



**SHELAA 2021 Part 2 –
Assessment of Potential Employment Sites**

Schedule of Included Sites

Reference	Name of site	Parish/Settlement	Site area (hectares)	Proposed Use	Potential Floorspace	0-5 Years	6-10 Years	11-20 Years	Planning Permission
EMP02	Land at Sawley Crossroads	Castle Donington	39.00	storage/distribution (and ancillary offices)	60000		60000		Y
EMP05	Land south of Packington Nook*	Ashby de la Zouch	29.50	offices; industry; storage/distribution	50000			50000	
EMP06a	Land North of Pretoria Road	Ellistown	25.34	offices; industry; storage/distribution	58800			58800	
EMP06b	Land South of Pretoria Road	Ellistown	3.10	offices; industry; storage/distribution	12400			12400	
EMP07	East Midlands Strategic Rail Freight Interchange	Lockington	139.00	offices; industry; storage/distribution	557418	557418			Y
EMP11	TNT Premises and Adjoining Land, Lount	Lount	23.26	offices; industry; storage/distribution	67800			67,800	
EMP12	Land at Bardon Road	Coalville	4.60	offices; industry; storage/distribution	17580	17580			Y
EMP14	Land South of Sawley Marina	Lockington and Hemington	22.00	unknown	88000			88000	
EMP17	Money Hill	Ashby de la Zouch	16.00	offices; industry; storage/distribution	74620		74620		
EMP18	Swains Park	Albert Village	6.05	offices; industry; storage/distribution	24200			24200	
EMP20	Redhill Farm	Appleby Magna	25.8	offices; industry; storage/distribution	103,200			103,200	
EMP21	Motors Ltd	Coalville	1.10	retail; café/restaurant; pub/bar; offices	5949		5949		Y
EMP23	Land South of Interlink Way south	Ellistown and Battleflat	1.90	offices; industry; storage/distribution	7600			7600	
EMP24	Land at Midland Road	Ellistown and Battleflat	10.80	offices; industry; storage/distribution	38440			38440	

EMP25	Land At Market Street**	Coalville	2.74	retail; offices; café/restaurant; pub/bar; take-away; non-residential institutions; assembly & leisure	6665			6665	
EMP26	South of Interlink (Mountpark Phase 2)	Ellistown and Battleflat	8.90	industry; storage/distribution	33598	33598			Y
EMP28	Langley Priory Estate - Site 1	Isley cum Langley	4.19	offices; industry; storage/distribution	16760			16760	Y
EMP29	Langley Priory Estate - Site 2	Isley cum Langley	3.85	offices; industry; storage/distribution	15400			15400	
EMP30	Langley Priory Estate - Site 3	Isley cum Langley	3.96	offices; industry; storage/distribution	15840			15840	
EMP31	Langley Priory Estate - Site 5	Long Whatton & Diseworth	0.81	offices	4860			4860	Y
EMP32	Langley Priory Estate - Site 6	Long Whatton & Diseworth	1.60	offices	9600			9600	
EMP33	Langley Priory Estate - Site 7	Long Whatton & Diseworth	2.03	offices	12180			12180	
EMP34	Land to West of Regs Way	Ellistown and Battleflat	6.08	offices; industry; storage/distribution	24320			24320	
EMP35	Land to East of Regs Way	Ellistown and Battleflat	15.70	offices; industry; storage/distribution	33120		33120		Y
EMP37	Land south of Junction 1, A50, north of Hemington	Hemington	44.20	offices; industry; storage/distribution	176800		176800		
EMP38	Former Ashby Aquatics, Nottingham Road	Ashby de la Zouch	2.80	industry; storage/distribution and transport/haulage related	11480		11480		
EMP39	Dawsons Yard	Heather	1.90	industry; storage/distribution	7600			7600	
EMP41	Land To The Rear Of Charnwood Arms	Ellistown & Battleflat	1.18	industry; storage/distribution	3733		3733		
EMP42	Land to East of Charnwood Arms**	Ellistown & Battleflat	0.74	offices; industry; storage/distribution	2960		2960		Y
EMP44	Manor Farm	Packington	1.61	offices	1730	1730			Y
EMP46	Land At Dents Road	Ashby-de-la-Zouch	1.16	offices; storage/distribution	6836			6836	
EMP47	Flagstaff Island	Ashby-de-la-Zouch	2.57	offices; storage/distribution	4500		4500		Y
EMP48	Former UK Coal Lounge Disposal Point	Ashby de la Zouch	26.89	storage/distribution	70000		70000		Y
EMP49	EM Point	Castle Donington	1.54	offices	6523	6523			Y

