

Hinckley and Bosworth Employment Land Review Update 2025

FINAL REPORT

Prepared for:

Hinckley and Bosworth Borough Council

December 2025

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Issued: December 2025

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1. INTRODUCTION

Overview

1. LSH produced the Employment Land Review (ELR) for the Council in July 2024¹. The 2024 ELR set out the employment land supply and need position in Hinckley and Bosworth. This considered the employment land needs for the period 2020-41, based on the latest econometric forecasts and completions data available at that time. It also assessed the existing stock and available sites at that time.
2. This report provides an update to the 2024 ELR to take account of the following:
 - A new Plan period which has been proposed to cover the period 2024-45;
 - Updated completions data to cover the latest monitoring year;
 - The latest econometric forecasts; and
 - Analysis of new sites identified in the Council's recent Call for Sites.
3. Given the comprehensive nature of the 2024 ELR and its relatively recent date of production, much of the analysis and findings remain relevant and robust. This 2025 Update provides a selective update to the 2024 ELR and should be read alongside that document.

¹ https://www.hinckley-bosworth.gov.uk/downloads/file/8303/employment_land_review_july_2024

2. UPDATED EMPLOYMENT LAND NEEDS

Hinckley and Bosworth Employment Land Review (July 2024)

4. LSH produced the Employment Land Review for the Council in July 2024. The 2024 ELR set out the employment land supply and need position in Hinckley and Bosworth. This considered the employment land needs for the period 2020-41 based on the latest econometric forecasts and completions data available at that time. It also assessed the existing stock and available sites at that time.
5. The 2024 ELR considered a range of approaches to assess future employment land needs:
 - It considered three economic growth forecasts from Cambridge Econometrics (CE), Oxford Economics (OE), and Experian, and modelled the quantum of employment land required to support the growth shown in each of these forecasts.
 - It considered sensitivity scenarios which included adjustments to the rate of home-working and hybrid-working in office-based sectors.
 - It developed growth scenarios which modelled the implications of the previously proposed Hinckley Strategic Rail Freight Interchange on employment land needs.
 - It also considered a scenario based on the trend of past completions in the borough.
6. The 2024 ELR identifies employment land requirements to meet the borough's needs ranging from 43.9ha to 65.7ha between 2020 and 2041. In addition to this, the land requirements for the strategic logistics sector need to be considered separately from general employment land requirements.

Table 1. 2024 ELR Employment Land Needs Scenario Comparison (ha)

	B1a/b/c	B2/B8	Total
Labour Demand (baseline) Scenarios			
CE Baseline	10.3	47.1	57.5
OE Baseline	4.1	40.2	44.3
Experian Baseline	10.1	41.2	51.2
Average Baseline	8.2	42.8	51.0
Labour Demand (WFH sensitivity) Scenarios			
CE WFH	9.6	47.1	56.8
OE WFH	3.7	40.2	43.9
Experian WFH	9.5	41.2	50.6
Average WFH	7.6	42.8	50.4
Growth Scenario HNRFI			
CE HNRFI Adjusted	9.8	55.9	65.7
OE HNRFI Adjusted	3.9	50.6	54.6
Experian HNRFI Adjusted	9.6	48.3	57.9
Average HNRFI	7.8	51.6	59.4
Past Completions Trend Scenarios			
1999-23 Trend	11.0	45.8	56.8
2019-23 Trend	9.0	55.2	64.1

Source: 2024 ELR, Table 68

Updated Economic Forecasts

- This section considers the latest economic forecasts for Hinckley and Bosworth from CE, OE, and Experian. The total jobs growth for each of the forecasts over

the 2024-45 period is shown in the table below. This shows a range of forecast jobs growth ranging from 3,300-7,400 jobs. This represents an annual average growth rate of 0.3-0.7% per annum. For comparison, the Experian national average for this period is 0.7% per annum.

Table 2. Comparison of Forecasts – 2025 Update

	CE		OE		Experian	
	Jobs growth	Growth rate	Jobs growth	Growth rate	Jobs growth	Growth rate
2024-45	4,000	0.4%	3,300	0.3%	7,400	0.7%

8. The latest forecasts can be compared with the jobs forecasts which informed the 2024 ELR which are set out below. These figures are for a slightly different forecasting period (2020-41) albeit one which is the same number of years. This shows that the headline jobs growth in the CE forecast is the same. However, the latest OE forecast has increased from a net loss of 300 jobs in the 2024 ELR. The latest Experian forecast has also increased from 5,600 in the 2024 ELR. This means that the jobs growth range shown in the latest forecasts (3,300-7,400 jobs) is considerably higher than the range in the 2024 ELR (-300-5,600 jobs).
9. To assess the reasons for these changes, we assess the forecasts in more detail below.

Table 3. Comparison of Forecasts – 2024 ELR

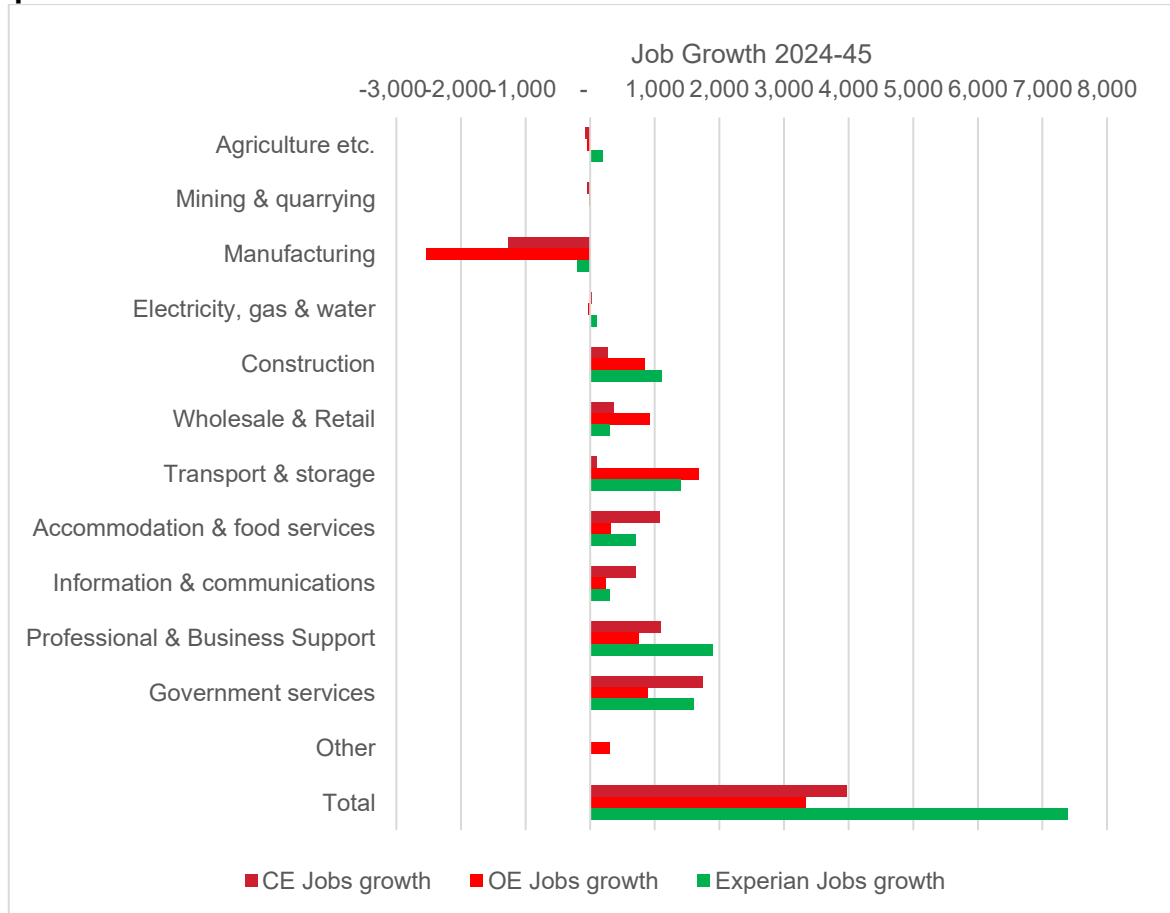
	CE		OE		Experian	
	Jobs growth	Growth rate	Jobs growth	Growth rate	Jobs growth	Growth rate
2020-41	4,000	0.4%	-300	0.0%	5,600	0.5%

Source: 2024 ELR

10. On a sectoral level, the 2025 forecasts show a broad level of alignment. The majority of sectors are forecast job growth by all forecasters, although the forecasts disagree in the scale of growth to be expected. The notable differences between the forecasts, in term of the sectors which sizable employment land uses, are:
 - The manufacturing sector – all forecasts show losses: Experian show -200 jobs, OE show -2,500 jobs, with CE in between.

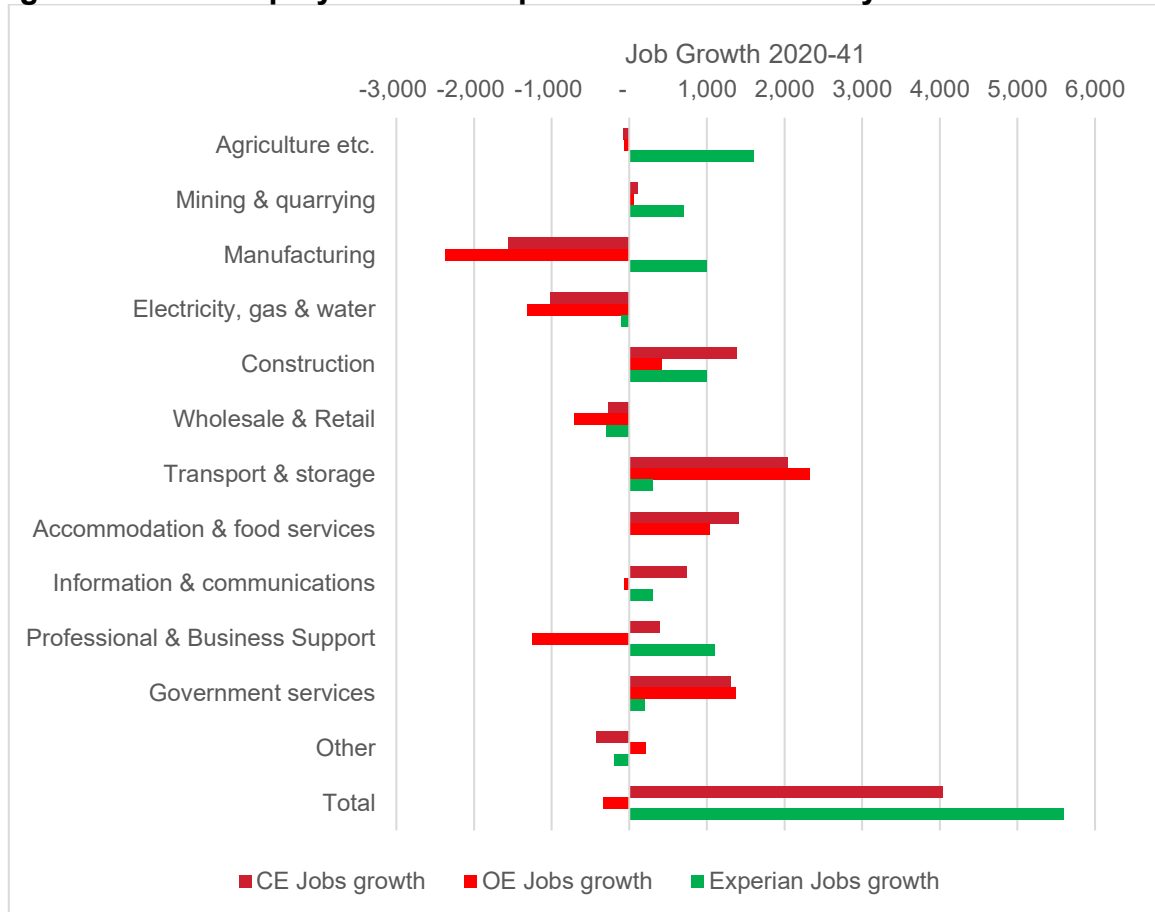
- The Transport and storage sector – all forecasts show job growth: OE and Experian around 1,500 jobs, with CE showing 100 jobs.

Figure 1. Total Employment – Comparison of Forecasts by Sector – 2025 Update



11. The figure below shows the sectoral growth shown in the forecasts in the 2024 ELR. This shows less alignment between the forecasts on a sector-by-sector basis than is shown in the 2025 forecasts. There are multiple forecasts where the forecasters disagree on whether jobs will grow or decline, including, most notably, the overall jobs total itself.

Figure 2. Total Employment – Comparison of Forecasts by Sector – 2024 ELR



Source: 2024 ELR

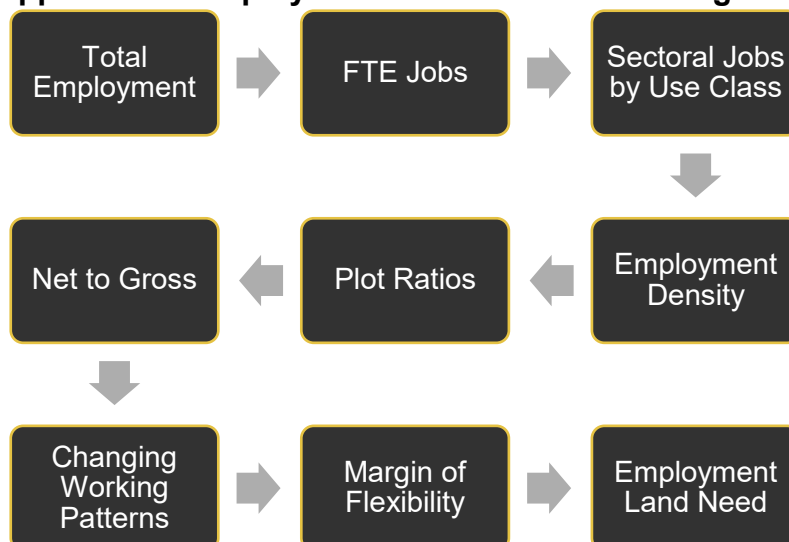
12. There is greater alignment and less volatility between the forecasts. This is most likely due to the different forecasting period being considered in each study. The 2024 ELR forecasted over the period 2020-41 which included the Covid Pandemic and following recovery period. This period was a time of high volatility in the job market which is reflected in forecasts which cover this period. Conversely, the 2025 Update covers the period 2024-45 which avoids this highly volatile period, which is reflected in the more uniform jobs growth shown in the updated forecasts covering this period.

Employment Land Needs

13. The economic forecasts can be used to model future employment land needs. This takes the sectoral jobs growth, as shown in the figures above, as a starting point, and estimates the quantum of employment land required to support the forecast level of growth.

14. This process has been undertaken for the 2025 forecasts using the same approach as the 2024 ELR. An overview of this process is shown in the diagram below. For further details, discussion, and underlying modelling assumptions, please see Section 10 of the 2024 ELR.

Figure 3. Approach to Employment Land Needs Modelling



15. The outputs from the updated forecasts, in terms of employment land needs, is shown in the table below. This shows future employment land needs in Hinckley and Bosworth ranging from 33.2ha (using the CE forecast) to 61.7ha (Experian) with the scenario based on the OE forecast at the midpoint.

Table 4. Employment Land Needs, 2024-45 (ha)

	E(g)(i)/(ii)/(iii)	B2/B8	Total
CE	11.5	21.7	33.2
OE	9.9	36.3	46.2
Experian	12.5	49.2	61.7
Average	11.3	35.7	47.0

16. All three scenarios show a similar quantum of land required for office uses at 10-12.6ha providing quite a tight range. There is greater deviation for industrial uses. The CE forecast shows the lowest quantum of industrial land required, predominantly due to the very low growth forecast in the Transport and Storage

sector, as well as lower forecast growth in the Wholesale and Construction sectors and moderate losses in the Manufacturing sector.

17. The OE forecast, despite being lower than the CE forecast in overall jobs numbers, shows greater growth in sectors which typically require industrial land such as Transport and storage, Wholesale, and Construction, however this is offset by the largest forecast losses in the Manufacturing sector.
18. The Experian forecast shows the strongest growth overall across all sectors, but also strong growth in the Transport and storage sector and Construction sector, and shows the lowest declining jobs numbers in the Manufacturing sector.

Updated Completions Trends

19. The 2024 ELR included analysis of past completions of employment uses. This was based on completions in the borough over the short-term (2019-23) and long-term (1999-23).
20. Since publication of the 2024 ELR, there is now an additional year of completions data for 2024. This is set out in the table below. Completions have been recorded in terms of floorspace (sqm). The land requirement (ha) has been estimated using standard assumptions on plot density. This ensures the assessment calculates the quantum of future land required (on average) to meet continued levels of provision.
21. During 2024 there were no completions recorded for strategic B8 uses (units 9,000sqm and larger). As such all of the completions count towards Hinckley and Bosworth's local B8 requirement².

Table 5. Employment Land Completions 2024

	E(g)(i)/(ii)/(iii)	B2	B8	Total
Floorspace (sqm)	1,167	10,531	2,990	14,688
Land (ha)	0.29	2.63	0.75	3.67

² See Section 10.4 of the 2024 ELR for further details regarding the approach to local and strategic B8 demand.

22. The latest completions data has been used to update the completions trend projections in the 2024 ELR (Table 66 and 67). The table below sets out the 'local' employment completions in Hinckley and Bosworth measured over two periods – a long term trend from 1999-2024, and a more recent short-term trend from 2019-2024. The additional years' worth of data has a marginal impact on the figures from the 2024 ELR.

Table 6. Employment Completions Excl Strategic B8

	1999 24		2019 24	
	Total	Annual (24.5 yrs)	Total	Annual (5.5 yrs)
Office	2.8	0.1	0.6	0.1
R&D	1.1	0.0	0.0	0.0
Workshops	9.3	0.4	1.7	0.3
Industrial	43.7	1.7	8.9	1.6
Warehouse	13.1	0.5	6.3	1.2
TOTAL	70.0	2.9	17.4	3.2

23. The table below shows the employment land projection based on the past completions trend (excluding Strategic B8). This shows a range of 'local' employment land need of between 57.6-66.5ha. This is very similar to the completions trend projection in the 2024 ELR.
24. The main difference between these figures is due to the warehouse requirement with the projection based solely on the more recent trend showing a significantly higher needs for this use, albeit slightly lower needs for other uses.

