

Appendix 1 – Employment Areas Summary Schedule

Address	Area, hectares	Recommendation
Dunlop Ltd, East of Station Road, Bagworth	2.23	C
Workshop Units, Station Terrace, Bagworth	0.13	B
Markfield Plastics Ltd, 256 Station Road, Bagworth	0.06	B
Hosiery Factory, Barton Road, Barlestone	0.20	C
Mill Street Industrial Estate, Barwell	7.46	A
Factories, Dawsons Lane, Barwell	1.63	B
Workshop Units, Arthur Street, Barwell	0.80	C
Factory, off Friswell Lane, Barwell	1.09	C
Konfidence Works, Arthur Street, Barwell	0.69	C
Barton Building, King Street, Barwell	0.13	C
Works, South of Stapleton Lane, Barwell	1.00	B
Barwell Business Centre, Kingsfield Road, Barwell	0.72	B
Land fronting on to the High Street at the rear of Mill Street Industrial Estate, Barwell	0.61	B
Works off Bank Terrace, Barwell (North)	0.32	C
Works off Bank Terrace, Barwell (South)	0.39	B
Works, West of Hill Street, Barwell	0.20	B
Factory, Arthur Street, Barwell	0.17	C
Factory off The Barracks, Barwell	0.19	C
Workshop Units, George Street, Barwell	0.19	C
Industrial Units, West of Rugby Road, Burbage	13.22	C
Sketchleys Meadows Industrial Estate, Burbage	13.07	A
Sapcote Road Industrial Estate, Burbage	1.24	B
Hinckley Business Centre, London/Burbage Road, Burbage	1.12	B
Johnson Ltd, Rugby Road, Burbage	0.72	C
Works, West of Britannia Road, Burbage	0.54	C
Warehouse, South of Coventry Road, Burbage	0.20	C
Works, North of Windsor Street, Burbage	0.13	B
Theobalds Rural Industry and FP McCann, Cadeby	17.66	B
Caterpillar, Desford	99.67	A
Former Glengate Hospital Site, Leicester Lane, Desford	5.16	A
Ratby Engineering, Peckleton Common Employment Area, Desford	3.29	A
Highfields Seeds, Peckleton Lane, Desford	0.40	B
Oaks Industrial Estate, Earl Shilton	0.89	A
Factory/Works, Rossendale Road, Earl Shilton	0.42	C
Telephone Exchange, Rossendale Road, Earl Shilton	0.07	B
Gamma Hose, New Street, Earl Shilton	0.05	B

Address	Area, hectares	Recommendation
Workshop Units, High Street, Earl Shilton	0.51	C
Factory Units, Wood Street, Earl Shilton	0.51	B
Factory, Church Street, Earl Shilton	0.31	C
Factory, West of Hill Top, Earl Shilton	0.23	B
Works, South of West Street, Earl Shilton	0.05	C
Churchill Works, Highfield Street, Earl Shilton	0.22	C
Factory, Keats Lane, Earl Shilton	0.11	C
Warwick Building, Rossendale Road, Earl Shilton	0.07	C
Factory, West Street, Earl Shilton	0.06	C
Groby Trading Estate, Fir Tree Lane, Groby	3.40	A
Scania Depot, Markfield Road, Groby	1.27	A
Walker-Smiths Haulage Site, Ratby Road, Groby	0.11	C
Workshops, Rookery Lane, Groby	0.02	C
MIRA, Watling Street, Higham on the Hill	307.20	A
Industrial Estate, West of Station Road, Higham on the Hill	0.52	A
Harrowbrook Industrial Estate, Hinckley	37.16	A
Logix Distribution Park, Hinckley	19.15	A
Dodwells Bridge Industrial Estate, Jacknell Road, Hinckley	15.41	A
Triumph Motorcycles, Dodwells Road, Hinckley	16.70	A
Hinckley Fields Industrial Estate, Hinckley	12.03	A
Transco HQ/Jarvis Porter, Coventry Road, Hinckley	12.18	B
Nutts Lane Industrial Estate/EME Site, Hinckley	8.47	A
Tescos Distribution Depot, Dodwells Road, Hinckley	8.30	A
Bond Street Glass and Adjacent Units, Hinckley	0.23	C
Land north of Atkins Building, Hinckley	0.32	B
Units on Druid Street, Hinckley	0.34	B
Land North of Well Lane, Hinckley	0.37	C
Garage on Druid Street, Hinckley	0.04	C
Area of Mixed Uses, South of Upper Bond Street, Hinckley	1.63	C
Hawley Road Industrial Estate, Hinckley	3.25	B
Paynes Garage, South of Coventry Road, Hinckley	2.81	A
Former Atkins Factory, Lower Bond Street, Hinckley	0.86	A
Area of Mixed Uses, North of Upper Bond Street, Hinckley	1.00	C
Knitwear Factory, Holliers Walk, Hinckley	1.38	C
Richard Roberts Factory, Southfield Road, Hinckley	1.24	C
Trinity Motors, North of Coventry Road, Hinckley	1.24	B
Nutts Lane Industrial Estate, Hinckley	1.05	A
Clover Park Industrial Estate, Hinckley	0.81	A