EMP50	Plots 4b & 4d Willow Farm Business Park	Castle Donington	0.33	offices	1980		1980		
EMP51	Unit 2 B Pond End Willow Farm Business Park	Castle Donington	1.09	offices; industry; storage/distribution	3995	3995			Y
EMP52	Plot 3 East Midlands Distribution Centre	Castle Donington	11.99	storage/distribution	52919	52919			Y
EMP54	Former Sawley Service Area	Hemington/Lockington	0.53	offices; industry	448	448			Y
EMP56	Heather Brickworks	Heather	4.60	offices; industry; storage/distribution	6800		6800		Y
EMP57	Land North of Leicester Road and West of Corkscrew Lane, New Packington*	Ashby de la Zouch	15.30	offices	45900			45900	
EMP58	Barralochen Farm*	Ellistown and Battleflat	5.58	offices; industry; storage/distribution	11160			11160	
EMP60	Land at Burton Road**	Oakthorpe	4.48	industry; storage/distribution	17920			17920	
EMP61	Land at Hoo Ash roundabout	Swannington	0.30	Retail; café/restaurant; hotel	1200			1200	
EMP62	Land at Netherfields Lane & Tamworth Road	Sawley	26.40	offices; industry; storage/distribution	78967	78967			
EMP63	Land east of Carnival Way***	Castle Donington	8.70	offices; industry; storage/distribution	0				
EMP64	Land at M42 Junction 11 (Mercia Park)		97.00	offices; industry; storage/distribution	350000	280000	70000		Y
EMP66	Site of former Measham Colliery	Measham	3.60	offices; industry; storage/distribution	14400			14400	
EMP67	Occupation Lane*	Albert Village	14.10	offices; industry; storage/distribution	28200		28200		
EMP70	Land south of East Midlands Airport*	Isley Walton	316.00	restaurant/café; drinking establishments; takeaways; offices; industry; storage/distribution; assembly/leisure	632000			632000	
EMP72	Land at Home Farm, Park Lane*	Castle Donington	95.00	shops; restaurant/café; drinking establishments; takeaways; offices; industry; storage/distribution; hotel	190000			190000	
EMP73	Land north and south of A6**	Kegworth	31.20	offices; industry; storage/distribution; hotel	88800			88800	Y
EMP74	Land south of Gordon Ellis	Castle Donington	0.30	offices; industry; storage/distribution	1200		1200		

EMP75	Pegasus Business Park	Long Whatton & Diseworth	10.00	offices				60000	
EMP76	Land off Park Lane	Castle Donington	6.07	offices; industry; storage/distribution	24280		24280		Y
EMP77	Land South of Repton Road	Measham	3.30	storage/distribution	13200			13200	
EMP78	Slaughter House, Ashby Road	Sinope	0.50	offices	660	660			Y
EMP79	Land at Gallows Lane	Measham	0.32	offices; industry; storage/distribution	12800			12800	
EMP80	Land off Corkscrew Lane	Ashby de la Zouch	11.49	storage/distribution	45960			45960	
EMP81	Land south of South Lane**	Bardon	0.97	offices; industry	3880			3880	
EMP82	Land east of A444 and west of A42	Stretton en le Field	28.00	light industry; industry; storage/distribution	112000			112000	
EMP83	Land adj. (north east) of J11A42	Appleby Magna	1.56	roadside commercial uses (drive thru; hotel; petrol filling station); offices; industry; storage/distribution	6240			6240	
EMP84	Land at J11A42 between A42 and Tamworth Road	Appleby Magna	76.70	offices; industry; storage/distribution	272200			272200	
EMP85	Land west of Measham, west of Tamworth Road	Measham	60.01	offices; industry; storage/distribution	112680			112680	
EMP86	Land at Nottingham Road	Ashby de la Zouch	2.85	offices; industry; storage/distribution	11400			11400	
EMP87	Land east of Ashby (Areas 1,2,3)	Ashby de la Zouch	81.16	offices; industry; storage/distribution	261200			261200	
EMP88	Park Farm Buildings	Stretton en le Field	1.22	offices	7320			7320	
EMP89	Land west of Hilltop Farm	Castle Donington	6.39	offices; industry; storage/distribution	25560			25560	
EMP90	Land south of East Midlands Airport and SW J23aM1	Castle Donington	100.00	offices; industry; storage/distribution	400000			400000	
EMP91	Land off Wood Road	Batram	10.38	industry; storage/distribution	41520			41520	

EMP92	Part Dingle Farm adj J11A42*	Appleby Magna	33.74	restaurant/café; offices; industry; storage/distribution; hotel	41120			41120	
EMP93	Land north of Hilltop Farm*	Castle Donington	3.20	offices; industry; storage/distribution	6400			6400	
		TOTAL AREA	1533.26	TOTAL FLOORSPACE	45614821	1033838	575622	3005361	

* Potential floorspace figures assume a 50:50 site split between employment and residential uses

** Proposed floorspace assumes 100% employment development even though the site is also included as a Housing site

*** Site assessed as unsuitable

Schedule of Excluded Sites

The following sites were included in the previous version of the SHELAA but are not included in this document.

Reference	Name of site	Parish/Settlement	Site area (hectares)	Use	Reason for Exclusion
EMP22	Land at Vulcan Way	Coalville	1.00	industry	Site complete
EMP27	Breedon Priory Nurseries	Breedon on the Hill	3.93	retail; café/restaurant; offices; assembly/leisure	Site has planning permission for residential development
EMP40	Land adj. South Leicester Industrial Estate	Ellistown	1.00	industry; storage/distribution; road haulage-related	Site complete
EMP45	Ashby Gateway (remainder)	Ashby de la Zouch	0.68	retail	Site complete
EMP53	East Midlands Airport	Long Whatton & Diseworth	11.50	offices; storage/distribution	Site complete
EMP55	Land adjacent to Cotts Beverages	Kegworth	6.30	offices; storage/distribution	Site complete
EMP65	Land at Packington Nook	Ashby de la Zouch	59.00	retail; café/restaurant; take-away; assembly & leisure	Site is being promoted primarily for housing (site A7)
EMP69	Land at Worthington Lane	Newbold Coleorton	6.61	retail; café/restaurant; take-away; assembly & leisure	Site is being promoted primarily for housing (site Cn6)
EMP71	Land off Pipeyard Lane	Newbold Coleorton	0.38	offices	Site has planning permission for residential development