Table 7. Employment Land Projection Based on Completions Trend (Excl Strategic B8), 2024-45

	Projection Based on 1999 24 Trend	Projection Based on 2019 24 Trend
Office	2.3	2.1
R&D	0.9	0.0
Workshops	7.6	6.3
Industrial	36.0	33.8
Warehouse	10.8	24.2
TOTAL	57.6	66.5

Comparison with the 2024 ELR

25. The 2024 ELR included sensitivities to account for changes in home-working and hybrid-working in office-based sectors following the Covid pandemic. The 2024 ELR concluded that provided a suitable approach to modelling future office needs. This adjustment still remains appropriate and the figures in this 2025 Update include the same adjustments to account for these working patterns. That makes the 2024 ELR WFH Sensitivity Scenarios the most appropriate for direct comparisons with the 2025 Update figures. These are shown below for comparison.
26. The updated 2025 forecasts show a wider range of employment land needs than the 2024 equivalents. The bottom of the range has lowered to 32.9ha while the top of the range has increased to 61.5ha. Whereas the 2024 ELR showed a closer range of 43.9-56.8ha. Also included in the table below are the Past Completion trend Scenarios from the 2024 ELR which shows a need for 56.8-64.1ha. The updated completions trend projections show a very similar level of need. This aligns more closely with the highest of the 2025 forecasts (Experian) both in overall quantum, and also the breakdown for office and industrial uses.
27. Overall, this suggests that planning for the higher end of the updated range identified in the 2025 forecasts would provide an appropriate basis for identifying future employment land needs.

Table 8. 2024 ELR Employment Land Needs Scenario Comparison (ha)

	E(g)(i)/(ii)/(iii)	B2/B8	Total
Labour Demand (WFH sensitivity) Scenarios			
CE WFH	9.6	47.1	56.8
OE WFH	3.7	40.2	43.9
Experian WFH	9.5	41.2	50.6
Average WFH	7.6	42.8	50.4
Past Completions Trend Scenarios			
1999-23 Trend	11.0	45.8	56.8
2019-23 Trend	9.0	55.2	64.1

Source: 2024 ELR, Table 68

3. ASSESSMENT OF ADDITIONAL POTENTIAL EMPLOYMENT SITES

Introduction

28. The 2024 ELR provided an assessment of existing employment sites in Hinckley and Bosworth as well as an assessment of potential employment areas which could be best suited to meet future identified needs. Following publication of the 2024 ELR, the Council have undertaken a further Call for Sites exercise which has identified new potential employment sites not assessed within the 2024 ELR. The results of this additional assessment is set out in the following section.

Approach to Site Assessments

29. The additional sites have been assessed on a consistent basis with the process used to assess the sites in the 2024 ELR. Site inspections were undertaken in September 2025.
30. A total of 34 additional sites have been assessed. The 34 additional potential employment sites that the Council has identified are listed in Appendix 1, where they are assessed against a range of qualitative criteria. The assessment and scoring criteria are set out in full in Appendix 2. Maps of each of the sites is set out in Appendix 3.
31. This report makes recommendations on the suitability and deliverability of the potential employment sites. It is for the Council to decide which sites to allocate for employment (and other) uses having regard to a broader set of criteria including the relative need for different land uses. The consideration of other land uses is beyond the scope of this employment land review.
32. This assessment looks at various key attributes to establish whether an area should be allocated for employment. These are:
- Planning status: Where an area has recently been granted planning consent or there is a live planning application, we have considered whether this is a good indicator of its future use. Similarly, sites that form part of a proposed urban extension, the principles of which are supported by the Council, indicate an intention to allocate for employment use.
 - Location: Some sectors have specific location requirements, our assessment has regard to whether an area's location is likely to meet demand from specific sectors.

33. For the purposes of this assessment, potential employment sites are defined as land that is neither allocated for employment, nor within an established employment area, but which is being promoted for the development of use classes E(g), B2 or B8, either as an employment site or as part of a mixed-use scheme.

Summary of Sites

34. A total of 34 additional sites have been assessed. These are additional to the sites assessed in the 2024 ELR. The assessment results are set out in Appendix 1. This should be compared to the assessment table of the potential sites set out in Appendix 7 of the 2024 ELR.
35. Overall, the additional sites comprise 615ha of gross developable land which could collectively support employment development in Hinckley and Bosworth. However, some of the additional sites cover overlapping areas of land and so the total land area of the assessed sites includes some double counted areas. Sites which overlap are:
- LPR180 A, LPR 180 B, and LPR243 at Bagworth
 - LPR235 B and LPR235 C at Fenny Drayton
36. Accounting for these overlapping sites, the total developable areas covered by the assessment sites is 456ha.

Planning Factors

37. The sites LPR180 A, LPR 180 B, and LPR243 at Bagworth are all subject to the planning application 25/00523/FUL. The application site is the same as the LPR243 site, which also forms part of the larger two sites. The application is for the development of B8 uses and is currently pending determination.
38. LPR212, LPR213, and LPR214 at Cadeby are all subject to the planning application 25/00306/FUL. The application site covers all three assessment sites which are adjacent. The application is for the development of B2 use and is currently pending determination.
39. These planning applications demonstrate the positive intention of the site owners which indicates the deliverability of these sites. Should these planning applications be granted, the deliverability and achievability of these sites should be considered more favourably within the assessment.

Table 9. Potential Employment Areas where Status Changed by Planning Circumstances

Ref	Potential Employment Area	Developable Area (ha)	Comments
LPR180 A	Bagworth	83.07	25/00523/FUL - The erection of a B8 distribution hub with ancillary offices. Pending determination
LPR180 B	Bagworth	41.71	
LPR243	Bagworth	13.73	
LPR212	Cadeby	3.14	25/00306/FUL - Erection of a pipe manufacturing facility with associated storage. Pending determination
LPR213	Cadeby	5.43	
LPR214	Cadeby	1.73	

Sites for Large Scale Distribution Uses

57. In the table below we list those potential employment areas best suited to meeting the requirements of warehouse operators and developers. We have identified those areas that are both in excess of two hectares and within two kilometres of the strategic highway network. (i.e. the highest score in the relevant column of the assessment matrix at Appendix 1).
58. These potential employment areas have an aggregate gross area of around 362ha. However, LPR235 B and LPR235 C in Fenny Drayton both cover substantially similar parcels of land and cannot both be counted together. Accounting for this to avoid double counting, the total figure is 258ha.

Table 10. Potential Employment Areas Meeting Requirements for Large Scale Distribution Warehouses

Reference	Potential Employment Area	Gross Area (ha)
LPR241	Burbage	6
LPR235 B	Fenny Drayton	104
LPR235 C	Fenny Drayton	104
LPR32 B	Markfield	10
LPR42 B	Markfield	11
LPR240	Markfield	7
LPR134	Groby	37
LPR252	Hinckley	51
LPR259	Burbage	32
Total		278

Summary

82. The call for sites has identified further potential employment areas to those assessed in the 2024 ELR. We have undertaken a quantitative assessment of these additional sites which should be considered alongside the findings of the 2024 ELR.

APPENDIX 1 – SITE ASSESSMENT MATRIX

Hinckley and Bosworth ELR 2025 Update Site Assessment Matrix

								AVAILABILITY FACTORS			SUITABILITY - PLANNING FACTORS			SUITABILITY - MARKET FACTORS				ACHIEVABILITY FACTORS			SUSTAINABILITY CRITERIA			NOTES		RECOMMENDED CATEGORY
SHELAA Ref	Settlement	Address	GF/BF	IA/RP	Site Area (Ha)	Develop able Area Estimate	Site Area in H&B	Landowner/Developer	Ownership Factors	Deliverable	Habitat	Landscape	Heritage	Access to Strategic Highway Network	Local Road Access	Site Characteristics & Physical Constraints	Flood Risk	Quality of Infrastructure	Barriers to Development	Market Attractiveness	Viability of Employment Development	Sequential Status	Proximity to Urban Areas	Compatibility of Adjoining Uses		Deliverable, developable, currently not developable
LPR24	Desford	Land to west of Caterpillar site	GF	RP	98.0	49.0	49.0	Neovia Logistics	4	2	5	5	5	1	1	5	5	1	2	3	3	2	3	5	Large site to the west/rear of existing Catapillar site. Access very poor. Would make sense as expansion to neighbouring site with access created through that site.	Developable as part of wider development with neighbouring site
LPR32 B	Markfield	South of Little Shaw Lane	GF	RP	16.2	10.1	10.1	DCS452 ltd	4	2	5	5	5	5	5	3	5	1	2	5	3	1	2	4	Site alongside A511 very close to M1 junction. Quite steep. Access to site from Stanton Lane not good as junction with A511 is difficult. Create new access onto A511?	Deliverable
LPR42 A	Markfield	South west of M1 J22	GF	RP	1.9	1.8	1.8	Paintball SAS 22	3	2	5	5	5	5	5	5	5	2	2	5	4	1	3	5	Small site next to M1 junction. Currently paintball site.	Developable
LPR42 B	Markfield	East of Cliffe Lane	GF	RP	17.2	10.8	10.8	Tarmac Trading LTD	3	2	5	5	5	5	5	5	5	2	2	5	4	1	3	5	Site next to M1 junction. Rural fields in rural location	Developable
LPR134	Groby	East of the A46	GF	RP	74.4	37.2	37.2	Multi Ownership	2	2	5	4	5	5	1	5	5	1	2	5	4	1	1	5	Site alongside the A46 but no access from the road. There is an industrial estate to south separated by fields, no visible access from here either. Would have to come forward as part of wider development in Blaby	Would have to come forward as part of wider development in Blaby
LPR144 B	Hinckley	East of A47	GF	RP	1.4	1.3	1.3	Bloor Homes	3	2	5	5	5	1	5	2	5	1	2	2	2	2	5	3	Thin strip of land along A47 with resi to rear. On the edge of Hinckley	Would not allocate, but treat any application on its merits
LPR177	Nailstone	Land north of Crown Farm, Wood Road	GF	RP	1.8	1.7	1.7	BFS Trading	3	3	5	5	5	1	4	4	5	1	3	2	3	1	1	5	Small, heavily wooded/overgrown site in middle of countryside. Potential expansion for neighbouring uses.	Deliverable
LPR180 A	Bagworth	North, West, and South of Bagworth	Mostly GF	RP	166.2	83.1	83.1	Parker Strategic Land	4	2	5	5	5	1	2	4	5	1	2	3	2	1	3	4	Most southerly of the three Bagworth sites. Access from Barlestone Road. Doesn't relate well to existing employment uses, but could form part of wider development including the two northern sites (LPR180 A and B)	Northern part of the site (LPR243) deliverable. Rest of the site a longer term prospect
LPR180 B	Bagworth	North and West of Bagworth	Mostly GF	RP	83.4	41.7	41.7	JP Bailey & Son	4	2	5	5	5	1	2	4	5	1	2	3	2	1	3	4	Larger northern site at Bagworth including LPR243 as well as more land to south. The land to south is less accessible than the northern part of the site (LPR243) and relates less well to nearby emp uses	Northern part of the site (LPR243) deliverable. Rest of the site a longer term prospect
LPR182 A	Newbold Verdon	North of Bosworth Lane	GF	RP	4.2	3.6	3.6	Private	3	2	5	5	5	1	4	5	5	1	2	3	3	2	3	4	One of two flat rectangular sites on edge of settlement, at junction of B Roads	Deliverable
LPR182 B	Newbold Verdon	North of Bosworth Lane	GF	RP	3.3	2.8	2.8	Private	3	2	5	5	5	1	4	5	5	1	2	3	3	2	3	4	One of two flat rectangular sites on edge of settlement, at junction of B Roads	Deliverable
LPR191	Hinckley	Leicester Road	GF	RP	3.8	3.2	3.2	Private	3	2	5	4	5	1	5	5	5	1	2	3	2	1	4	4	Rural site in rural location between Hinckley and Barwell. Located on B4668 close to A47.	Deliverable

LPR193	Newbold Heath	South of Merrylees Road	GF	RP	15.6	9.7	9.7	Sion Chehsire Planning Ltd	3	2	5	5	5	1	1	3	5	1	2	2	3	1	2	5	Site in rural location. Access road very poor.	Would not allocate
LPR195	Hinckley	Halfords/Wick es, A47	BF	IA	1.4	1.3	1.3	CBRE Investment Management	3	2	5	5	5	1	5	4	5	2	4	3	3	2	5	3	Site on the A47 on the edge of Hinckley. Currently in use as Halfords/Wickes retail stores and car park	Would not allocate, but treat any application on its merits
LPR203	Stanton Under Bardon	Main Street	BF	RP	0.2	0.2	0.2	Private	3	2	5	5	5	4	2	4	5	1	2	2	2	1	2	2	Small site to the rear of farm, in rural location. Access via minor roads/through village	Would not allocate
LPR204	Barlestone	Land to south of Barlestone Road	GF	RP	1.3	1.2	1.2	Private	3	2	5	5	5	1	1	3	5	1	2	2	4	2	1	5	Small site in rural location. Access down long access road.	Would not allocate
LPR212	Cadeby	Land south of FP McCann site	GF	RP	3.7	3.1	3.1	FP McCann Ltd	4	2	5	5	5	1	1	4	5	1	1	1	2	1	1	5	Field in rural location next to existing industrial site. No other access to site. Development alongside neighbouring sites. Subject to planning application 25/00306/FUL - Erection of a pipe manufacturing facility with associated storage. Pending determination.	Developable as part of wider development with neighbouring sites
LPR213	Cadeby	Land south of FP McCann site	GF	RP	6.4	5.4	5.4	FP McCann Ltd	4	2	5	5	5	1	1	4	5	1	1	1	2	1	1	5	Field in rural location next to existing industrial site. No other access to site. Development alongside neighbouring sites. Subject to planning application 25/00306/FUL - Erection of a pipe manufacturing facility with associated storage. Pending determination.	Developable as part of wider development with neighbouring sites
LPR214	Cadeby	Hinckley Road, south of FP McCann site	GF	RP	1.9	1.7	1.7	FP McCann Ltd	4	2	5	5	5	1	5	4	5	1	2	3	2	1	1	5	Field in rural location next to existing industrial site. Next to A447. Development alongside neighbouring sites, but potentially other uses as well. Subject to planning application 25/00306/FUL - Erection of a pipe manufacturing facility with associated storage. Pending determination.	Developable as part of wider development with neighbouring sites
LPR217	Burbage	Workhouse Lane	GF	RP	1.4	1.3	1.3	Leicester Diocesan Board of finance	3	2	5	5	5	4	1	3	5	1	2	1	2	1	4	5	Rural site south of the M69 but also not well related to existing employment uses at this location. Access road poor	Would not allocate
LPR222	Groby	Sacheverell Way	GF	RP	2.0	1.8	1.8	Private	3	2	5	4	5	5	5	2	5	1	2	4	3	2	3	5	Thin strip of land between local road and A46. No access onto A46	Deliverable
LPR224	Markfield	West of Hill Lane	GF	RP	4.4	3.8	3.8	Wells McFarlane	3	2	5	5	5	4	2	3	5	1	2	3	2	2	3	5	Site next to existing industrial estate on the edge of the town. Potential expansion to exisitng estate. Very steep. Close to A50/M1, access via local roads	Developable
LPR231	Norton Juxta Twycross	Land east and west of A444	Mostly GF	RP	685.1	27.0	7.0	Nurton Developments	4	2	5	5	5	1	5	5	5	1	2	2	2	1	1	5	Very large rural site. Emp would be part of wider development. Assume employment dev would be along the A444. Access to M42 not too far	Developable as part of wider development
LPR235 B	Fenny Drayton	A5/A444	Mostly GF	RP	208.5	104.2	104.2	Brown & Co	4	2	5	5	5	5	5	5	5	2	2	5	4	1	1	5	Large undeveloped site to west of MIRA on A5/A444. emp would form part of wider development	Developable as part of wider development
LPR235 C	Fenny Drayton	A5/A444	Mostly GF	RP	208.2	104.1	104.1	Wells McFarlane	4	2	5	5	5	5	5	5	5	2	2	5	4	1	1	5	Large undeveloped site to west of MIRA on A5/A444. emp would form part of wider development	Developable as part of wider development
LPR236	Earl Shilton	Nock Verges	BF	RP	0.5	0.5	0.5	Private	3	2	5	5	5	1	1	2	5	1	2	1	2	2	4	2	Small site in semi-rural location on the edge of town. Access very poor and narrow.	Would not allocate, but treat any application on its merits
LPR239	Pinwall	Atherstone Road	GF	RP	10.8	6.7	6.7	Private	3	2	5	5	5	4	5	5	2	1	2	2	2	1	3	5	Rural site in rural location to north of Atherstone	Would not allocate, but treat any application on its merits
LPR240	Markfield	Cliffe Hill Road / Elliot's Lane	GF	RP	8.8	7.5	7.5		3	2	5	5	5	5	5	5	5	2	2	5	4	1	3	5	Site very close to M1 junction. Rural fields in rural location	Developable
LPR241	Burbage	A5/J1 of M69	GF	IA	7.1	6.0	6.0	Trebor Development Ltd	4	2	5	5	5	5	5	5	5	1	2	5	5	1	4	4	Large flat site on A5 / M69 junction.	Deliverable
LPR242	Hinckley	Sparkenhoe Business Centre, Southfield Road	BF	IA	0.7	0.6	0.6	King West	3	2	5	5	5	1	2	3	5	4	3	3	2	3	5	3	Urban site close to Hinckley centre. Currently under retail and car park use	Would not allocate, but treat any application on its merits

LPR243	Bagworth	South of Wood Rd / Station Rd	GF	RP	22.0	13.7	13.7	Pallex	4	3	5	5	5	1	4	4	5	1	2	4	3	2	3	5	Northernmost of three sites at Bagworth. Adjacent to B585, closest to junction/route to Bardon Hill industrial area and the A511/M1. However slightly separated from existing emp uses. Previous ref was EMP1 in Regulation 18 Local Plan consultation. Planning application 25/00523/FUL - The erection of a B8 distribution hub with ancillary offices. Pending determination.	Deliverable
LPR249	Markfield (West)	Altar Stones Lane	GF	RP	7.0	6.3	6.3	World Habitat	3	2	5	5	5	4	2	3	5	1	2	3	3	1	3	5	Site Close to A50/M1/edge of town. Access via small narrow road	Developable
LPR252	Hinckley	North of A5	GF	IA	56.6	50.9	50.9	Howkins & Harrison LLP	3	2	5	5	5	5	5	5	5	2	2	5	5	1	1	5	Large site on the A5 opposite large housing development across the A5. Road access in place.	Deliverable
LPR259	Burbage	A5/Lutterworth Road	GF	RP	35.4	31.8	31.8	IM properties Plc	4	2	5	5	5	5	5	5	5	2	2	5	5	1	4	5	Large flat site on A5 close to M69 junction.	Deliverable