Address	Area, hectares	Recommendation
Hosiery Factory/Builders Yard, South of John Street, Hinckley	0.98	B
Sparkenhoe Business Centre, Southfield Road, Hinckley	0.68	B
Factory/Printing Works, West of Station Road, Hinckley	0.55	C
Factory, South of Mill Hill Road, Hinckley	0.22	C
Timber Yard, South of Westfield Road, Hinckley	0.39	C
Factory, Brunel Road, Hinckley	0.36	C
Highfield Works, John Street, Hinckley	0.29	C
Factory/Works, South of Wood Street, Hinckley	0.26	B
Workshops, Trinity Vicarage Road, Hinckley	0.14	C
Brunel House, Brunel Road, Hinckley	0.22	C
Factory, East of Parsons Lane, Hinckley	0.23	C
Factory, East of Teign Bank Road, Hinckley	0.22	C
Hosiery Factory, West of Queens Road, Hinckley	0.19	C
Factory, North of Wood Street, Hinckley	0.07	C
Brunel Works, Brunel Road, Hinckley	0.10	C
The Hinckley Times, Brunel Road, Hinckley	0.07	C
Industrial Estate, South of Station Road, Market Bosworth	3.07	A
Industrial Estate, South of Ashby Road, Markfield	2.53	A
Nailstone Highways Depot, Nailstone	0.86	B
Verdon Sawmills, Newbold Heath	1.07	B
CPL Ltd, Church View, off Dragon Lane, Newbold Verdon	0.20	B
Henton's Engineering, South of Wood Lane, Norton Juxta Twycross	1.01	B
Timken, Desford Lane, Ratby	14.63	B
Alexandra Stoneworks, Desford Lane, Ratby	5.09	B
Bennetts/Cardinal Broach Works, Park Road, Ratby	1.86	B
Casepack, West of Station Road, Ratby	0.45	B
Bakery, South of Station Road, Ratby	0.62	C
Textile Factory, South of Whittington Drive, Ratby	0.08	C
Distribution Units, Interlink Way South, Stanton Under Bardon	13.95	A
Willow Park Industrial Estate, Station Road, Stoke Golding	1.57	A
Merrylees Industrial Estate, Thornton	9.37	A
Rare, Manor Park, Twycross	9.66	A
Startin's Tractor Sales, West of Main Street, Twycross	0.85	B

DM20 Existing Employment Sites

Existing employment areas are identified on the proposals map as either Category A, B or C sites, informed by the most up-to-date Employment Land and Premises Study.

Category A sites

The Council will actively seek to retain sites classified as category A sites in their entirety, for B1, B2 and B8 employment uses.

The development of non B class uses in category A sites will only be allowed in exceptional circumstances. Proposals must demonstrate that they would not have a significant adverse impact on surrounding employment uses.

Category B site

The Council will give positive consideration to proposals for partial or total loss of category B sites for uses other than B1, B2 and B8 use classes where:

- a) The proposed proportion of uses falling outside B1, B2 and B8 use classes stands in line with the recommendations in the most up-to-date Employment Land and Premises Study; or
- b) Where the development diverges from these recommendations, the applicant must demonstrate that:
 - i. The site/premise is no longer suitable or reasonably capable of being redeveloped for employment purposes; and
 - ii. The site/premise has been proactively marketed for employment purposes for a reasonable period of time at a reasonable market rate as supported and demonstrated through a documented formal marketing strategy and campaign, in line with the most up to date Employment Land and Premises Study; or
 - iii. There will be a significant community benefit which outweighs the impact of losing the employment site/premises.

Category C Site

The Council will take a more flexible approach to Category C sites for alternative uses, in accordance with the most up-to-date Employment Land and Premises Study and other Local Plan policies.

Proposals for the development of 'B' uses (including ancillary areas) within designated employment sites will be supported where they accord with other policies of the plan.