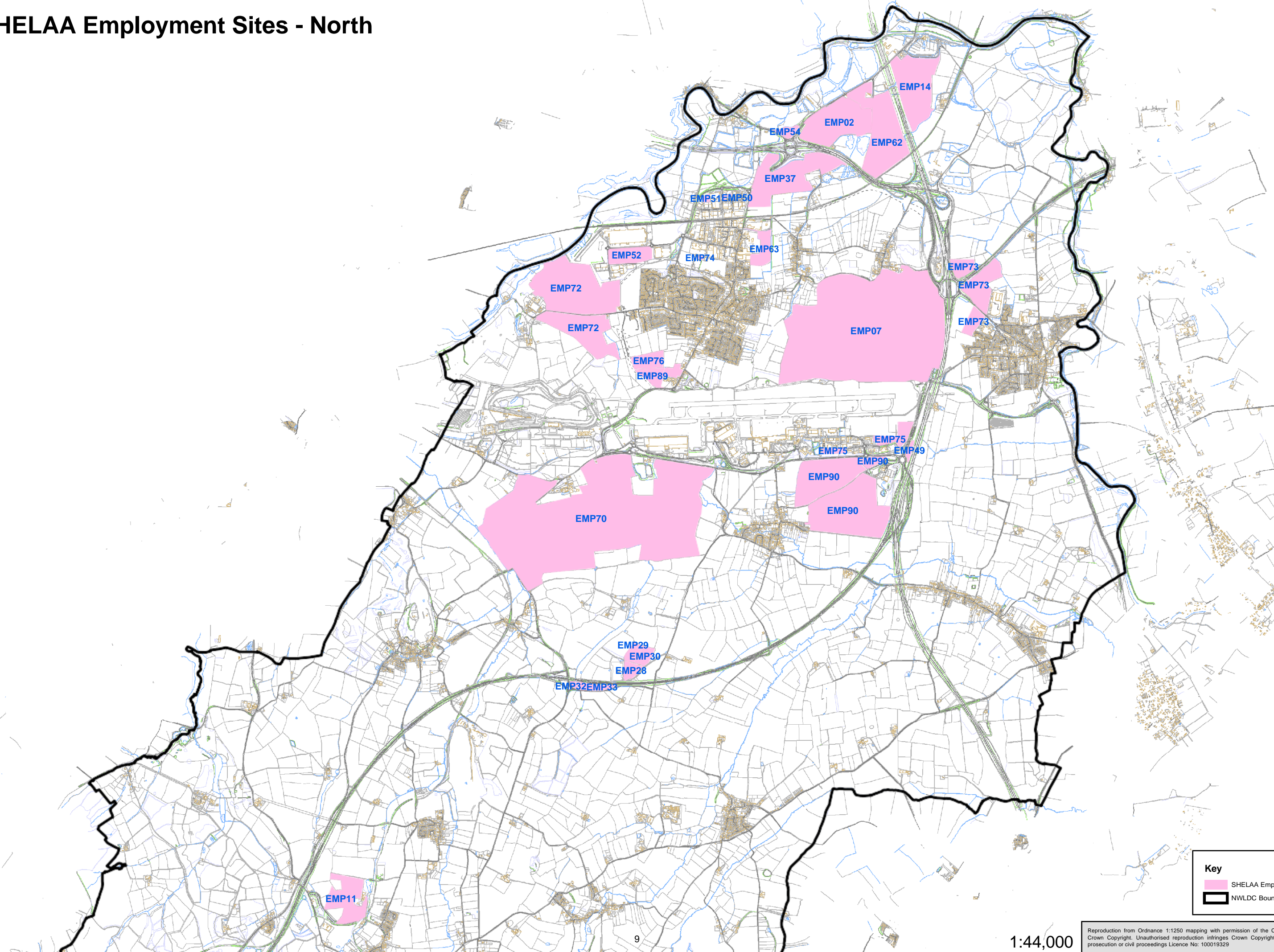
Schedule of amended sites

The following sites were included in the previous version of the SHELAA and have been amended in this version.

Reference	Name of site	Parish/Settlement	Amendment
EMP01	South of Pegasus Business Park	Long Whatton and Diseworth	Site EMP01 has been incorporated into site EMP90
EMP05	Land south of Packington Nook		Additional land parcel included.
EMP09	Land south of J1 A50	Hemington	Site EMP09 has been incorporated into site EMP37
EMP36	Land south of J1 A50	Hemington	Site EMP36 has been incorporated into site EMP37
EMP52	East Midlands Distribution Centre (remainder)	Castle Donington	Site excludes plot 1 which has now been completed.
EMP68	Land at Manor Farm	Isley Walton	Site EMP68 has been incorporated into site EMP70