APPENDIX 2 – SITE ASSESSMENT CRITERIA

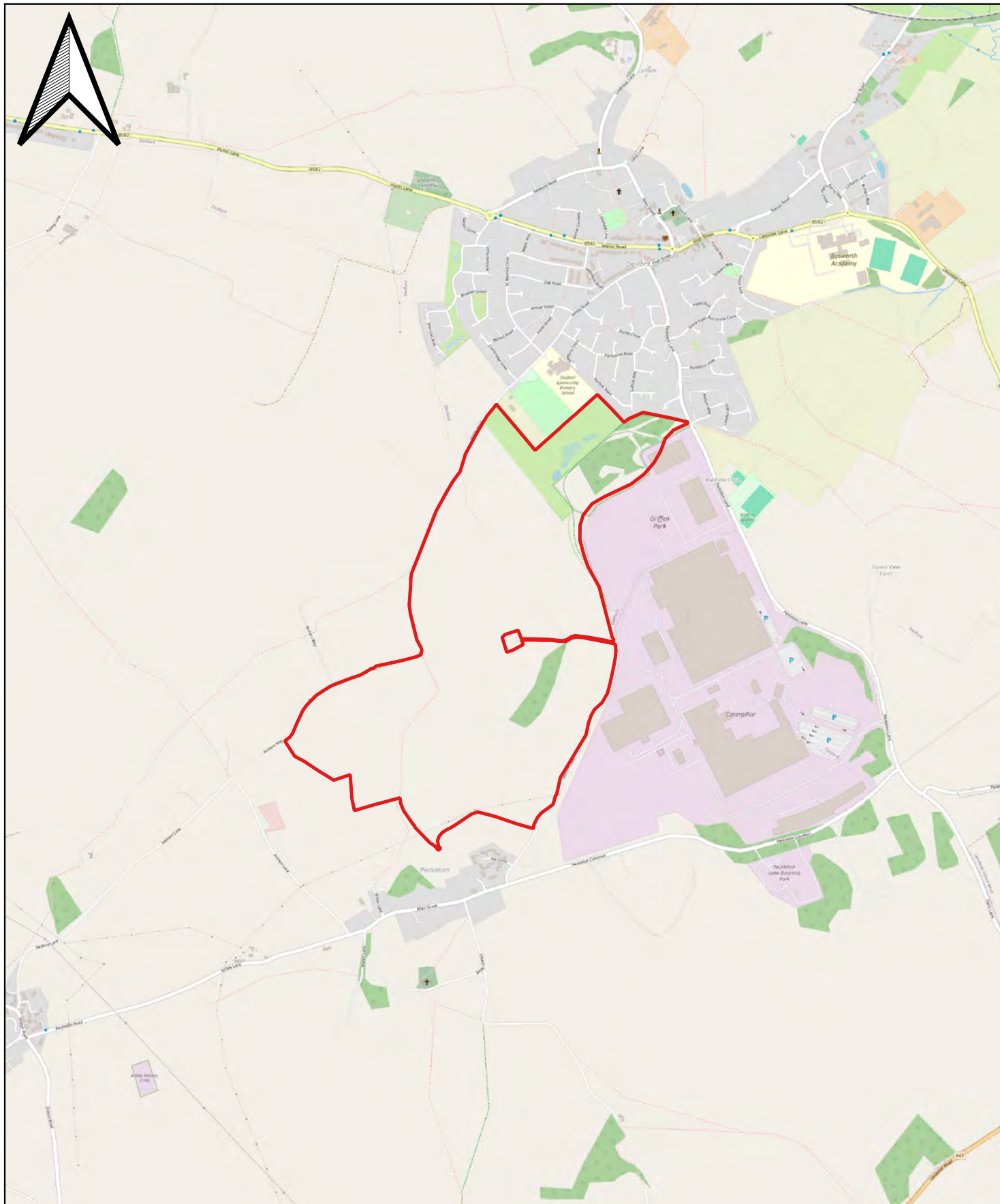
Hinckley and Bosworth ELR 2025 Update Site Assessment Criteria

	AVAILABILITY FACTORS		SUITABILITY PLANNING FACTORS			SUITABILITY MARKET FACTORS					ACHIEVABILITY FACTORS			SUSTAINABILITY CRITERIA		
Score	Ownership Factors	Deliverable	Habitat	Landscape	Heritage	Access to Strategic Highway Network	Local Road Access	Site Characteristics & Physical Constraints	Flood Risk	Quality of Infrastructure	Barriers to Development	Market Attractiveness	Viability of employment development	Sequential Status	Proximity to Urban Areas	Compatability of Adjoining Uses
5	Single developer prepared to build speculatively.	Compliant with planning policy and with detailed planning consent.	No habitat designations on site or nearby.	No landscape designations on site or nearby.	No heritage designations on site or nearby.	Within 2 km of SHN via unconstrained roads.	Free moving local roads. Wide roads suitable for HGVs. Avoid housing areas. Avoid bad junction.	Level. Regular shape. Not landlocked. Not in COMAH zone. > 3 ha.	Low risk of fluvial and pluvial flooding.	Well served by good quality site infrastructure: roads, lighting, landscaping, mains utilities.	Serviced remediated plot with infrastructure to edge.	Area of strong demand. Suit broad range of businesses. High profile location. Viable development location.	Viable: high value location; low abnormal costs	In town centre.	Within 2km of Town Centre: • Hinckley	Within larger employment area. No incompatible land use.
4	Single developer will only build bespoke premises.	Compliant with planning policy and with outline planning consent.	Local habitat designation nearby	Local landscape designation nearby	Local heritage designation nearby	Within 2 km of SHN via constrained roads.	One constraint	One constraint	Low risk of fluvial flooding. Moderate risk of pluvial flooding over small part of site.	All infrastructure. Average quality.	Modest infrastructure or remediation.	One constraint	High value location with modest abnormal costs.	In minor centre.	Within 2km of Local Centres • Earl Shilton, • Barwell • Burbage	Separated by highway from incompatible land uses.
3	Single owner, not a developer.	Compliant with planning policy and with expired planning consent.	National habitat designation nearby	National landscape designation nearby	National heritage designation nearby	Within 2 km of other dual carriageway via unconstrained roads.	Two constraints	Two constraints	Low risk of fluvial flooding, but high risk of pluvial flooding over large part of site	All infrastructure. Poor quality.	Modest infrastructure and remediation.	Two constraints	Marginal viability: High value location with high abnormal costs.	Edge of Centre (within 500 m).	Within 2km of Key Rural Centres • Markfield • Groby • Ratby • Barlestone • Desford • Newbold Verdon • Bagworth and Thornton • Market Bosworth • Stoke Golding	B1 adjoining residential areas
2	Two owners	Compliant with planning policy and without planning consent.	Local habitat designation on site	Local landscape designation on site	Local heritage designation on site	Within 2 km of other dual carriageway via constrained roads.	Three constraints	Three constraints	Moderate or high risk of fluvial flooding over small part of site.	Limited infrastructure	Major infrastructure provision or remediation.	Three constraints	Marginal viability: Low value location with low abnormal costs	Out of Centre.	Within 2km of other centre with shop/facilities	B2 & B8 adjoining residential areas
1	Site assembly required.	Not compliant with planning policy.	National habitat designation on site	National landscape designation on site	National heritage designation on site	Over 2 km from dual carriageway.	Four constraints	Four constraints	Moderate or high risk of fluvial flooding over large part of site.	Major infrastructure required.	Major infrastructure provision and remediation.	Four constraints	Unviable: Low value location with high abnormal costs	Out of Town.	Over 2km from any centre	B2 & B8 adjoining residential areas on more than one side.

APPENDIX 3 – SITE ASSESSMENT MAPS

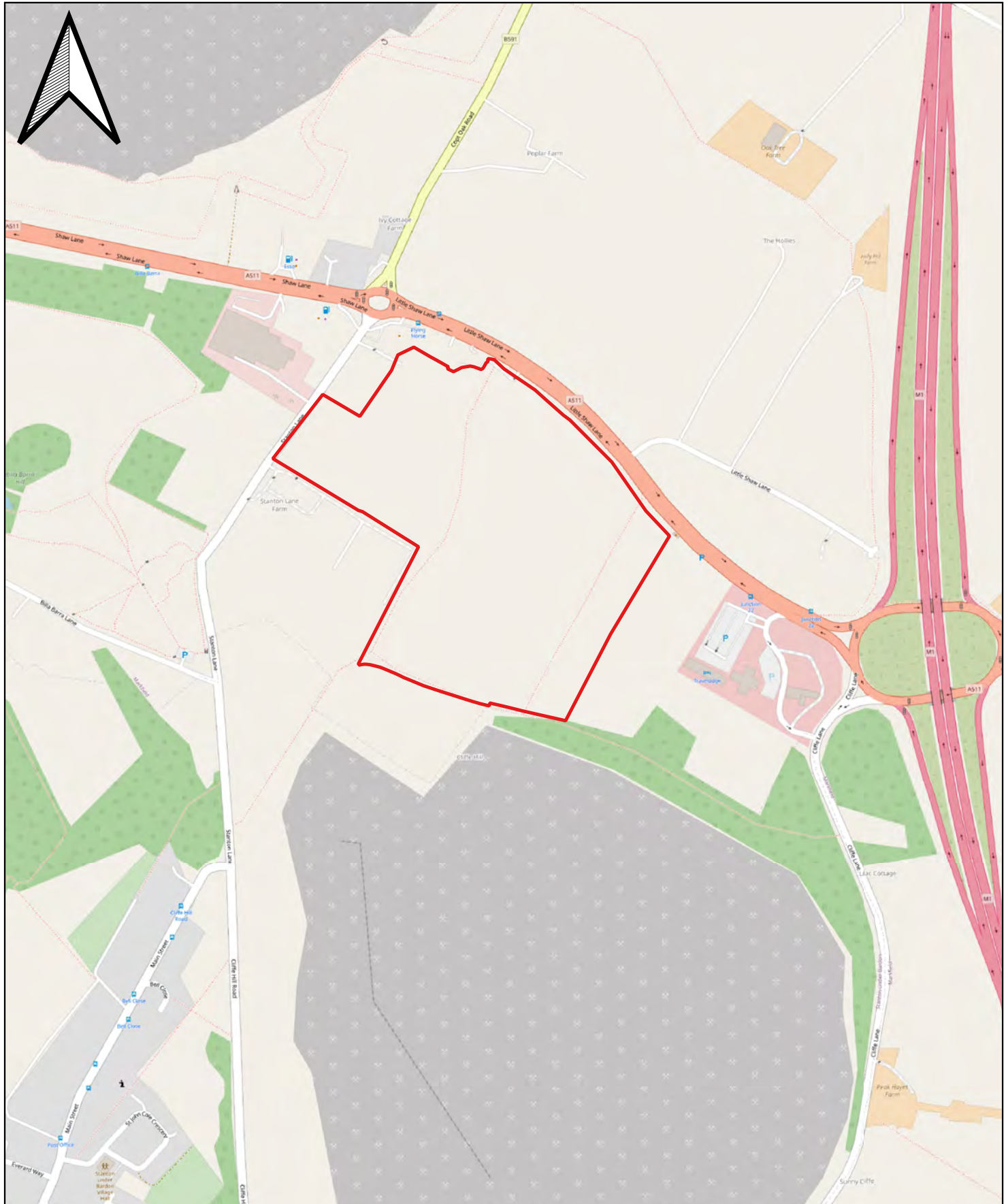
83. The site boundaries used in the assessment represent the latest versions provided to LSH by the Council in July 2025. All site boundaries may be subject to change.

Site Appraisals



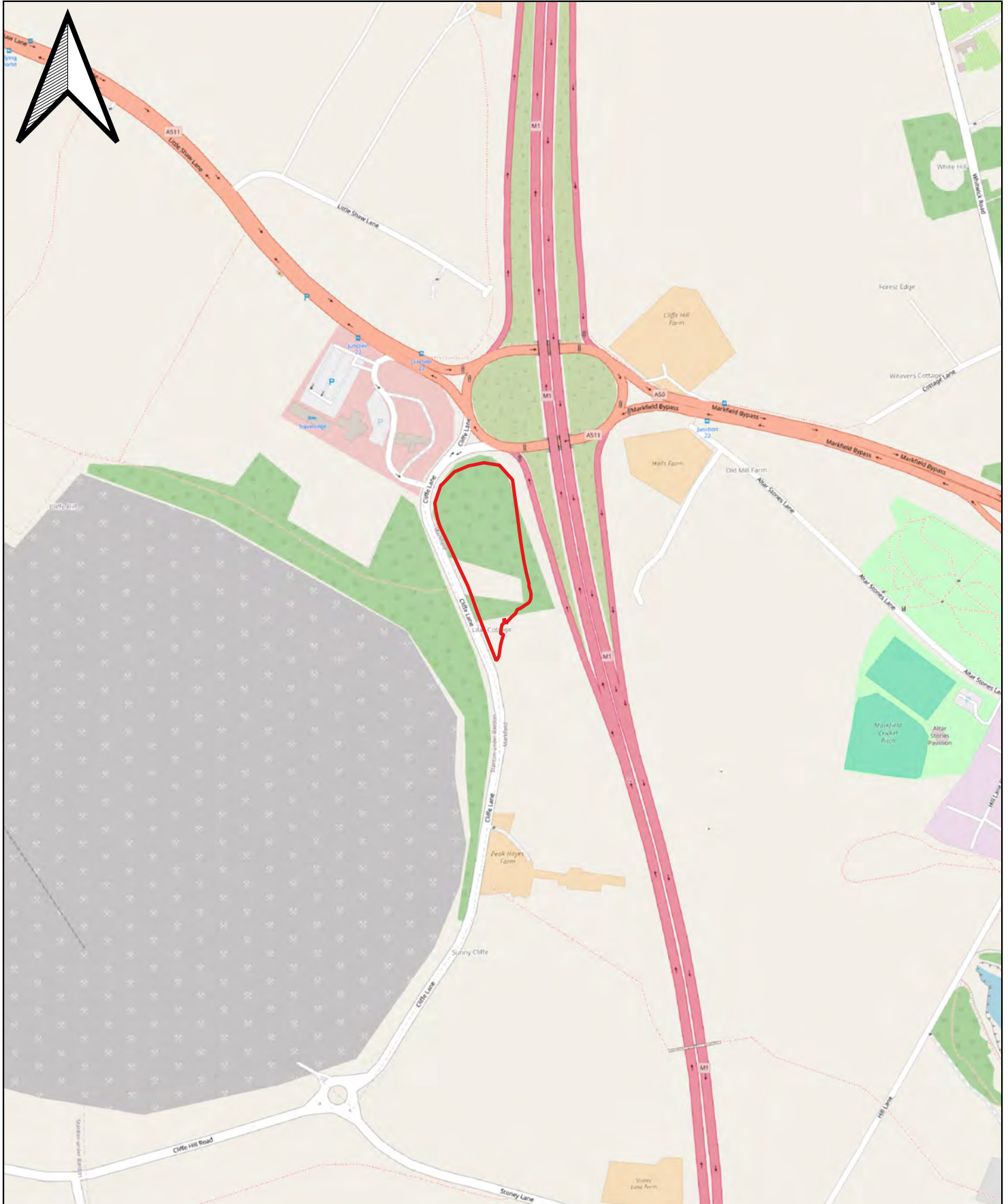
Site Reference	Settlement	Area (Ha)
LPR24	Desford	97.9

Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR32B	Markfield	16.1

Site Appraisals



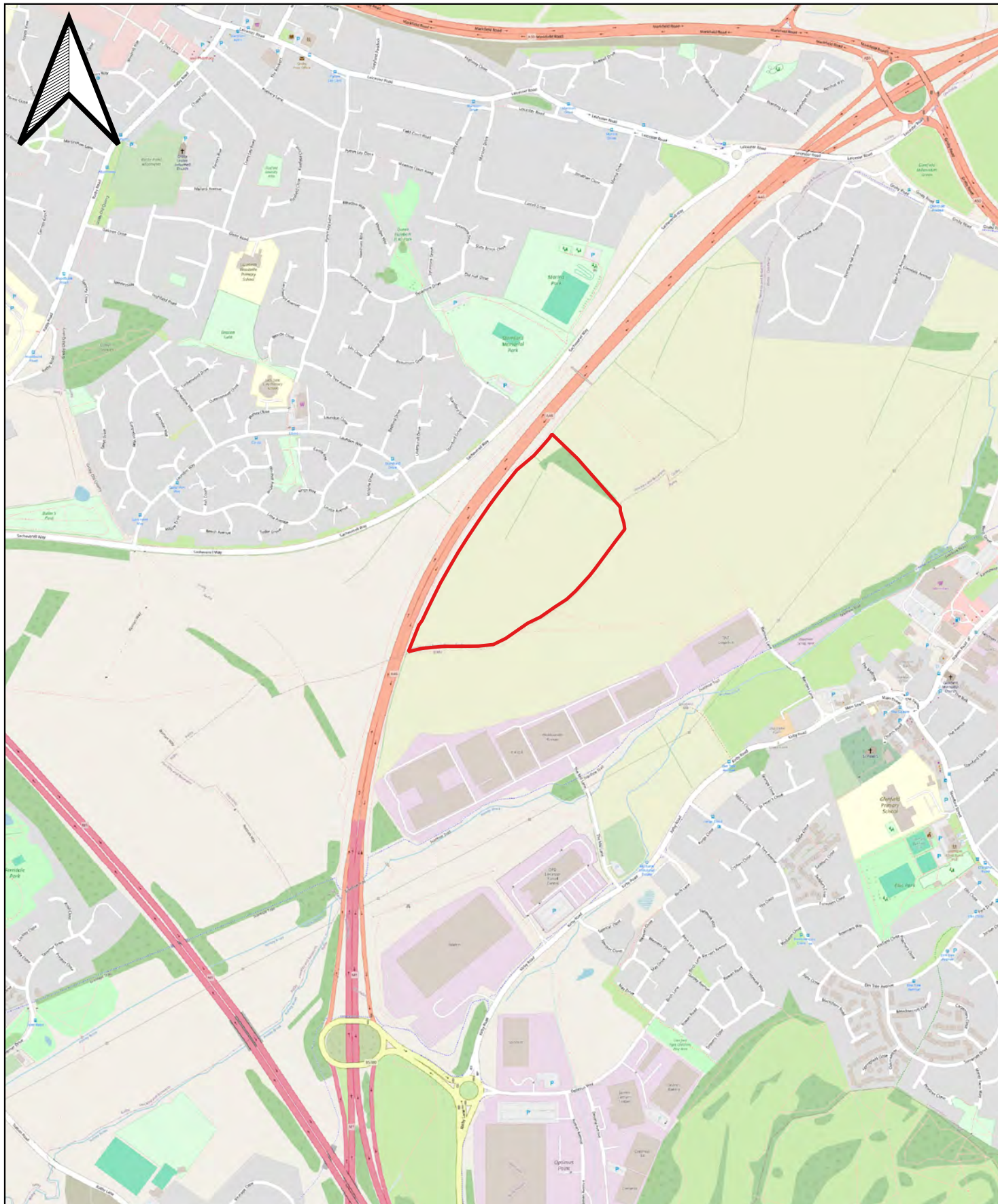
Site Reference	Settlement	Area (Ha)
LPR42A	Markfield	1.8