Relevant Core Strategy Spatial Objectives

Spatial Objective 1: Strong and Diverse Economy

Spatial Objective 3: Strong and Vibrant Rural Communities

Local Plan (2001) policies to be replaced

EMP1: Existing Employment Sites

- 5.1 The safeguarding of existing employment land is crucial to ensure existing markets remain competitive and support the aspirations for economic growth. Employment land consists of offices, manufacturing, distribution and warehousing (Use Classes B1, B2 and B8). The Council needs to ensure it balances the delivery of its housing requirements against maintaining the existing provision of employment land in the most appropriate locations.
- 5.2 The rural context of the Borough means it is difficult to identify new sites for employment and housing development, particularly beyond settlement boundaries. The Council seeks to ensure the most efficient and prudent use of employment land as once it is lost it is difficult to replace.
- 5.3 In seeking to safeguard employment land, either existing and operational, existing but not currently in use or the allocation of new sites, the Council needs to consider the long-term prospect of delivery for the intended use and avoid safeguarding those sites which are unlikely to be feasible and deliverable over the plan period.
- 5.4 The Council regularly prepares and updates a review of the existing and future supply of land available for economic development (Employment Land and Premises Study). The study is used to assess the sufficiency and suitability of existing land, including previously allocated land and inform the amount, location and type of employment land and premises required to support future housing growth in the Borough.
- 5.5 To ensure that the most appropriate sites continue to be safeguarded whilst not seeking to stifle alternative development on land which is unlikely to be delivered during the plan period, Policy DM20: Existing Employment Sites allows development proposals to be considered under certain circumstances subject to the suitability and importance of the Borough's employment land as prioritised by the Employment Land and Premises Study under the three following headings:

A	<ul style="list-style-type: none">• Key / flagship employment areas to be retained
B	<ul style="list-style-type: none">• Fit-for-purpose• Regeneration policy may mean alternative development is appropriate, but to be resisted if possible
C	<ul style="list-style-type: none">• Lower quality employment areas – part/whole redevelopment appropriate• Regeneration policy may require all/part of the area to be retained for employment uses

Supporting Documents

The Employment Land and Premises Review

DM21 Provision of Employment Sites

The development of new employment sites for B1, B2 and B8 uses outside of allocated employment areas will be supported where they stand within settlement boundaries or on previously developed land.

Proposals which stand outside the settlement boundary and on previously undeveloped sites will be found acceptable where it is demonstrated that there are no suitable alternative sites identified sequentially in the following locations:

1. Within settlement boundaries;
2. On previously developed land;
3. Adjacent to existing employment areas;
4. Adjacent to settlement boundaries.

Non-ancillary B1(a) office development is considered a Main Town Centre use and as such is excluded from the provisions of this policy and should be considered under policy DM17: Sustainably Located Town Centre Uses.

Relevant Core Strategy Spatial Objectives

Spatial Objective 1: Strong and Diverse Economy

Spatial Objective 3: Strong and Vibrant Rural Communities

Local Plan (2001) policies to be replaced

EMP3 (a, b and c): Land for Employment Development

EMP4: Employment Development on Sites other than those Allocated for Employment

- 5.6 Although sufficient employment land is available in the Borough to support the identified growth over the Plan period, it is important that further employment opportunities are not stifled to encourage sustainable economic growth.
- 5.7 The Council will favourably consider the provision of new employment development which cannot be accommodated on allocated employment areas, particularly those located within settlement boundaries or on suitable previously developed land and conform with the other policies in this Plan.
- 5.8 The Council acknowledges that in some instances alternative land may be required which lies beyond the settlement boundary. Development on such sites may be considered acceptable where it is on suitable previously developed land, or if no such land is available, adjacent to existing employment areas. The Council will consider proposals on alternative sites only where they are acceptable in planning and environmental terms and it can be demonstrated that all other sites do not meet the needs of the operator.

- 5.9 The applicant will be required to submit a sequential assessment including an appraisal of the suitability of the proposed development against the employment areas identified in the prevailing Employment Land and Premises Study. The appraisal should set out the justification why alternative sites are not suitable for the scheme in terms of the operational requirements of the business, including relevant planning and sustainability considerations such as the impact of traffic movements or accessibility for workers.
- 5.10 National policy defines office developments which are not ancillary to other B uses classes as a main town centre use. As such stand alone office developments fall outside of the scope of this policy and should be considered under local plan policy DM17: Sustainably Located Town Centre Uses.

Supporting Documents

The Employment Land and Premises Review (2013)