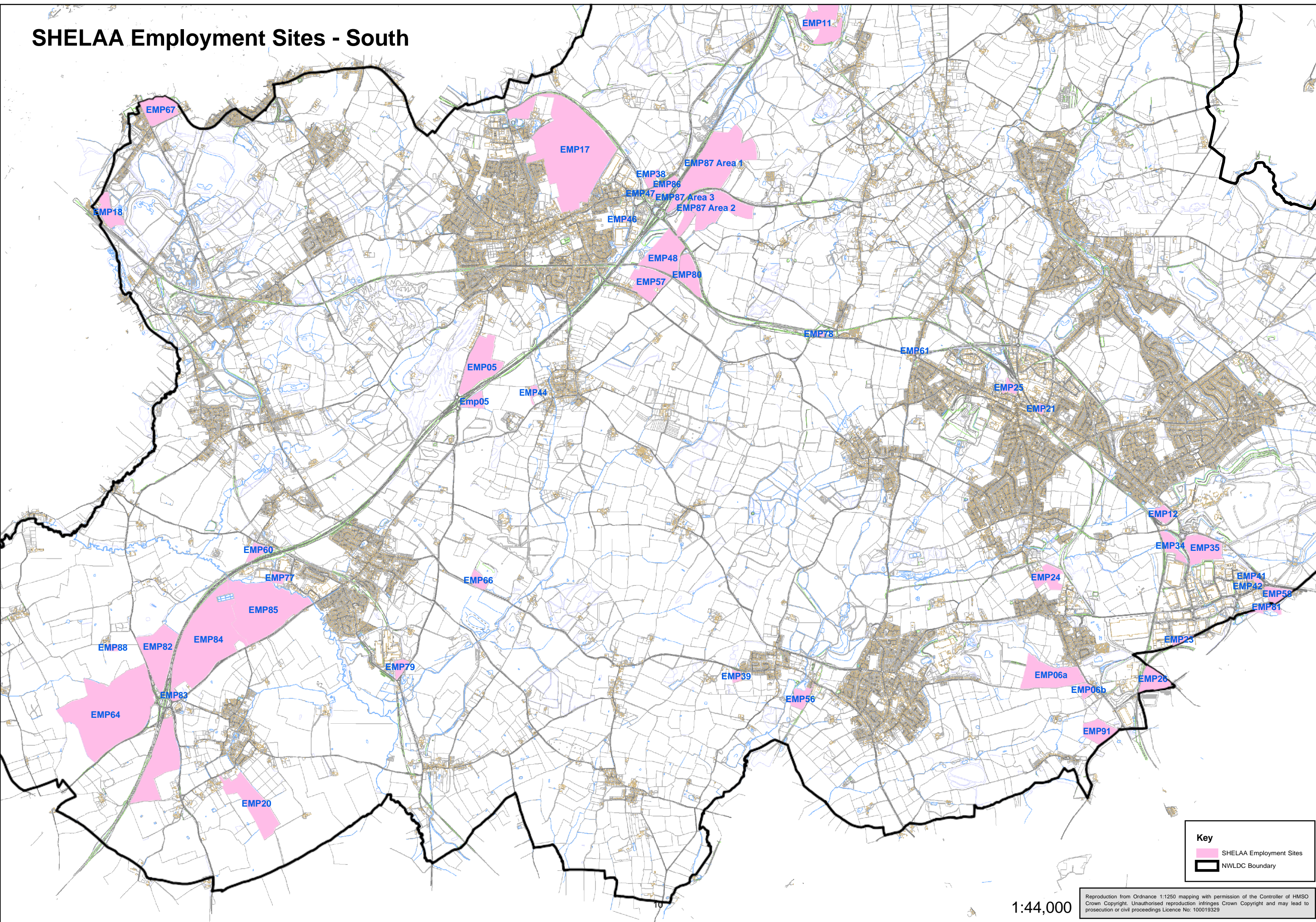
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SHELAA Employment Sites - North



Key
■ SHELAA Employment Sites
▭ NWLDC Boundary

SHELAA Employment Sites - South



Key

- EMP Site
- NWLDC Boundary

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EMP02 - Land at Sawley Crossroads

Address: Land at Sawley Crossroads, Castle Donington, Leicestershire

Parish/Settlement: Castle Donington **Area:** 39 ha

Site Description: The site is located to the north of the A50 east of Junction 1 and is also bounded by the B6540 Tamworth Road to the west. It is surrounded by agricultural land, and there are fishing lakes to the north.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Employment - Ec1 **Current Permission:** 17/00366/VCIM, 15/00015/FULM

River Mease Catchment: No **National Forest:** No

Suitable? Yes	The site benefits from a current hybrid full/outline permission and development is complete on the part of the site with the full permission. It is therefore identified in the Local Plan as an Employment site with the benefit of planning permission and is considered suitable.
Available? Yes	The northern part of the site has been developed.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