Site Appraisals



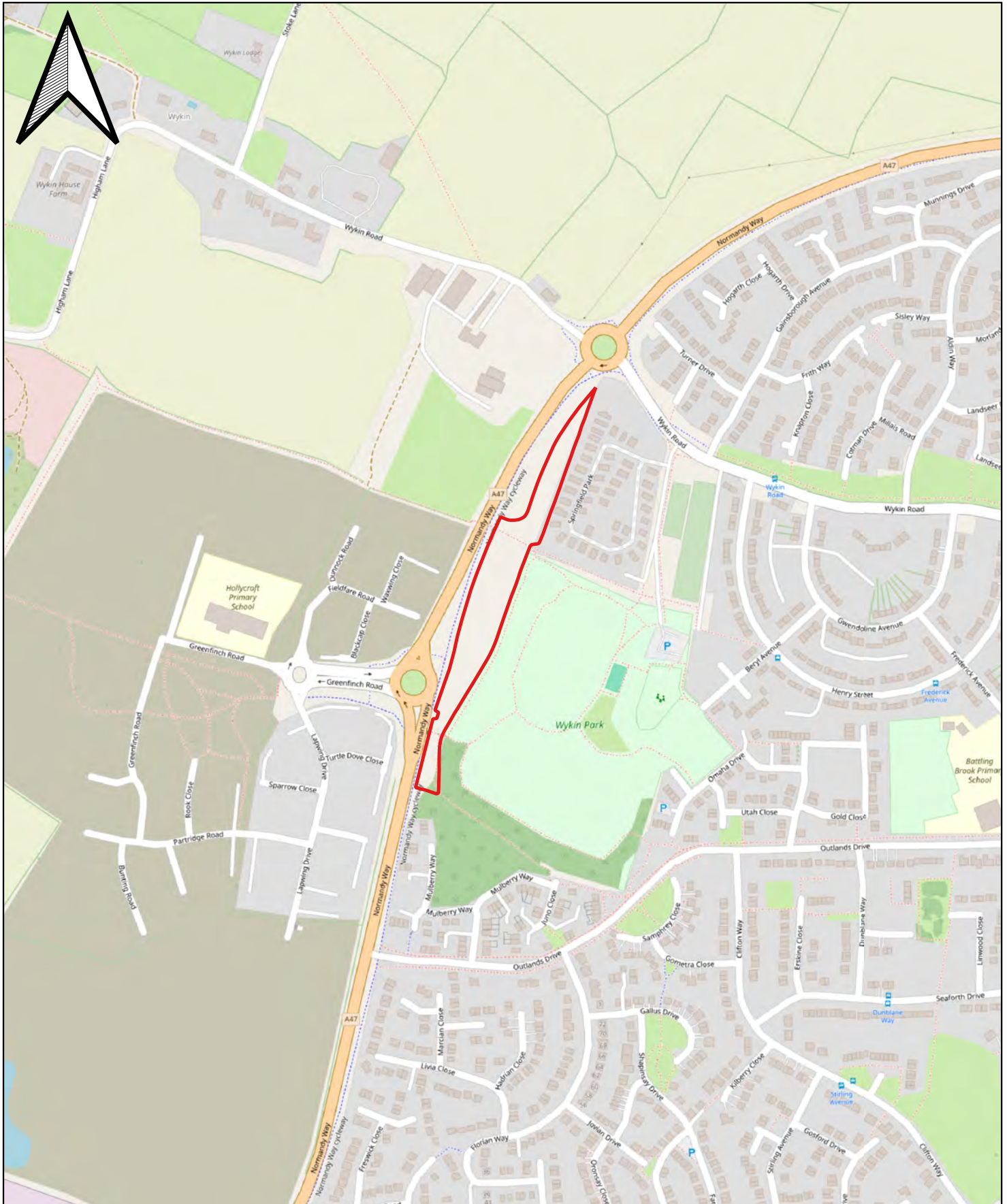
Site Reference	Settlement	Area (Ha)
LPR42B	Markfield	17.2

Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR134A	Groby	10.6

Site Appraisals



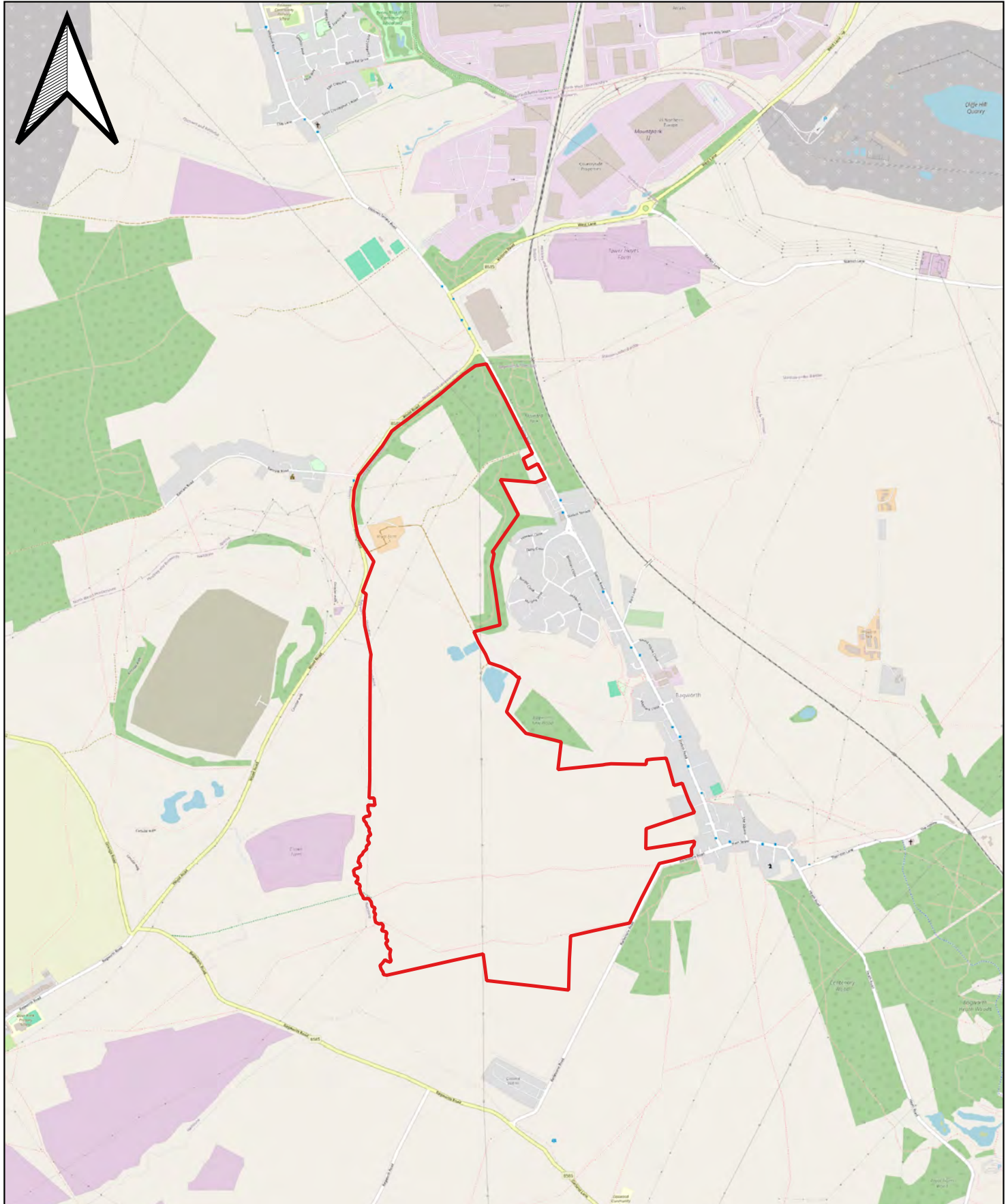
Site Reference	Settlement	Area (Ha)
LPR144B	Hinckley	1.3

Site Appraisals



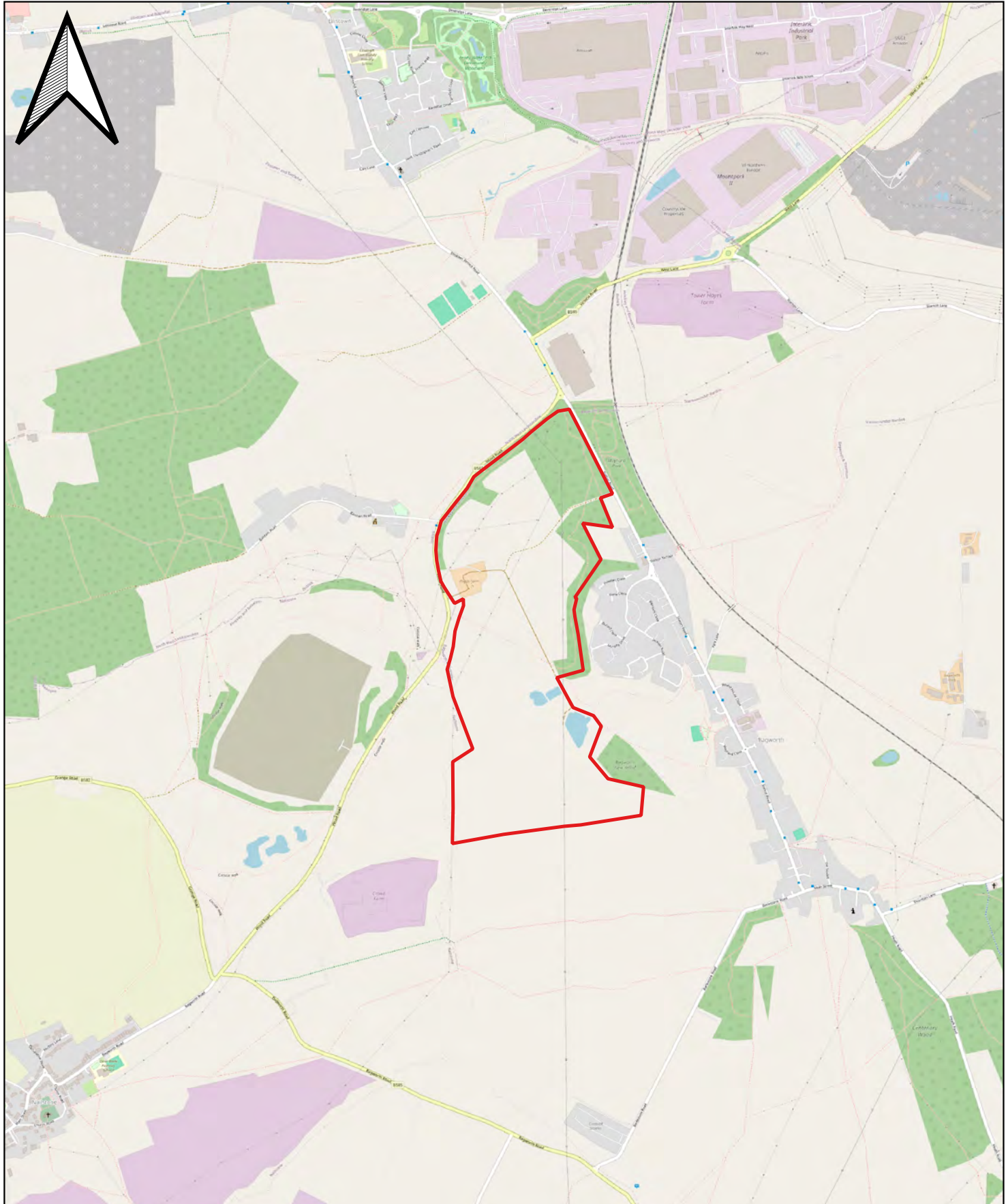
Site Reference	Settlement	Area (Ha)
LPR177	Nailstone	1.8

Site Appraisals



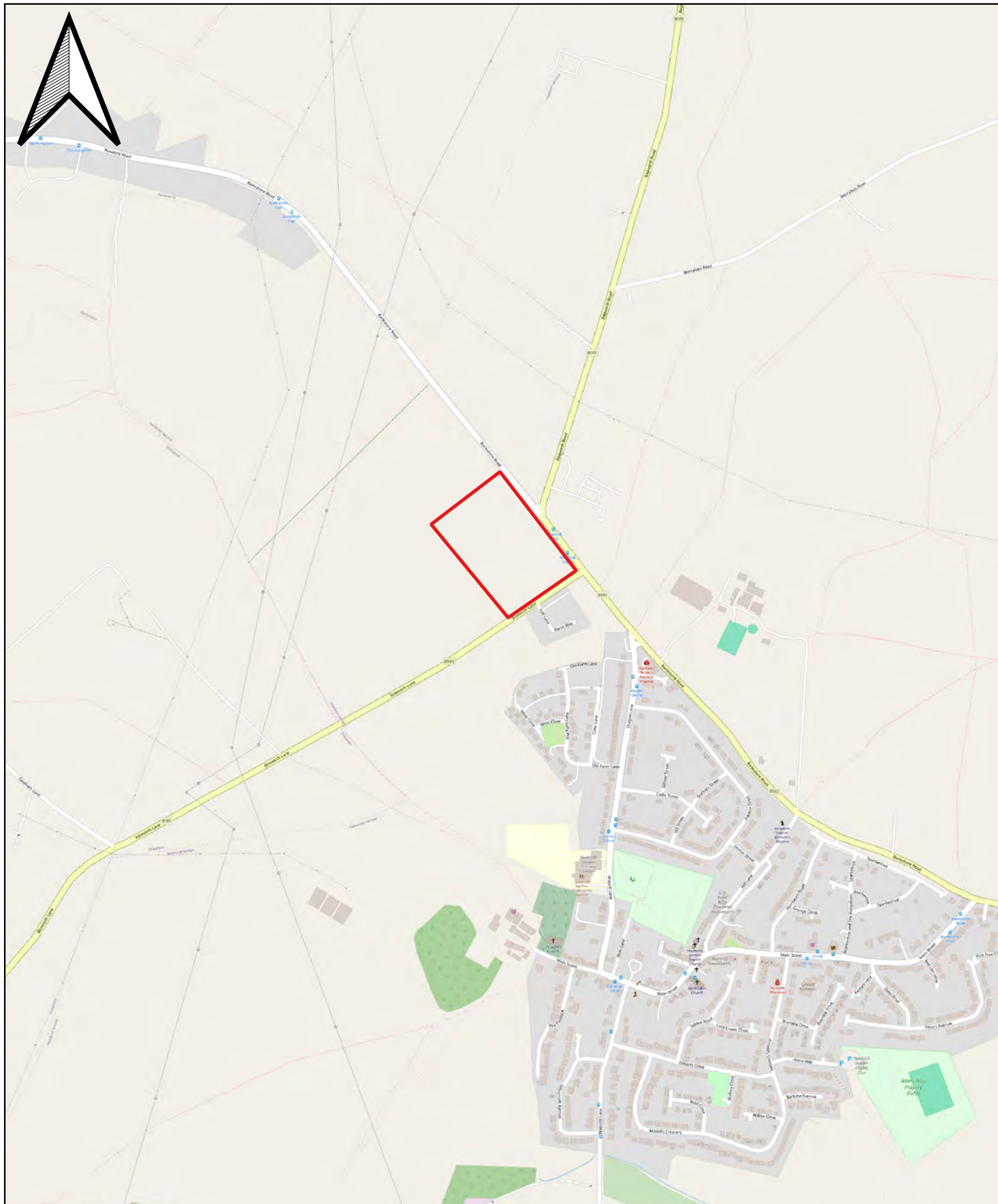
Site Reference	Settlement	Area (Ha)
LPR180A	Bagworth	166.1

