yes | Yes | Developable | 6-10 years | 13,333 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR130 | Barlestone Road, Bagworth | 2.15 | 8,835 m2 | Yes | Yes | Yes | Deliverable | 0-5 years | Not assessed | | | | | | 10,097 m2 | Yes | Yes | Yes | Deliverable | 0-5 years |
| LPR134 | Land south of Groby Road, Glenfield, Leicester | 23.61 | 180-190,000 m2 (mixed B use) | Yes | Yes | Yes | Developable | 6-10 years | 180-190,000 m2 (mixed B use) | Yes | Yes | Yes | Developable | 6-10 years | 180-190,000 m2 (mixed B use) | Yes | Yes | Yes | Developable | 6-10 years |
| LPR16 | Soarbrook, Land east of Lutterworth Road, South of Burbage | 236.14 | 50,000 m2 | Yes | Yes | Yes | Developable | 11-15 years | 50,000 m2 | Yes | Yes | Yes | Developable | 11-15 years | 50,000 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| LPR22 | Land at Wapping and Harrow Farm, Watling Street (A5) | 55 | 170,000-190,000 m2 | Yes | Yes | Yes | Developable | 11-15 years | 170,000-190,000 m2 | Yes | Yes | Yes | Developable | 11-15 years | 170,000-190,000 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| LPR24 | Land west of Neovia, Peckleton Lane, Desford | 84.34 | 295,204 m2 | Yes | Yes | Yes | Developable | 15+ years | 354,244 m2 | Yes | Yes | Yes | Developable | 15+ years | 337,376 m2 | Yes | Yes | Yes | Developable | 15+ years |
| LPR26 | Land off Sketchley Lane, Burbage | 236.14 | Not assessed | | | | | | 20,000 m2 | Yes | Yes | Yes | Developable | 6-10 years | 10,000 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR32 | Land South of Little Shaw Lane, East of J22, M1, Markfield. | 22.1 | 77,367 m2 | Yes | Yes | Yes | Developable | 6-10 years | 92,840 m2 | Yes | Yes | Yes | Developable | 6-10 years | 88,419 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR44 | Hinckley Sewage Treatment Works, Brookfield Road, Burbage | 26.87 | 94,330 m2 | Yes | Yes | Yes | Developable | 6-10 years | 113,196 m2 | Yes | Yes | Yes | Developable | 6-10 years | 107,806 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR49 A | Land north of Markfield Road (A50), Groby | 11.56 | 40,450 m2 | Yes | Yes | Yes | Developable | 6-10 years | 48,540 m2 | Yes | Yes | Yes | Developable | 6-10 years | 46,228 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR49 B | Land north of Markfield Road (A50), Groby | 23.49 | 164,418 m2 | Yes | Yes | Yes | Developable | 6-10 years | 197,302 m2 | Yes | Yes | Yes | Developable | 6-10 years | 187,906 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR88 | Drayton Grange Farm, Land West of Fenny Drayton | 131.71 | Not assessed | | | | | | Not assessed | | | | | | 192,000 m2 | Yes | Yes | Yes | Developable | 15+ years |
| LPR90 | Land at Wood Lane, adj Cherry Orchard Estate, Higham on the Hill | 2.78 | 9,739 m2 | Yes | Yes | Yes | Developable | 6-10 years | Not assessed | | | | | | Not assessed | | | | | |
| LPR95 | Land at Cliffe Hill Farm, Markfield | 10.95 | 33,445 m2 | Yes | Yes | Yes | Developable | 11-15 years | 33,445 m2 | Yes | Yes | Yes | Developable | 11-15 years | 33,445 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| LPR97 | Land off Wood Road | 1.93 | 6,743 m2 | Yes | Yes | Yes | Developable | 6-10 years | 8,091 m2 | Yes | Yes | Yes | Developable | 6-10 years | 7,706 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR42 A | Land at Cliffe Lane (A) | 1.9 | Not assessed | | | | | | Not assessed | | | | | | 7,590 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| LPR42 B | Land at Cliffe Lane (B) | 17.24 | Not assessed | | | | | | Not assessed | | | | | | 68,946 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| AS417 | Land off Little Shaw Lane | 1.17 | 4,078 m2 | No | No | No | Non-developable | N/A | 4,894 m2 | No | No | No | Non-developable | N/A | 4,661 m2 | No | No | No | Non-developable | N/A |