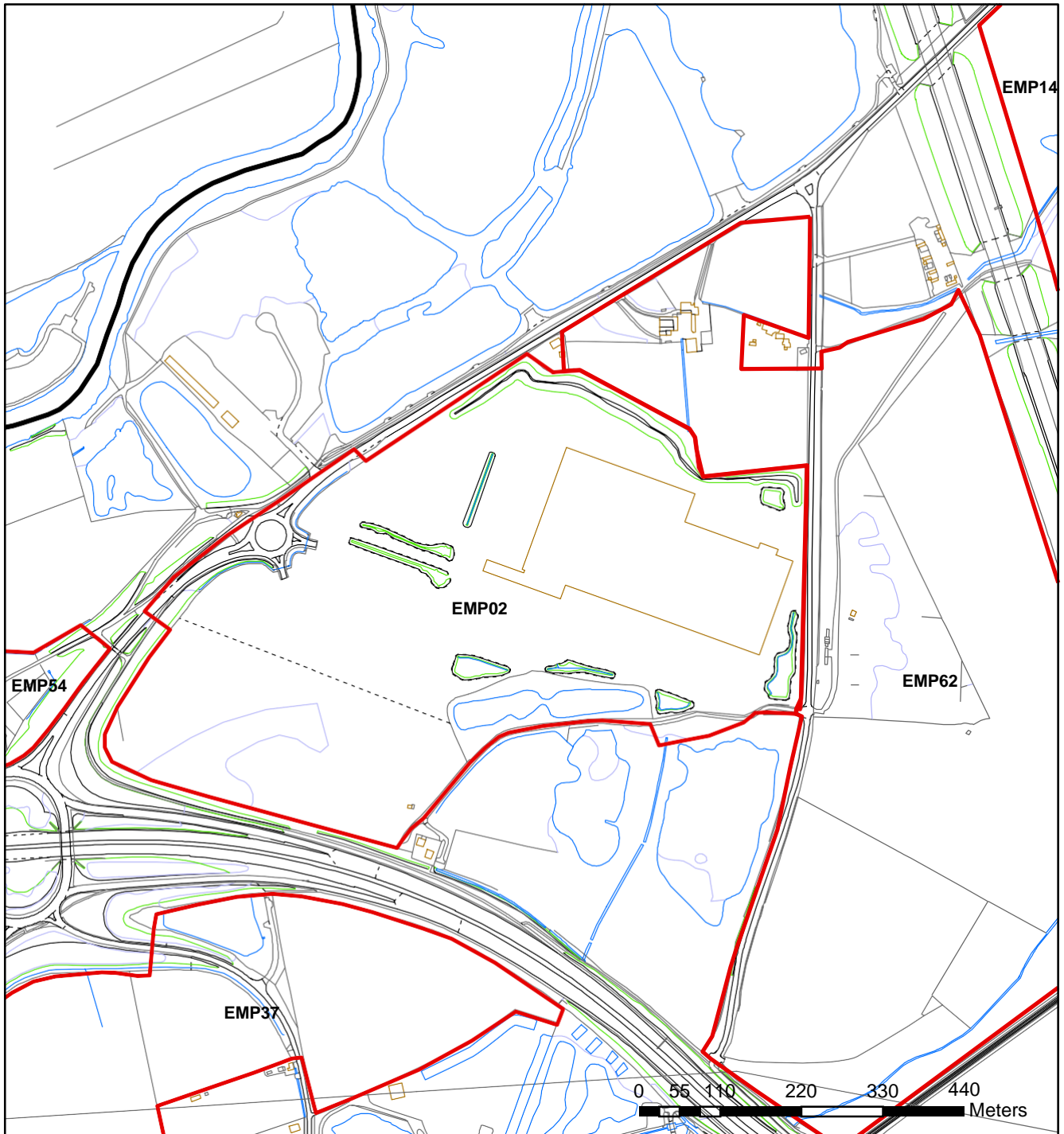
Potential Uses: Storage/distribution (and ancillary offices) **Also considered for residential?** No

Potential Employment Floorspace: 60,000sqm based on planning permission.



Summary: In 2015 a hybrid permission was granted for a regional storage and distribution centre. The permission granted in effect full permission for phase 1 to the north and outline permission for phase 2 to the south. In 2017, permission was granted for the implementation of an alternative form of development in respect of the Phase 1 unit. Development of Phase 1 is complete. We would therefore expect the remainder of the site (14.08ha) to be complete within 10 years.

Deliverable/Developable/Non-Developable:	Deliverable/Developable
Timeframe:	Part with outline permission: 6 - 10 years

EMP 02 - Land at Sawley Crossroads



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EMP05 - Land south of Packington Nook

Address: Land south of Packington Nook, Measham Road, Ashby de la Zouch, Leicestershire

Parish/Settlement: Ashby de la Zouch **Area:** 29.5 ha

Site Description: The site comprises two parcels of agricultural land. The larger parcel (25ha) is located directly north of junction 12 of the A42 and east of Measham Road, to the south of Ashby de la Zouch. There is a golf course to the west, agriculture to the north and a single row of residential properties to the north west. The second parcel (4.5ha) is situated to the south of A42 immediately to the west of the junction. It is adjoined to the east and south by agricultural land.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: Yes **National Forest:** Yes

Suitable? Potentially	<p>Site is in open countryside, and although it has a good relationship with the highway network, both sustainable travel options and relationship to existing settlements are poor. The landscape within the larger parcel is relatively flat and open, such that views into and out of the site are quite sensitive. The smaller parcel will be subject to short range views from the PROW which crosses it. The scale of the proposal also raises concerns. It is unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy.</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.</p> <p>The smaller parcel is entirely within the safeguarding area for HS2. and it is proposed that the HS2 track would be on embankment at this point.</p> <p>In terms of ecology, it is likely to be ok with mitigation, although the hedges would need to be retained with 5m buffers of natural vegetation and a 10m buffer to W adjacent to the woodlands and parkland. Rotherwood, a Grade II listed building, is 300m to the north along B5006 and Church of St Thomas, another Grade II listed building is 600m to the west.</p>
Available? Potentially	This site is being promoted for a mix of residential and employment use by a developer.
Achievable? Potentially	The site's location within the River Mease catchment will affect the achievability of development. The small land parcel is entirely within the HS2 safeguarding area.