Site Appraisals



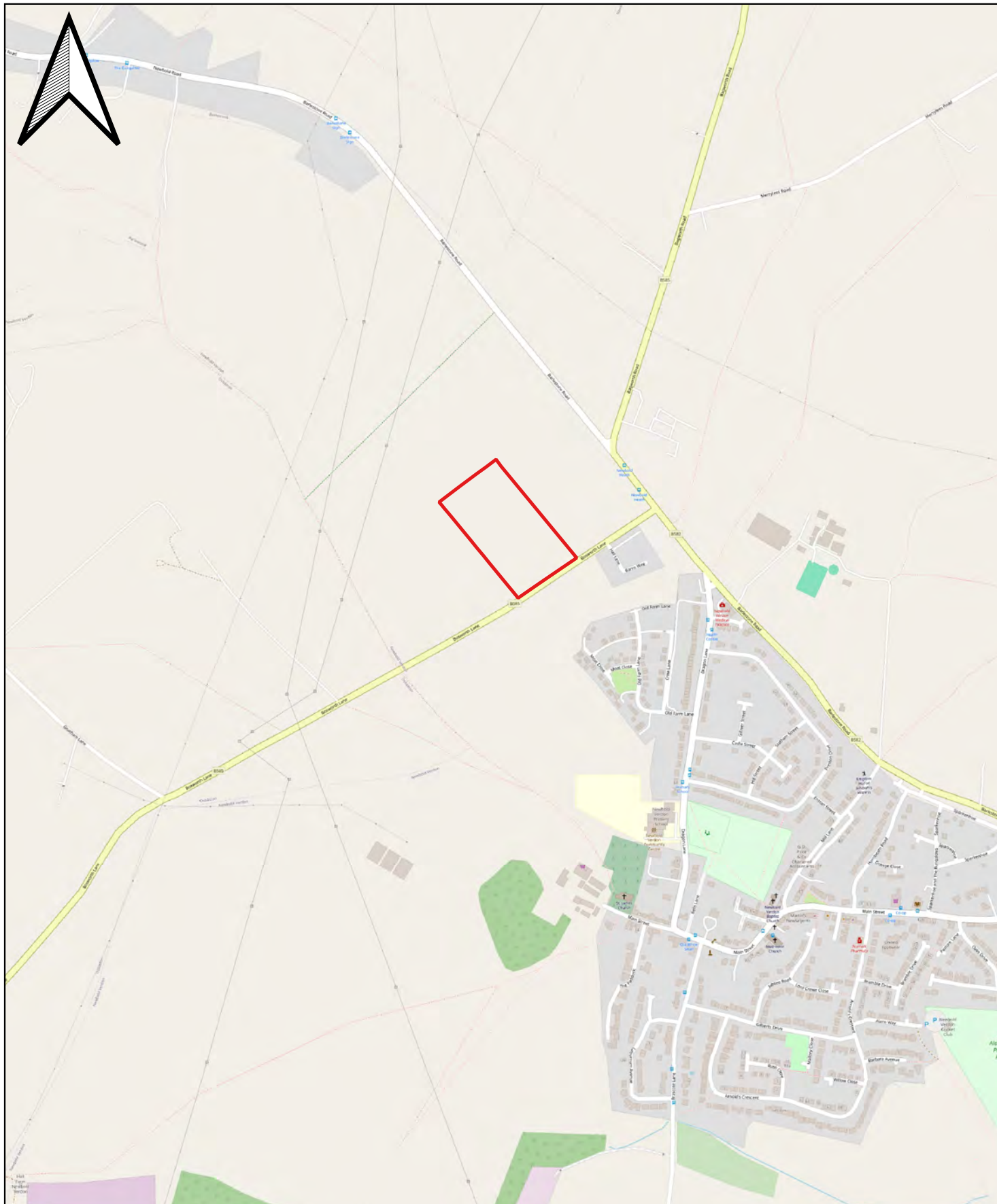
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LPR180B	Bagworth	83.4

Site Appraisals



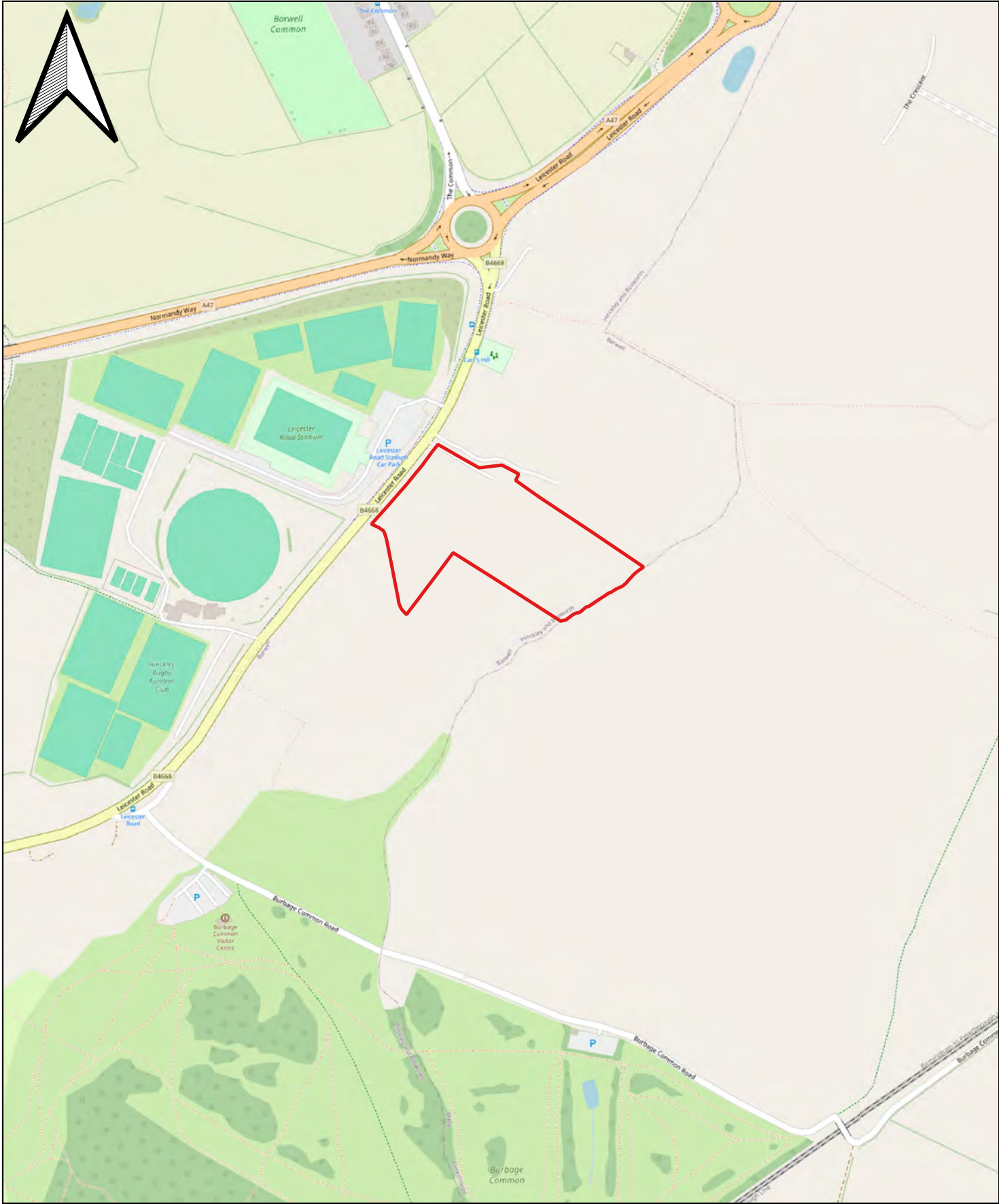
Site Reference	Settlement	Area (Ha)
LPR182A	Newbold Verdon	4.1

Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR182B	Newbold Verdon	3.2

Site Appraisals	
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Site Reference	Settlement	Area (Ha)
LPR191	Hinckley	3.7

Hinckley and Bosworth Borough Council Employment Land Assessment September 2025



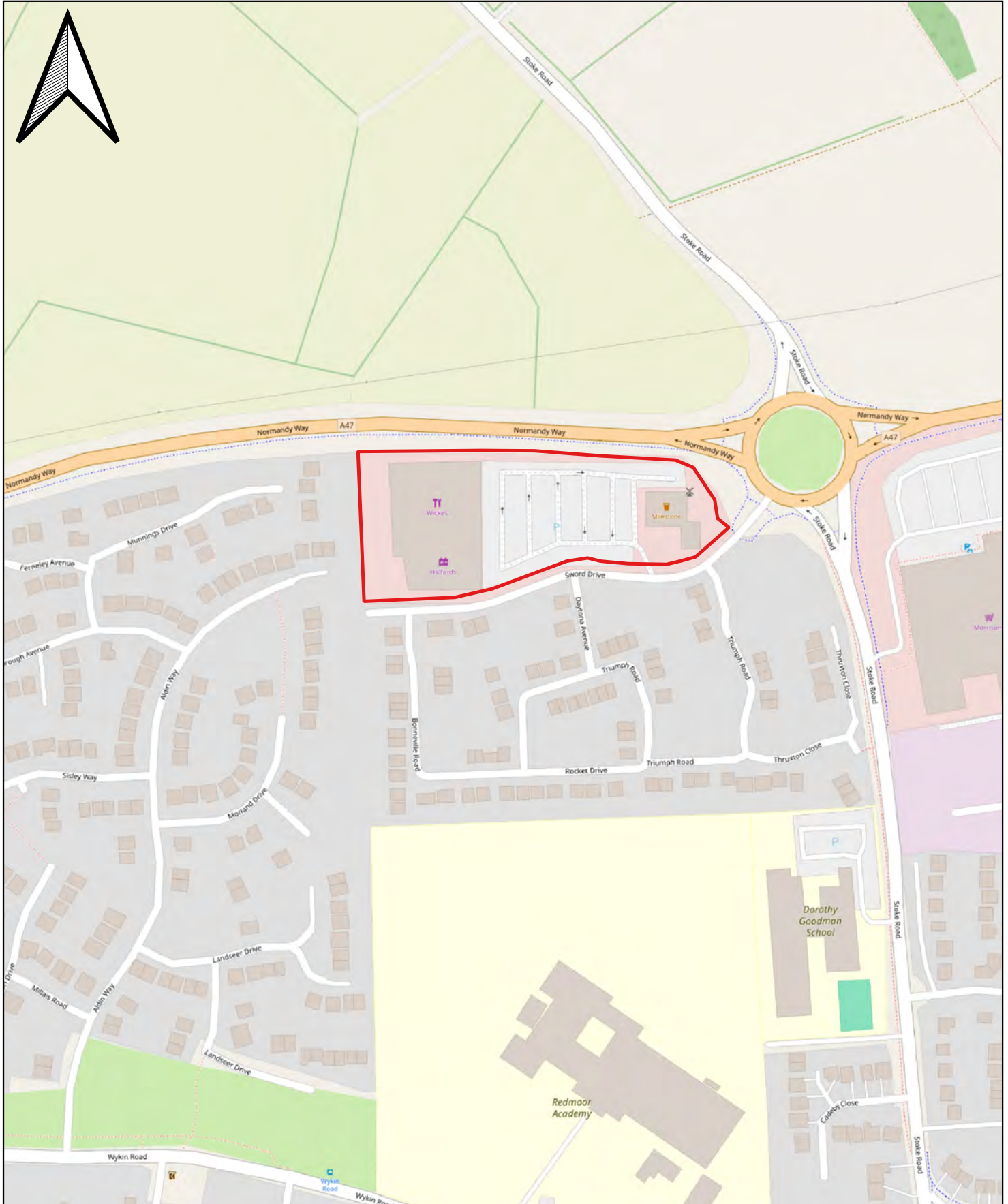
**Lambert
Smith
Hampton**

Site Appraisals



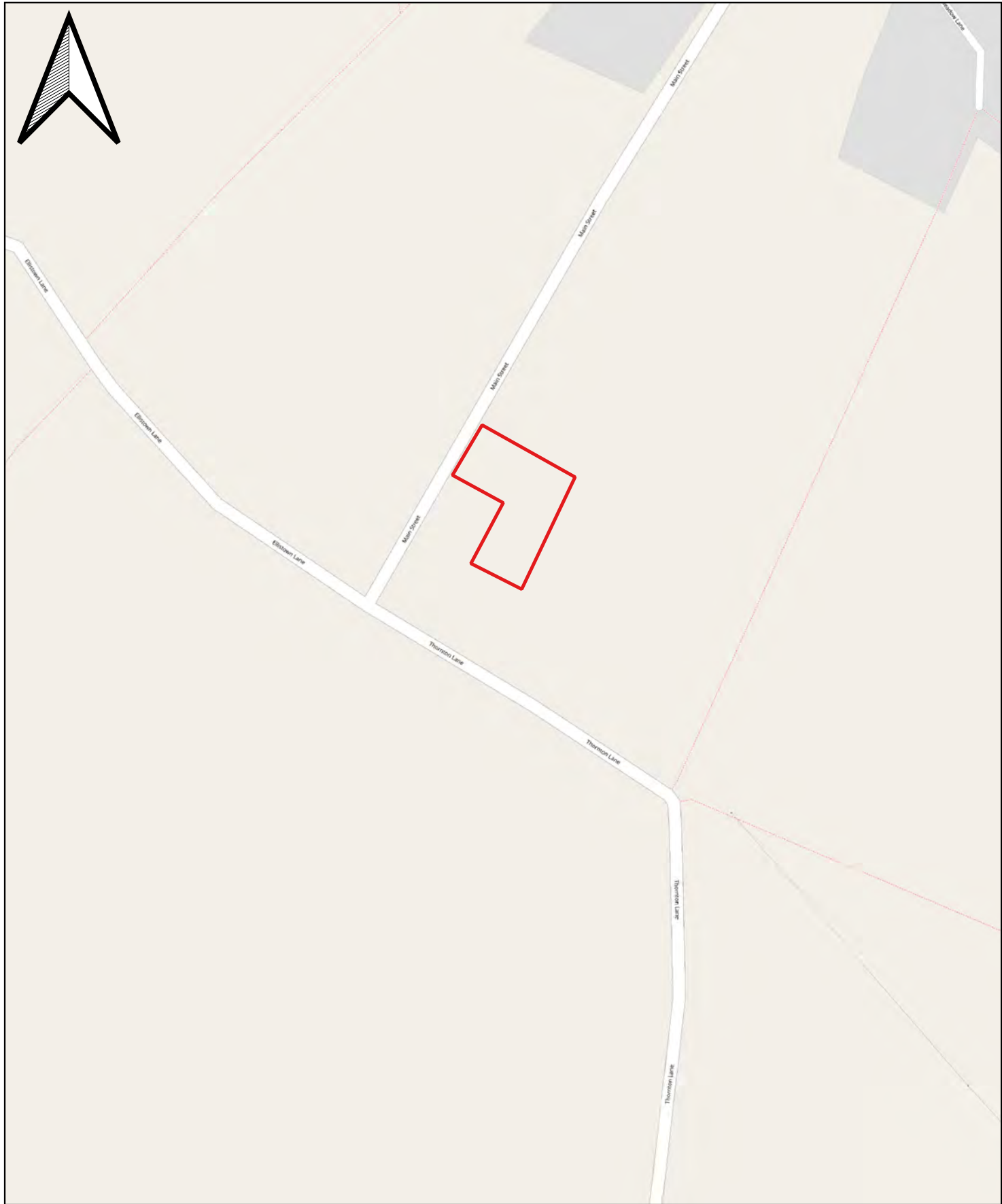
Site Reference	Settlement	Area (Ha)
LPR193	Newbold Heath	15.5

Site Appraisals



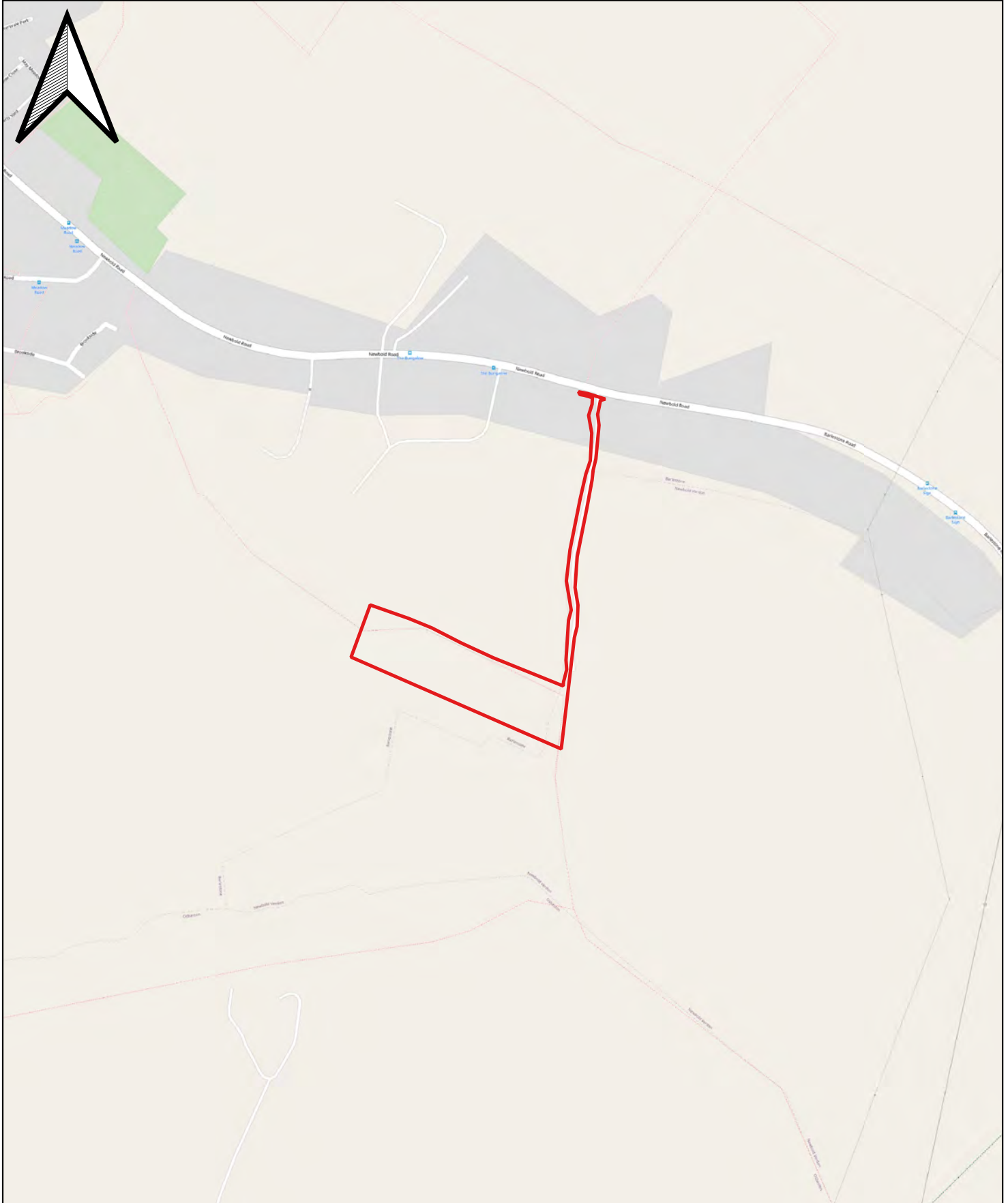
Site Reference	Settlement	Area (Ha)
LPR195	Hinckley	1.3