| AS1008 | Land south of Sacheverall Way, Groby, Leicestershire (West of A46 and north of M1). | 38.59 | Not assessed | | | | | | 131,000 m2 | Yes | Yes | Yes | Developable | 6-10 years | 131,000 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS435 | Land South of Verdon Sawmills, Newbold Verdon | 0.63 | 2,213 m2 | No | No | Yes | Non-developable | 6-10 years | Not assessed | | | | | | 2,529 m2 | No | No | Yes | Non-developable | N/A |
| LPR53 | 2 Nock Verges, Off Thurlaston Lane | 0.57 | 1,988 m2 | Yes | Yes | Yes | Developable | 6-10 years | 2,386 m2 | Yes | Yes | Yes | Developable | 6-10 years | 2,272 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR55 | Land South of Leicester Road and Clickers Way (A47) Roadabout | 1.2 | 2,135 m2 | Yes | Yes | Yes | Developable | 11-15 years | Not assessed | | | | | | Not assessed | | | | | |
| LPR56 | Dalebrook Farm, Leicester Road | 7.54 | N/A | No | No | No | Non-developable | N/A | N/A | No | No | No | Non-developable | N/A | N/A | No | No | No | Non-developable | N/A |
| LPR12 | The Old Service Station, Leicester Road | 1.1 | 3,855 m2 | Yes | Yes | Yes | Developable | 11-15 years | 4,626 m2 | Yes | Yes | Yes | Developable | 11-15 years | 4,405 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| AS1007 | Land adjacent to Crown Farm, Nailstone | 22.01 | 15,4078 m2 | Yes | Yes | Yes | Developable | 15+ years | Not assessed | | | | | | 17,6089 m2 | Yes | Yes | Yes | Developable | 15+ years |

| | | | | | | | | | | | | | | | | | | | | |
|---------|--|--------|--------------|-----|-----|-----|-----------------|-------------|--------------|-----|-----|-----|-----------------|-------------|--------------|-----|-----|-----|-----------------|-------------|
| LPR11 | 1 Nock Verges, off Thurlaston Lane | 2.7 | 9,467 m2 | Yes | Yes | Yes | Developable | 6-10 years | 11,361 m2 | Yes | Yes | Yes | Developable | 6-10 years | 10,820 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR52 A | Church Farm, Thurlaston Lane (A) | 8.89 | 31,115 m2 | Yes | Yes | Yes | Developable | 6-10 years | 37,338 m2 | Yes | Yes | Yes | Developable | 6-10 years | 35,560 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR52 B | Church Farm, Thurlaston Lane (B) | 1.58 | 5,534 m2 | Yes | Yes | Yes | Developable | 6-10 years | 6,641 m2 | Yes | Yes | Yes | Developable | 6-10 years | 6,325 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS461 | Land on North East Side of Barwell Road, Kirkby Mallory | 1.1 | 3,867 m2 | Yes | Yes | Yes | Developable | 11-15 years | Not assessed | | | | | | 4,419 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| AS235 | Land to the rear of Alexander Avenue | 1.65 | 5,765 m2 | Yes | Yes | Yes | Developable | 11-15 years | 6,917 m2 | Yes | Yes | Yes | Developable | 11-15 years | 6588 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| AS462 | Land off Peckleton Road, Kirkby Mallory | 2.99 | 10,462 m2 | Yes | Yes | Yes | Developable | 11-15 years | Not assessed | | | | | | 11,956 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| AS432 | Land at Nailstone Colliery, Battram Road, Nailstone | 141.87 | 4,600 m2 | Yes | Yes | Yes | Deliverable | 0-5 years | 0 m2 | Yes | Yes | Yes | Deliverable | 0-5 years | 120,928 m2 | Yes | Yes | Yes | Deliverable | 0-5 years |
| AS126 | Land at White House Farm, Workhouse Lane, Burbage | 1.61 | 5,071 m2 | Yes | Yes | No | Non-developable | N/A | Not assessed | | | | | | 5,795 m2 | Yes | Yes | No | Non-developable | N/A |
| AS1010 | Land North and west of Main Road | 4.27 | 14,945 m2 | Yes | Yes | Yes | Developable | 6-10 years | 17,934 m2 | Yes | Yes | Yes | Developable | 6-10 years | 17,080 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS1018 | Land north of Lychgate Lane, Burbage | 4.13 | 14,444 m2 | Yes | Yes | Yes | Developable | 11-15 years | 17,333 m2 | Yes | Yes | Yes | Developable | 11-15 years | 16,508 m2 | Yes | Yes | Yes | Developable | 11-15 years |