Potential Uses: offices; industry; warehousing **Also considered for residential?** Yes - A18

Potential Employment Floorspace: Excluding the part of the site within the HS2 safeguarding area;

50000 sqm based on standard plot ratios and assuming the site is split 50:50 between housing and employment; or

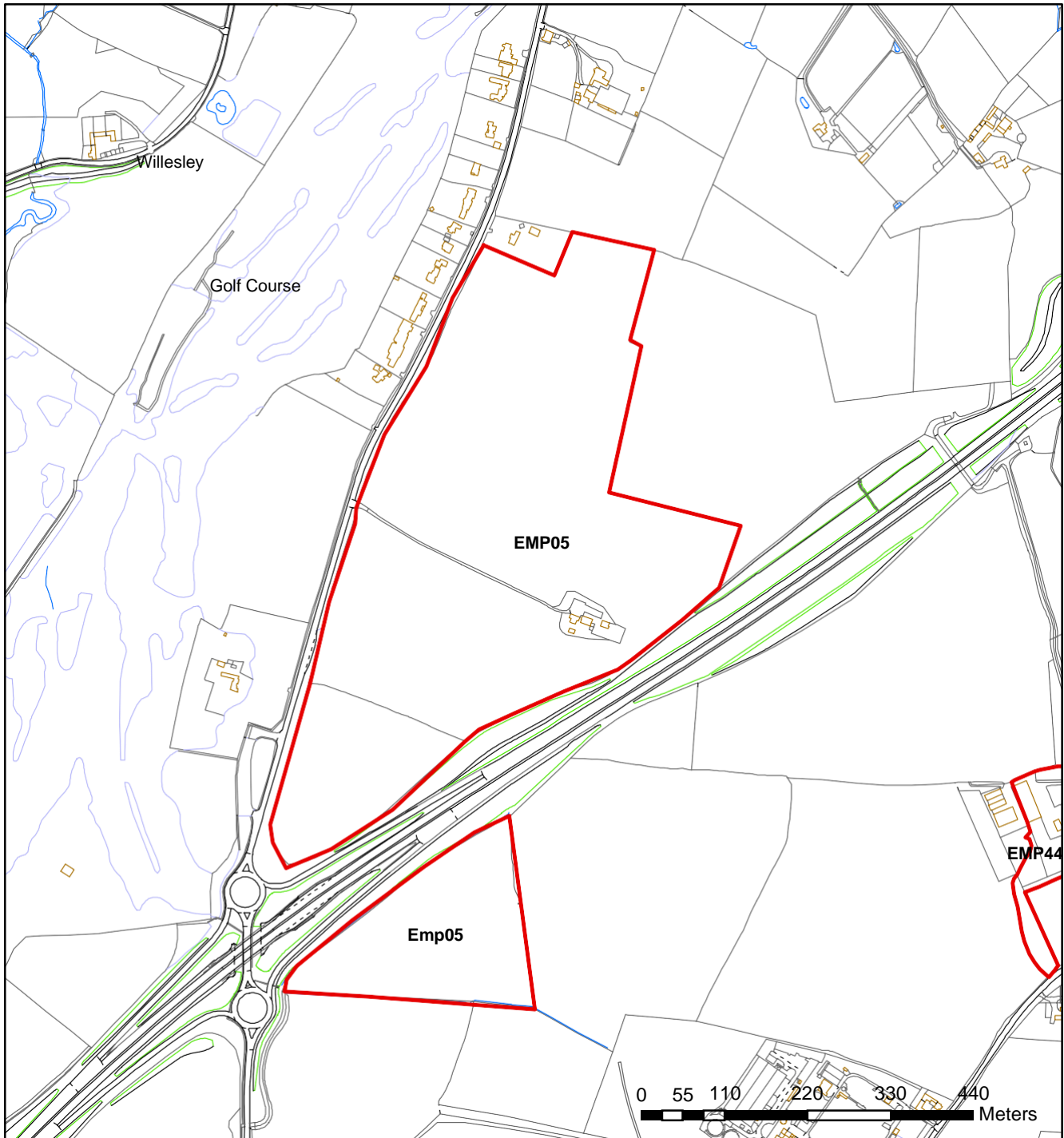
30000 sqm based on standard plot ratios and assuming the site is split 70:30 between housing and employment; or

10000 sqm based on standard plot ratios and assuming the site is split 90:10 between housing and employment.



Summary: There are a number of issues regarding the suitability of the site that are unlikely to be resolved in the short term. Its location within the River Mease catchment will potentially affect the site's suitability and achievability. The smaller parcel is also impacted by the route of HS2.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 years

EMP 05 - Land south of Packington Nook



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-  NWLDC Boundary

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EMP06a - Land North of Pretoria Road

Address: Land North of Pretoria Road, Whitehill Road, Ellistown, Leicestershire

Parish/Settlement: Ellistown **Area:** 25.34 ha

Site Description: The site lies to the southern end of Ellistown, west of Whitehill Road and is bordered by residential use to the north east and agricultural use to the north and south (part of which is included in the SHELAA as site EMP6b). A solar farm has been installed on the southern part of the site (10.64ha) (18/01595/FULM) and the remaining part (14.7ha) is currently used for agriculture. There are also quarries to the west and to the east across Whitehill Road.