Site Appraisals



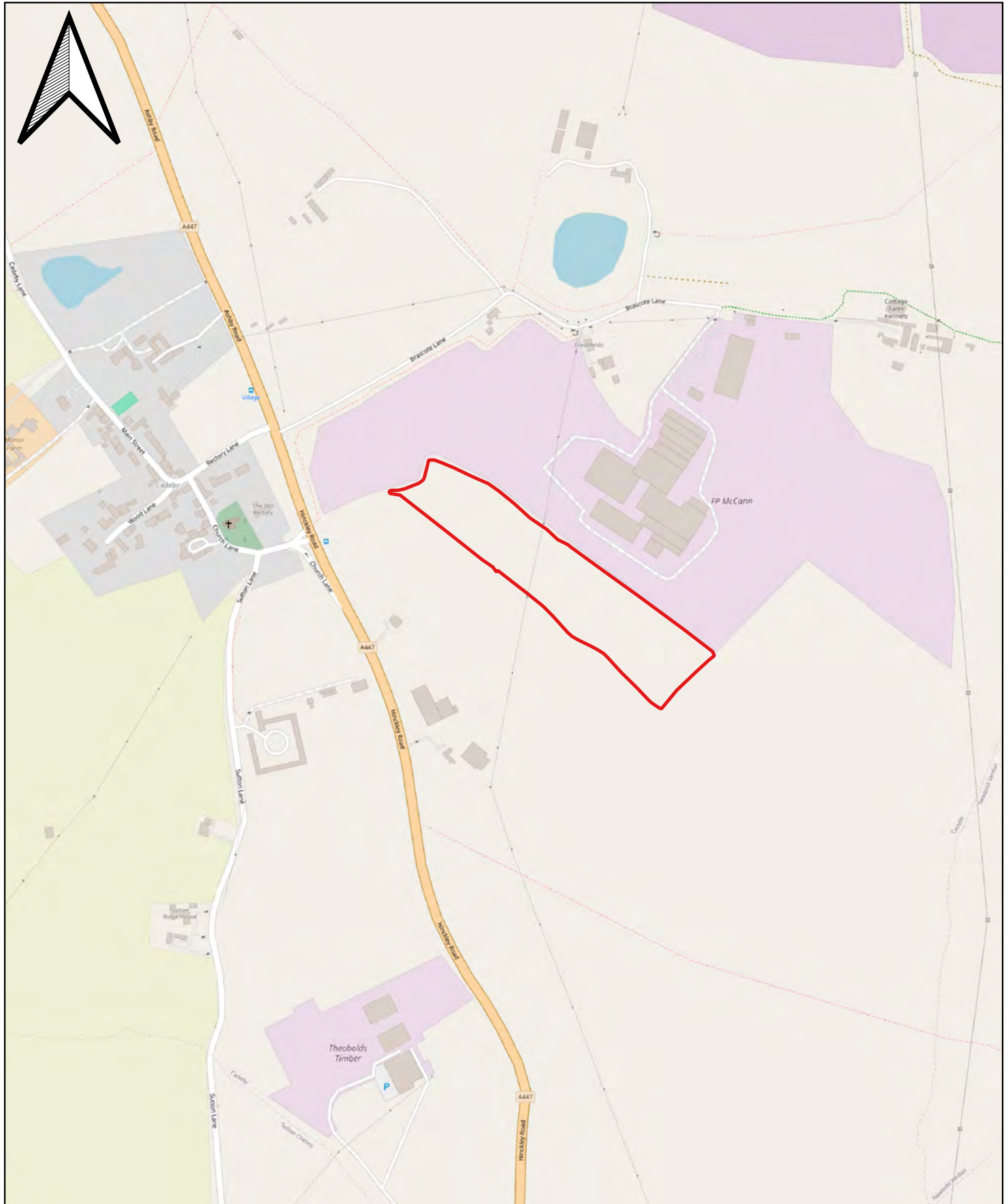
Site Reference	Settlement	Area (Ha)
LPR203	Stanton Under Bardon	0.1

Site Appraisals



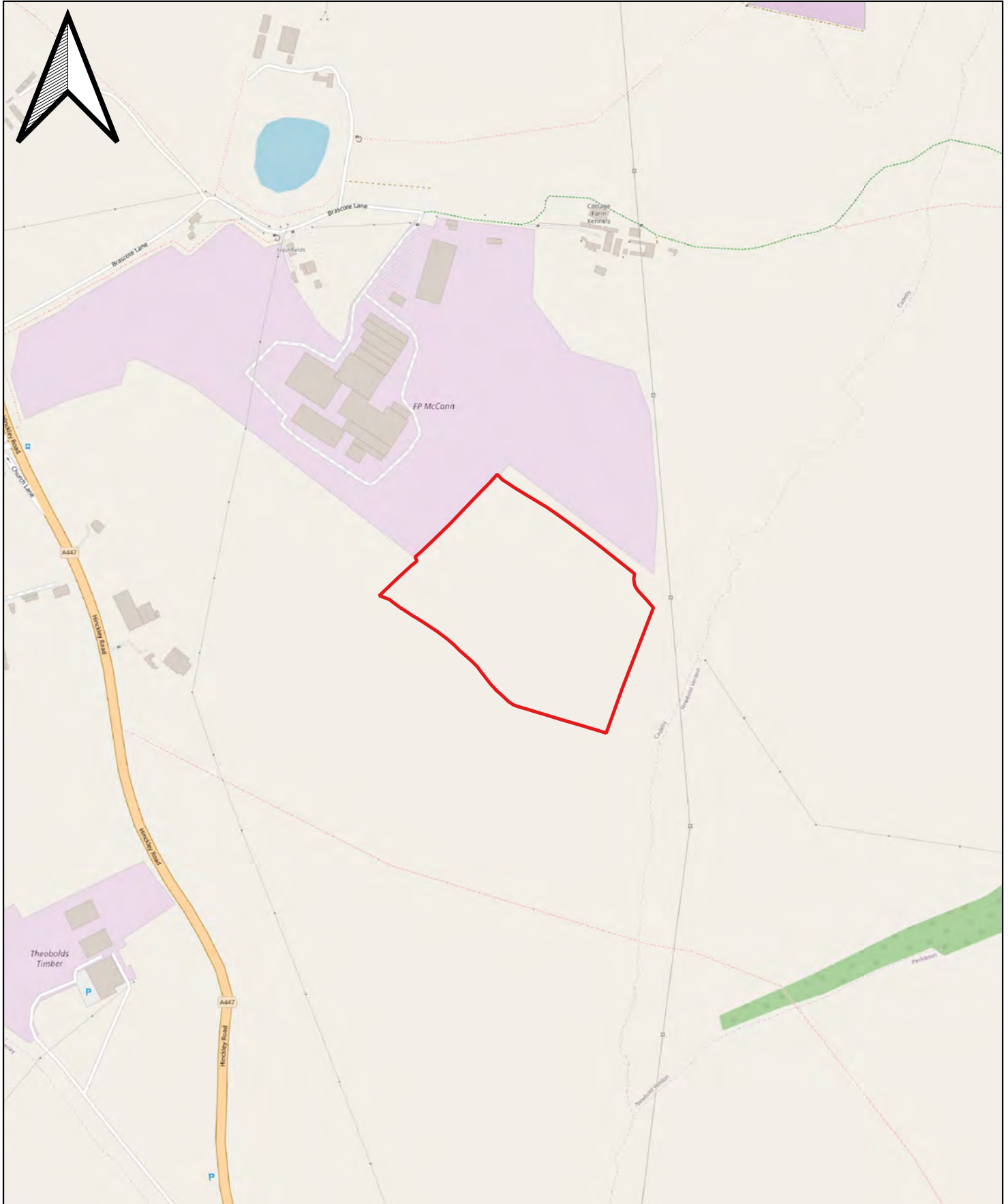
Site Reference	Settlement	Area (Ha)
LPR204	Barlestone	1.2

Site Appraisals



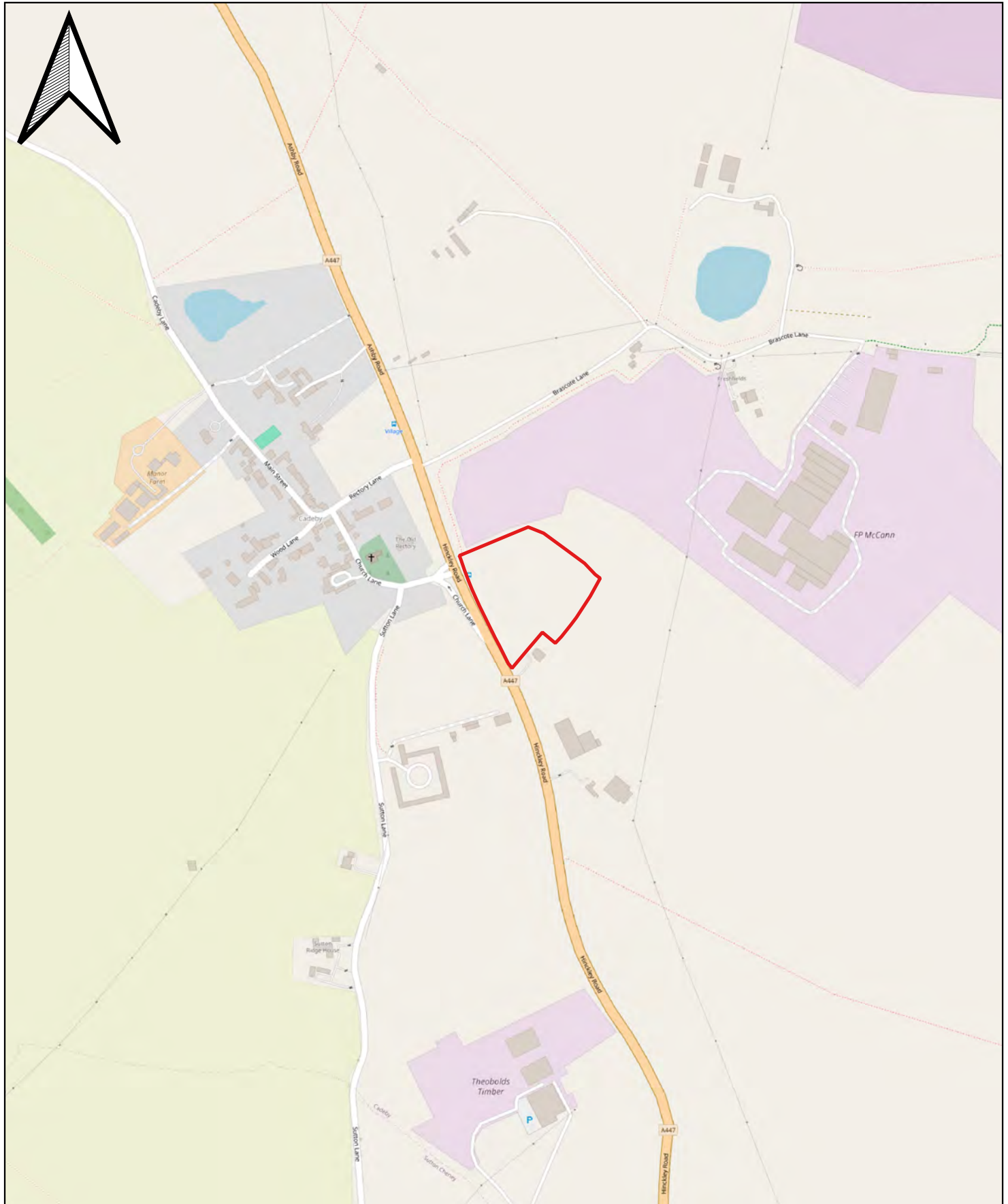
Site Reference	Settlement	Area (Ha)
LPR212	Cadeby	3.6

Site Appraisals



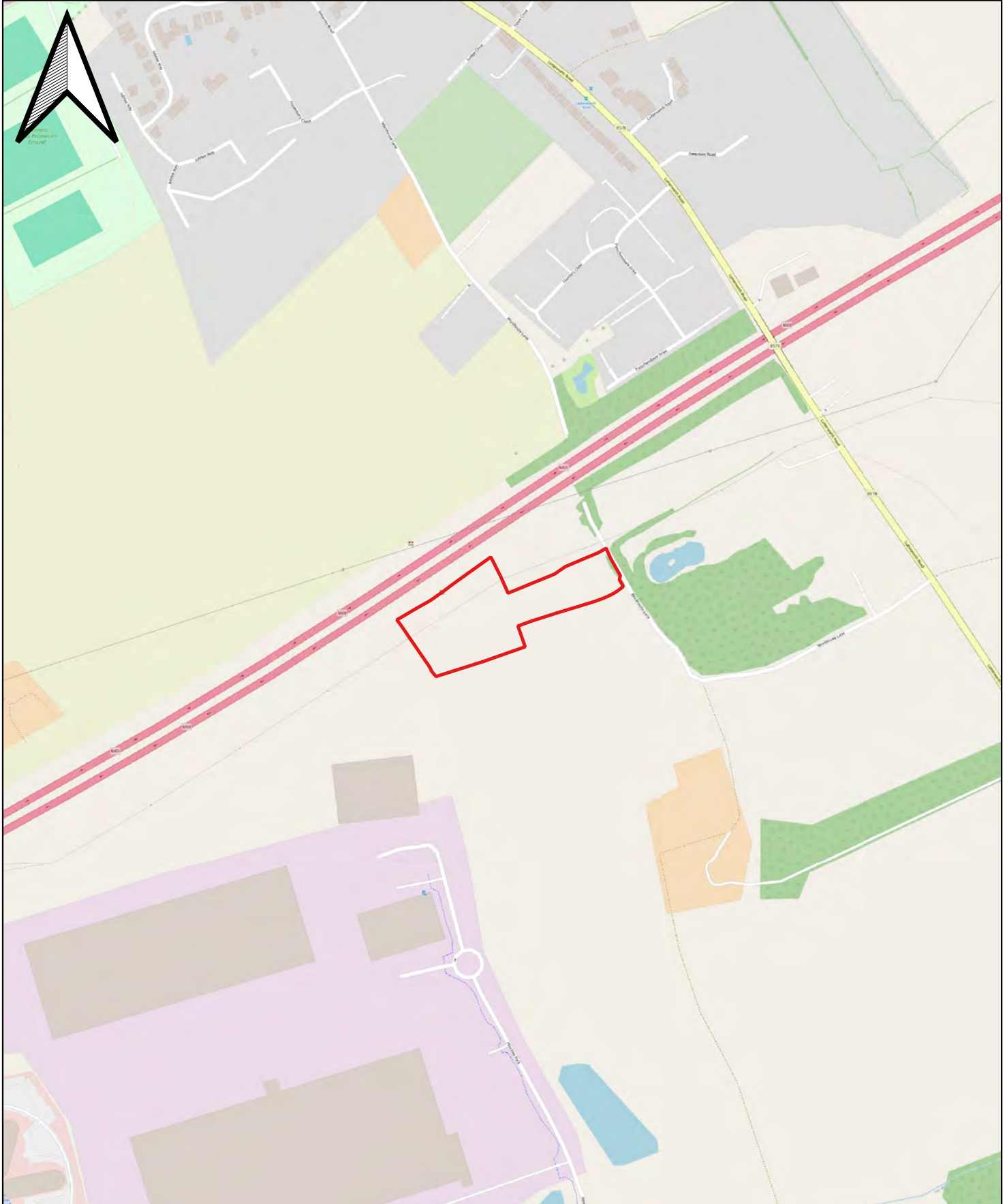
Site Reference	Settlement	Area (Ha)
LPR213	Cadeby	6.3

Site Appraisals



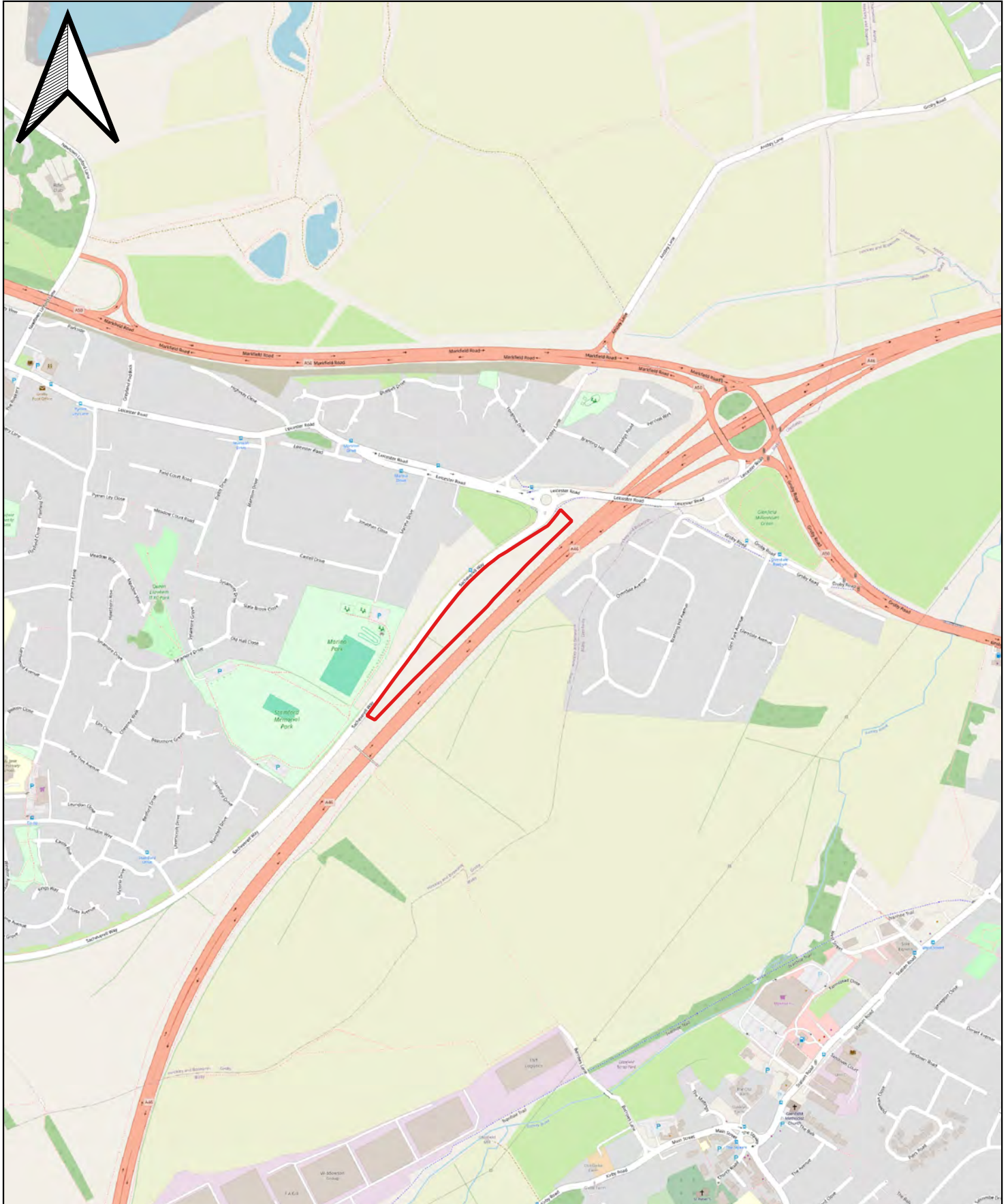
Site Reference	Settlement	Area (Ha)
LPR214	Cadeby	1.8