| AS113 | Land East of Stretton Croft Burbage, South of the A5, Wolvey Road, Burbage | 5.17 | 7,529.17 m2 | Yes | Yes | Yes | Developable | 11-15 years | Not assessed | | | | | | Not assessed | | | | | |
| AS539 | Land off Pine Close | 0.7 | 2,450 m2 | Yes | Yes | Yes | Developable | 15+ years | Not assessed | | | | | | 2,800 m2 | Yes | Yes | Yes | Developable | 15+ years |
| AS393 | Land South of Station Road, Market Bosworth | 1.5 | 6,000 m2 | Yes | Yes | Yes | Developable | 6-10 years | 6,000 m2 | Yes | Yes | Yes | Developable | 6-10 years | 6,000 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS1023 | Land at Peckleton Common, Peckleton | 2.02 | 7054 sqm | Yes | Yes | Yes | Developable | 6-10 years | Not assessed | | | | | | 8062 sqm | Yes | Yes | Yes | Developable | 6-10 years |
| AS1028 | Land at Tithe Farm, 12 Wykin Lane | 3.31 | 11,582 m2 | No | No | No | Non-developable | N/A | Not assessed | | | | | | Not assessed | | | | | |
| AS268 | Land at Groby Pool House and Stables. | 1.96 | 5040 m2 | Yes | Yes | Yes | Developable | 11-15 years | Not assessed | | | | | | 5760 m2 | Yes | Yes | No | Non-developable | N/A |
| AS476 | Land west of 43 Park Road | 0.5 | 1,753 m2 | No | No | Yes | Non-developable | N/A | 2,103 m2 | No | No | Yes | Non-developable | N/A | 3,003 m2 | No | No | Yes | Non-developable | N/A |
| AS475 | Land off Station Road | 2.36 | 8,247 m2 | Yes | Yes | Yes | Developable | 6-10 years | 9,897 m2 | Yes | Yes | Yes | Developable | 6-10 years | 9,425 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS981 | Land to the South of Groby Pool House, north of the A50, Groby. | 13.58 | 47,520 m2 | Yes | Yes | Yes | Developable | 6-10 years | Not assessed | | | | | | 54,309 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS287 | Land at Wapping Farm and Harrow Farm, Watling Street | 23 | 80,500 m2 | Yes | Yes | Yes | Developable | 6-10 years | 96,600 m2 | Yes | Yes | Yes | Developable | 6-10 years | 92,000 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS602 | Land at Burbage Common Road and Leicester Road | 3.55 | 12,442 m2 | Yes | No | Yes | Non-developable | N/A | Not assessed | | | | | | Not assessed | | | | | |
| AS986 | Land at Nutts Lane and Hammonds Way | 1.91 | 6,683 m2 | Yes | Yes | Yes | Developable | 6-10 years | 8,020 m2 | Yes | Yes | Yes | Developable | 6-10 years | 7,638 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS388 | Land opposite Nutts Lane off A5 roundabout | 1.76 | 6,171 m2 | Yes | Yes | Yes | Developable | 6-10 years | 7,405 m2 | Yes | Yes | Yes | Developable | 6-10 years | 7,052 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS579 | Land opposite Redgate Public House, Fenny Drayton | 5.53 | 19,358 m2 | Yes | Yes | Yes | Developable | 6-10 years | Not assessed | | | | | | 22,123 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS672 | Land North of Little Shaw Lane (Poplar Cottage), Markfield | 3.68 | 12,874 m2 | Yes | Yes | | Developable | 6-10 years | Not assessed | | | | | | 14,713 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS405 | Upper Grange Farm, Ratby Lane | 4.51 | 15,798 m2 | Yes | Yes | Yes | Developable | 11-15 years | Not assessed | | | | | | Not assessed | | | | | |
| AS403 | Land North West of Thornton Lane (Hilmarco), Markfield | 2.09 | 7,331 m2 | Yes | Yes | Yes | Developable | 6-10 years | Not assessed | | | | | | 8,379 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| LPR19 | Land East of Stanton Lane (South of C J Upton & Sons Ltd), Markfield | 2.05 | Not assessed | | | | | | 2,034 sqm | Yes | Yes | Yes | Deliverable | 0-5 years | 5000 sqm | Yes | Yes | Yes | Developable | 0-5 years |
| LPR67 | Land North of Verdon Sawmills, Newbold Verdon | 4.38 | 15,323 m2 | Yes | Yes | Yes | Developable | 6-10 years | Not assessed | | | | | | 17,512 m2 | Yes | Yes | Yes | Developable | 6-10 years |
| AS58 | Barwell SUE | 133.33 | Not assessed | | | | | | 12,400 | Yes | Yes | Yes | Developable | 11-15 years | 12,400 | Yes | Yes | Yes | Developable | 11-15 years |