Current Use: Solar farm/
agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** Yes

Suitable? Potentially	This is a large site (25ha) and development of either the whole site or the undeveloped parcel would have a significant impact on not just the adjoining residential properties to the north but also Ellistown as a whole. It would also reduce the separation between Ellistown and neighbouring Ibstock. If a proposal was to come forward on the site in the current plan period it may therefore struggle to satisfy the provisions of Policy Ec2. The Highways Authority have no fundamental concerns, subject to a more detailed assessment at application stage. The site is likely to be considered acceptable in ecology terms with mitigation. Pickering Grange Farmhouse, a Grade II listed building, is located 400m to the south of the site.
Available? Potentially	The site was submitted as part of the 2013 ELAA but has not been re-submitted during the three most recent calls for sites. We are not aware of the site being currently marketed, or of any developer interest.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

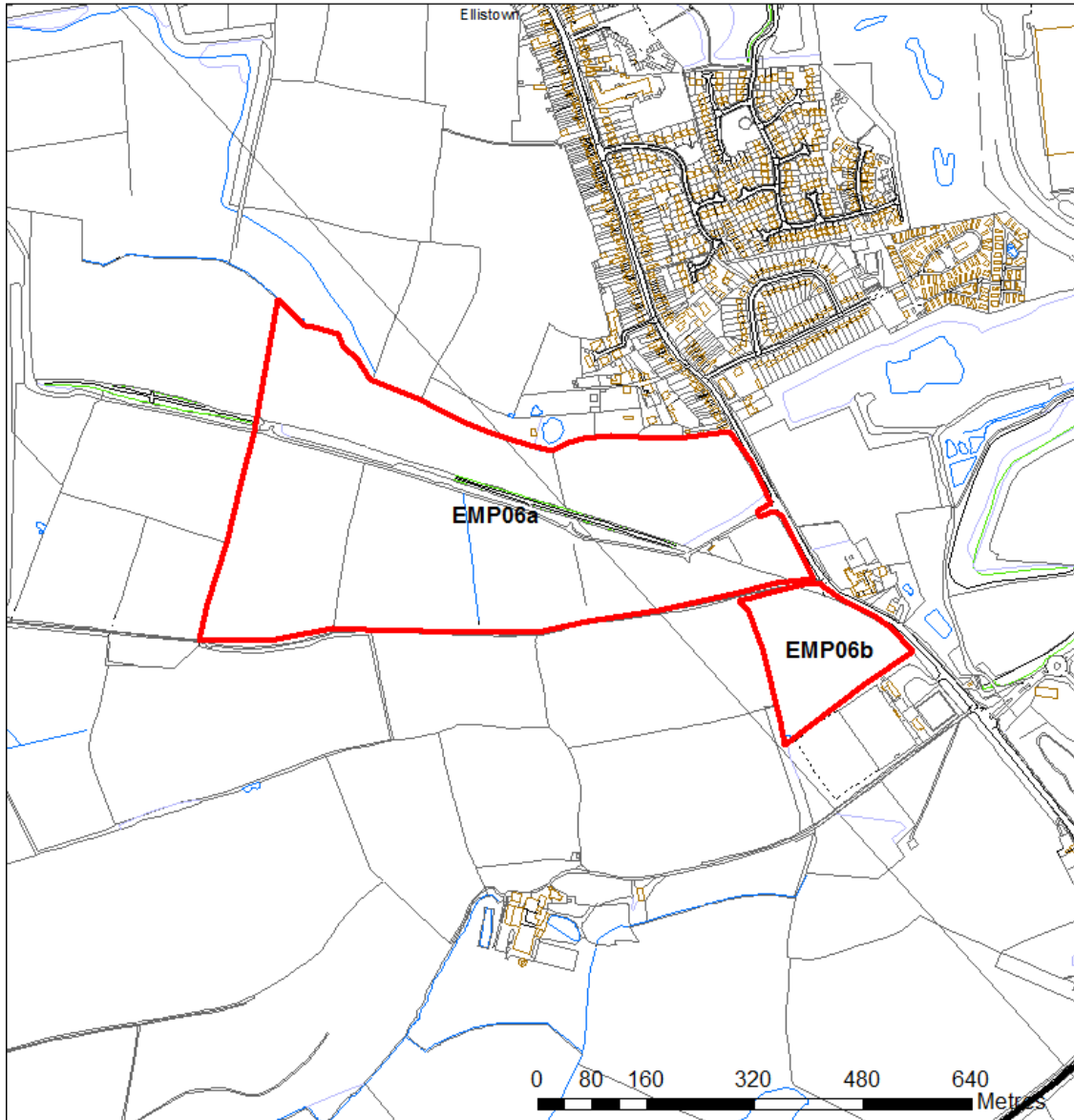
Potential Uses: offices; industry;
storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 58,800 sqm based on standard plot ratios and excluding the solar farm.



Summary: There are a number of issues regarding the suitability of the site that are unlikely to be resolved in the short term. In addition, there is no current evidence that the site is being actively promoted for development and indeed part of the site has been developed as a solar farm in the meantime, although there are no known physical or economic constraints to development.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 years

EMP 06a - Land north of Pretoria Road



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EMP06b - Land South of Pretoria Road

Address: Land South of Pretoria Road, Whitehill Road, Ellistown, Leicestershire

Parish/Settlement: Ellistown **Area:** 3.1 ha

Site Description: The site lies to the southern end of Ellistown, west of Whitehill Road and is bordered by agricultural use to the north and west (part of which is included in the SHELAA as site EMP6a). To the south are sports pitches. There are also quarries to the west and to the east across Whitehill Road. The site is currently used for agriculture.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** Yes