Site Appraisals



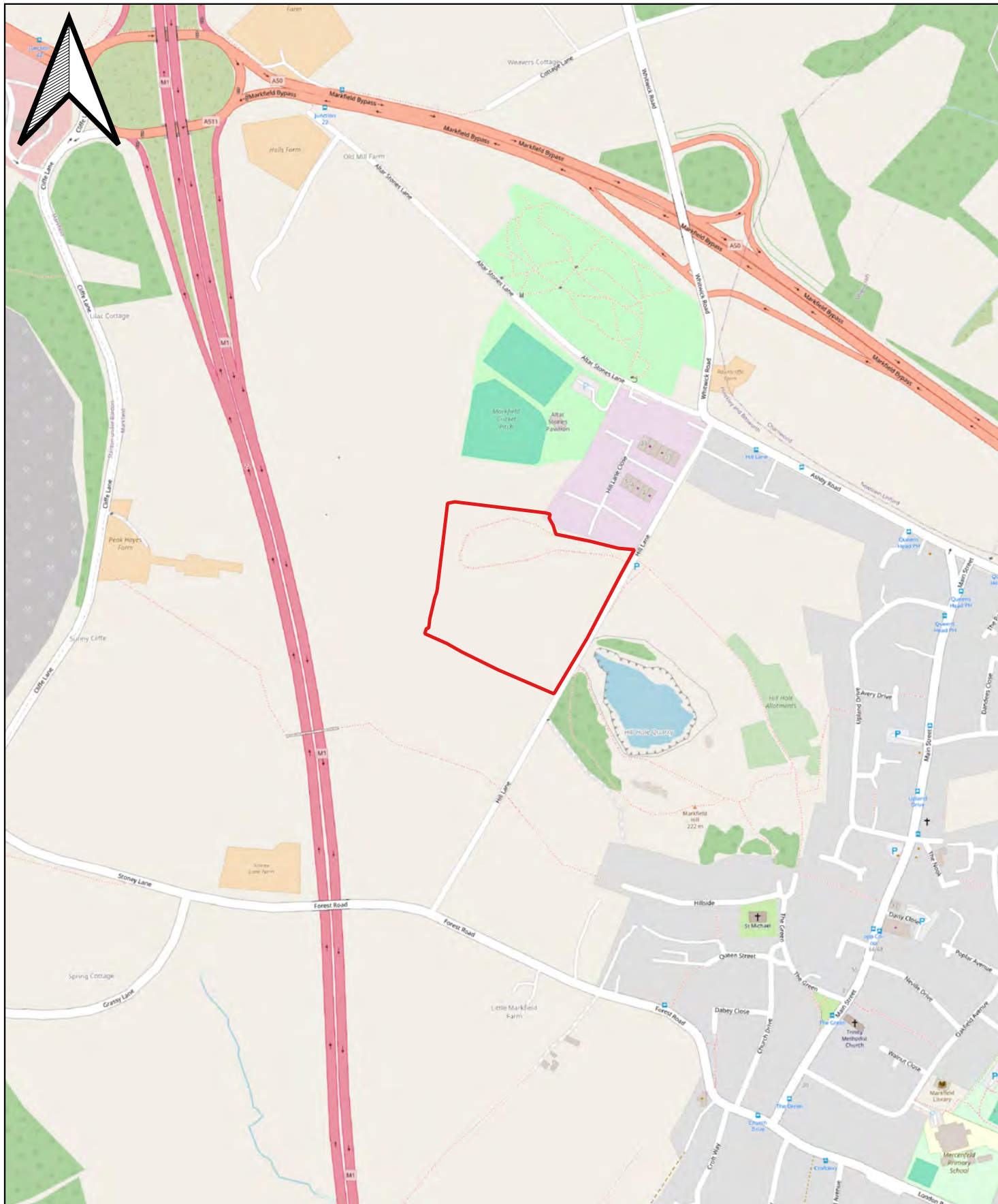
Site Reference	Settlement	Area (Ha)
LPR217	Burbage	1.4

Site Appraisals



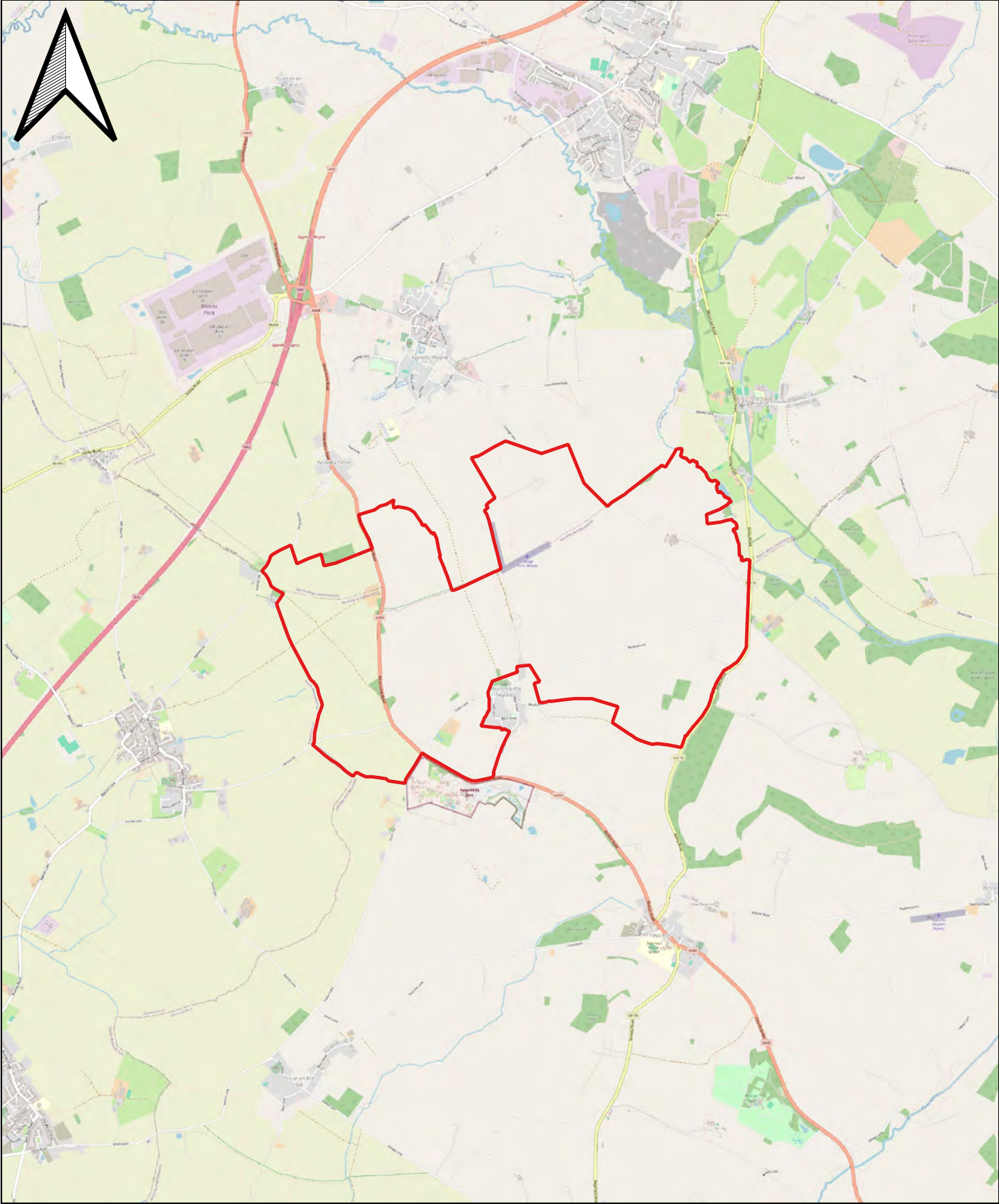
Site Reference	Settlement	Area (Ha)
LPR222	Groby	1.9

Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR224	Markfield	4.4

Site Appraisals	
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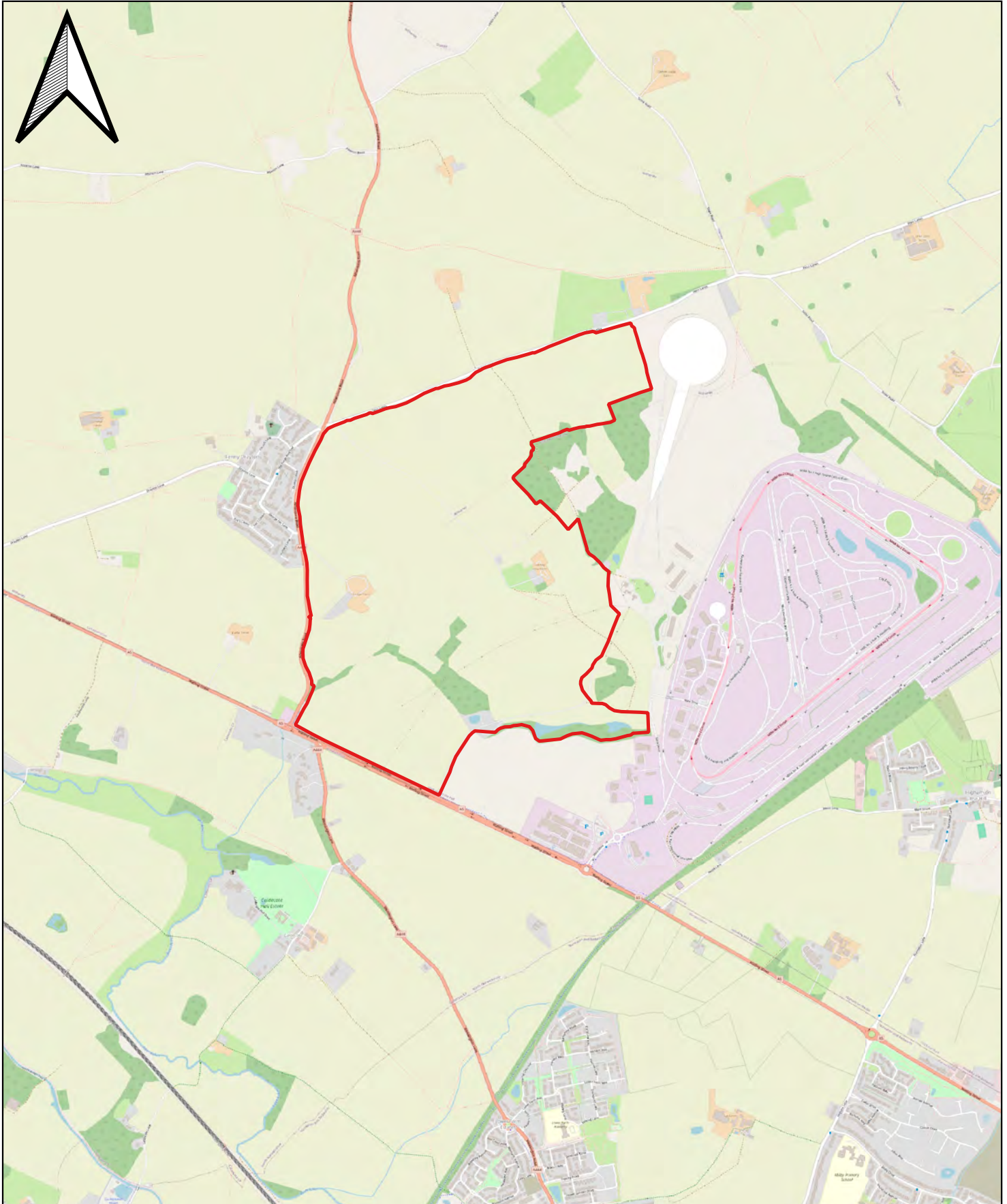
Site Reference	Settlement	Area (Ha)
LPR231	Norton Juxta Twycross	685.0

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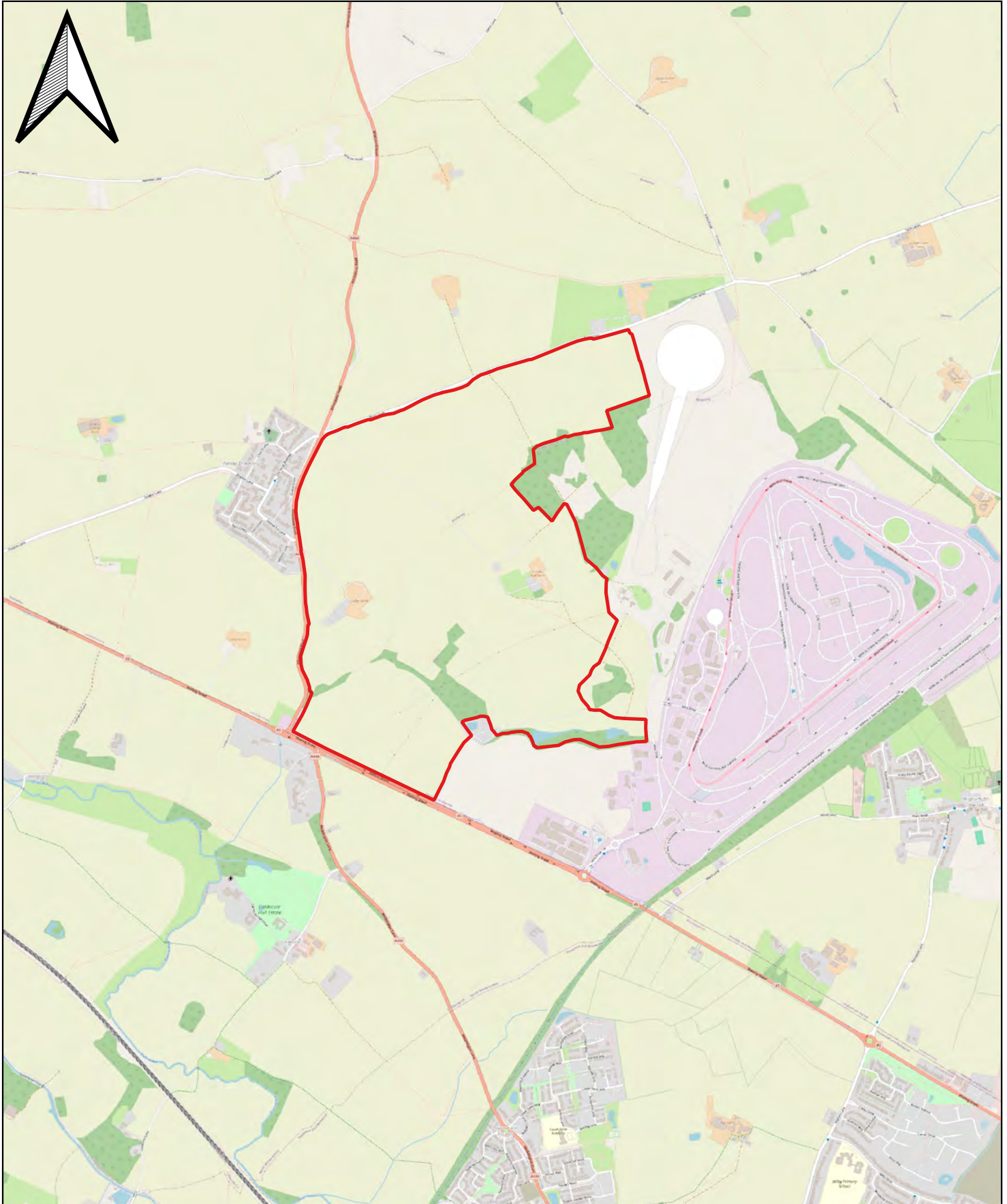
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Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR235B	Fenny Drayton	208.4

Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR235C	Fenny Drayton	208.1

Hinckley and Bosworth Borough Council
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September 2025



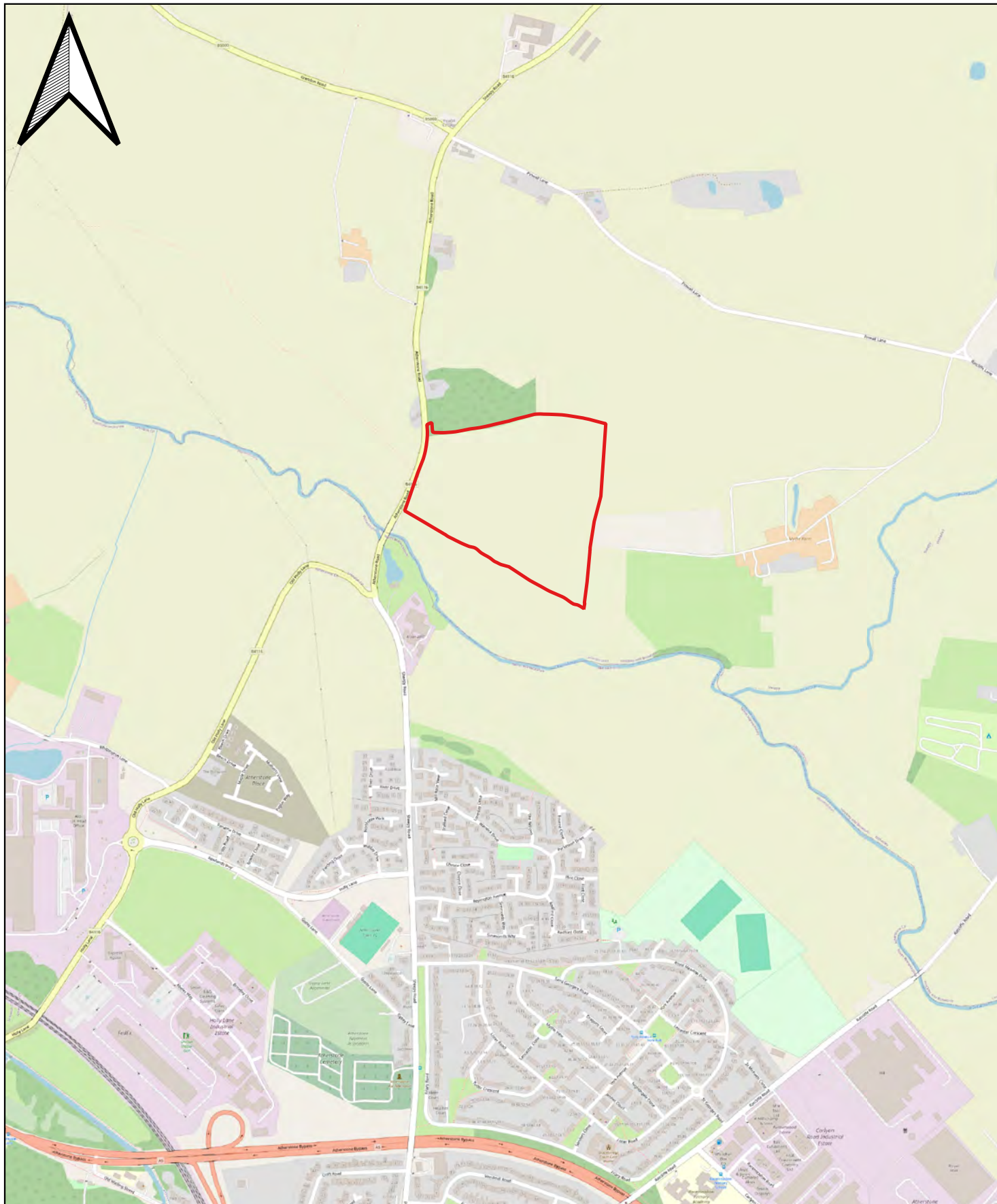
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Site Appraisals



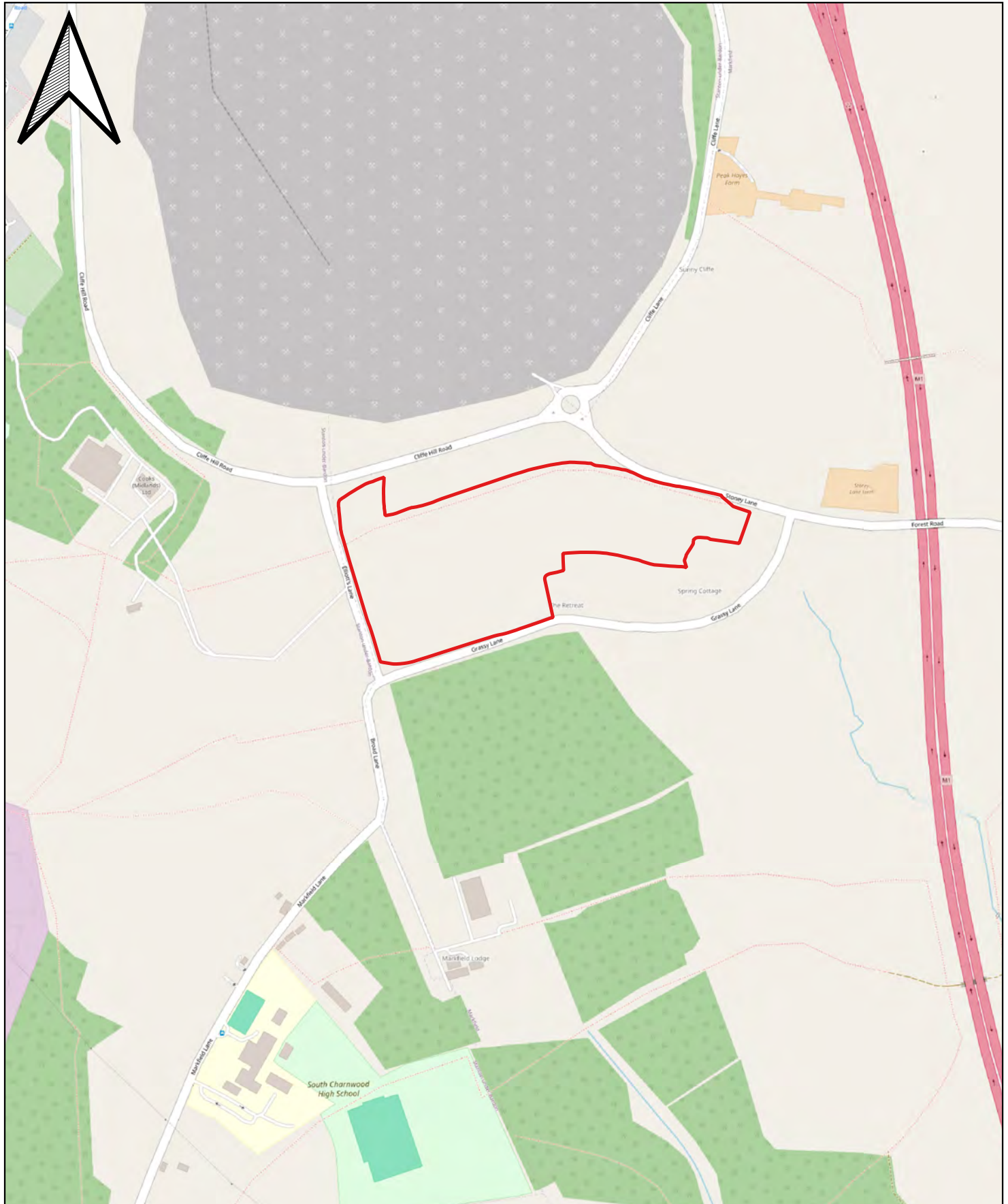
Site Reference	Settlement	Area (Ha)
LPR236	Earl Shilton	0.5

Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR239	Pinwall	10.7

Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR240	Markfield	8.8

Site Appraisals



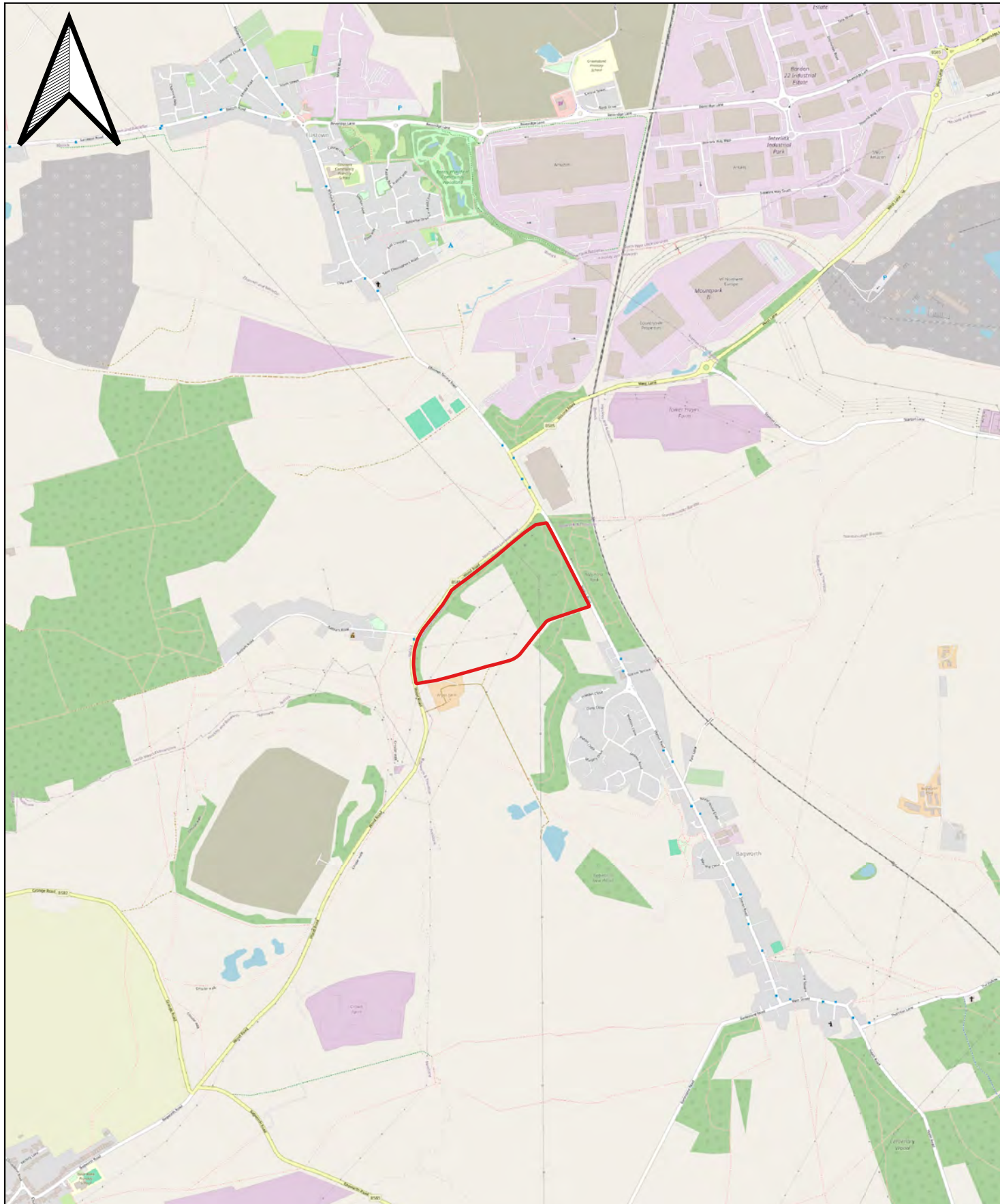
Site Reference	Settlement	Area (Ha)
LPR241	Burbage	7.0

Site Appraisals



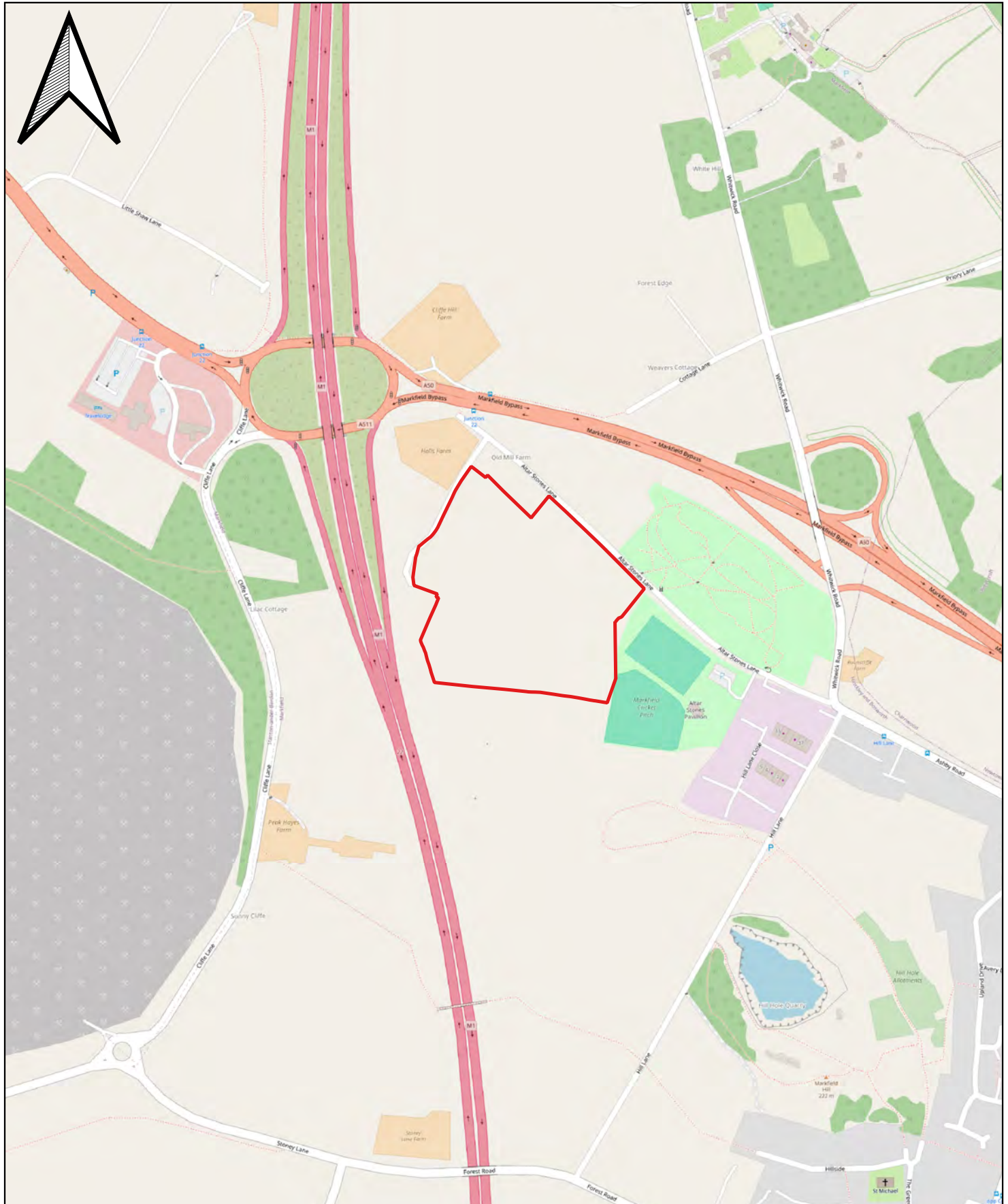
Site Reference	Settlement	Area (Ha)
LPR242	Hinckley	0.6

Site Appraisals



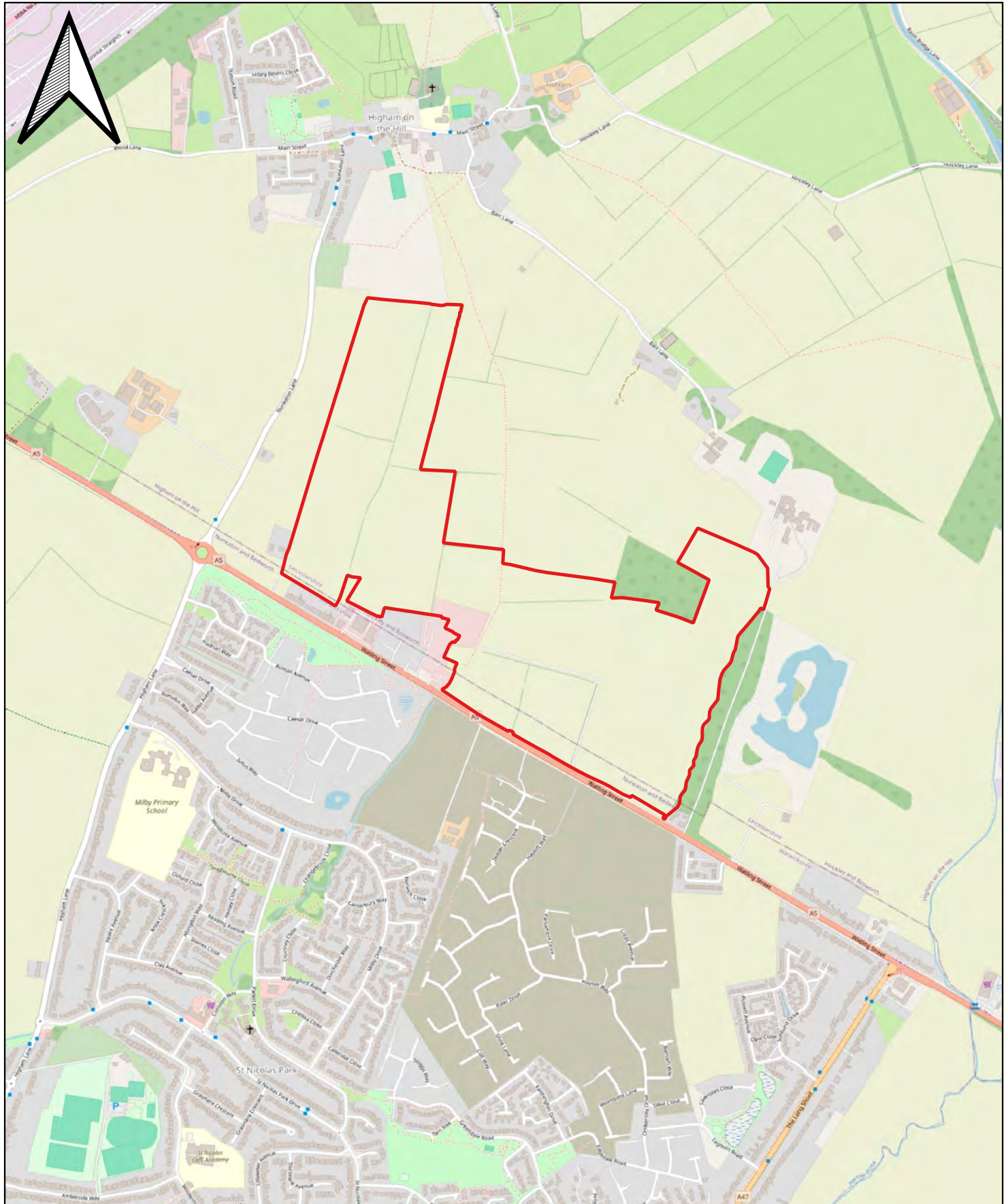
Site Reference	Settlement	Area (Ha)
LPR243	Bagworth	21.9

Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR249	Markfield	6.9

Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR252	Hinckley	56.5

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Employment Land Assessment
September 2025**



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Site Appraisals



Site Reference	Settlement	Area (Ha)
LPR259	Burbage	35.8