Suitable? Potentially	The site is closely related to the adjoining site, EMP6a, which has also been assessed. On its own, this site is not particularly well related to Ellistown, although in combination with site EMP6a there would be concerns regarding the scale of development and the impact on Ellistown. The Highways Authority have no fundamental concerns, subject to a more detailed assessment at application stage. In terms of impact on ecology, a Great Crested Newt and Phase 1 habitat survey would be required before making a final decision on acceptability. Pickering Grange Farmhouse, a Grade II listed building, is located 400m to the south west of the site
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Available? Potentially	The site was submitted as part of the 2013 ELAA but has not been re-submitted during the three most recent calls for sites. We are not aware of the site being currently marketed, or of any developer interest.
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Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.
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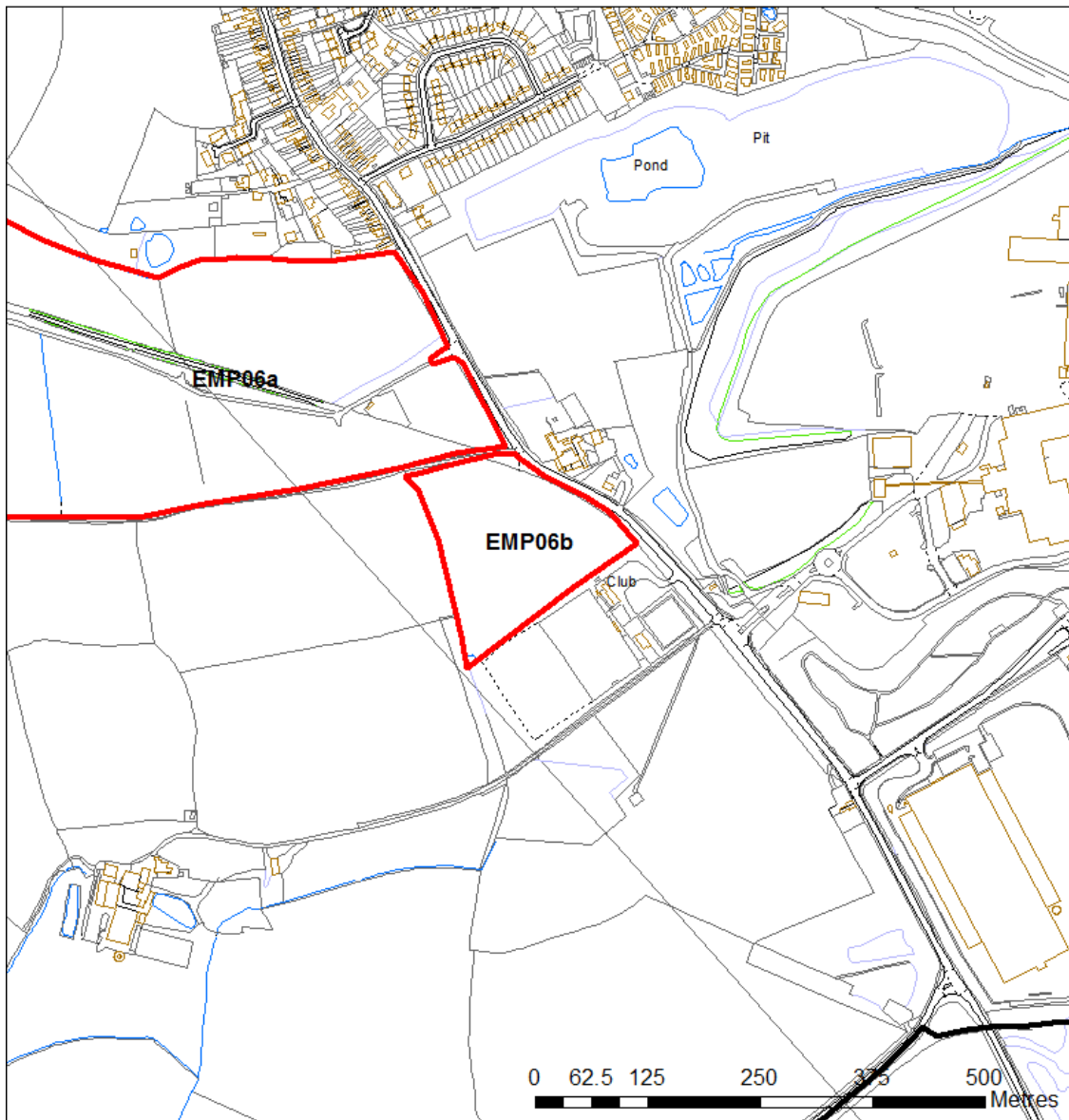
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 12400 sqm based on standard plot ratios



Summary: There are a number of issues regarding the suitability of the site that are unlikely to be resolved in the short term. In addition, there is no current evidence that the site is being actively promoted for development, although there are no known physical or economic constraints to development.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 years

EMP 06b - Land south of Pretoria Road



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EMP07 - East Midlands Strategic Rail Freight Interchange

Address: Land west of M1 Junction 24, Lockington-cum-Hemington, Leicestershire

Parish/Settlement: Lockington **Area:** 139 ha

Site Description: The site is located north of East Midlands Airport, to the west of the M1 J24 at Lockington-cum-Hemington. The site is greenfield land previously used for agriculture, although development has now begun on site. There is further agricultural land, and some residential properties, located to the north and west of the site, including the villages of Lockington and Hemington.

Current Use: Previously agriculture **Previously Developed:** No

Local Plan Allocation: Employment Ec1 **Current Permission:** DCO - January 2016

River Mease Catchment: No **National Forest:** No

Suitable? Yes	This is a Strategic Rail Freight Interchange site that was granted development consent by the Secretary of State. It is therefore considered to be suitable.
Available? Yes	Development is in progress.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

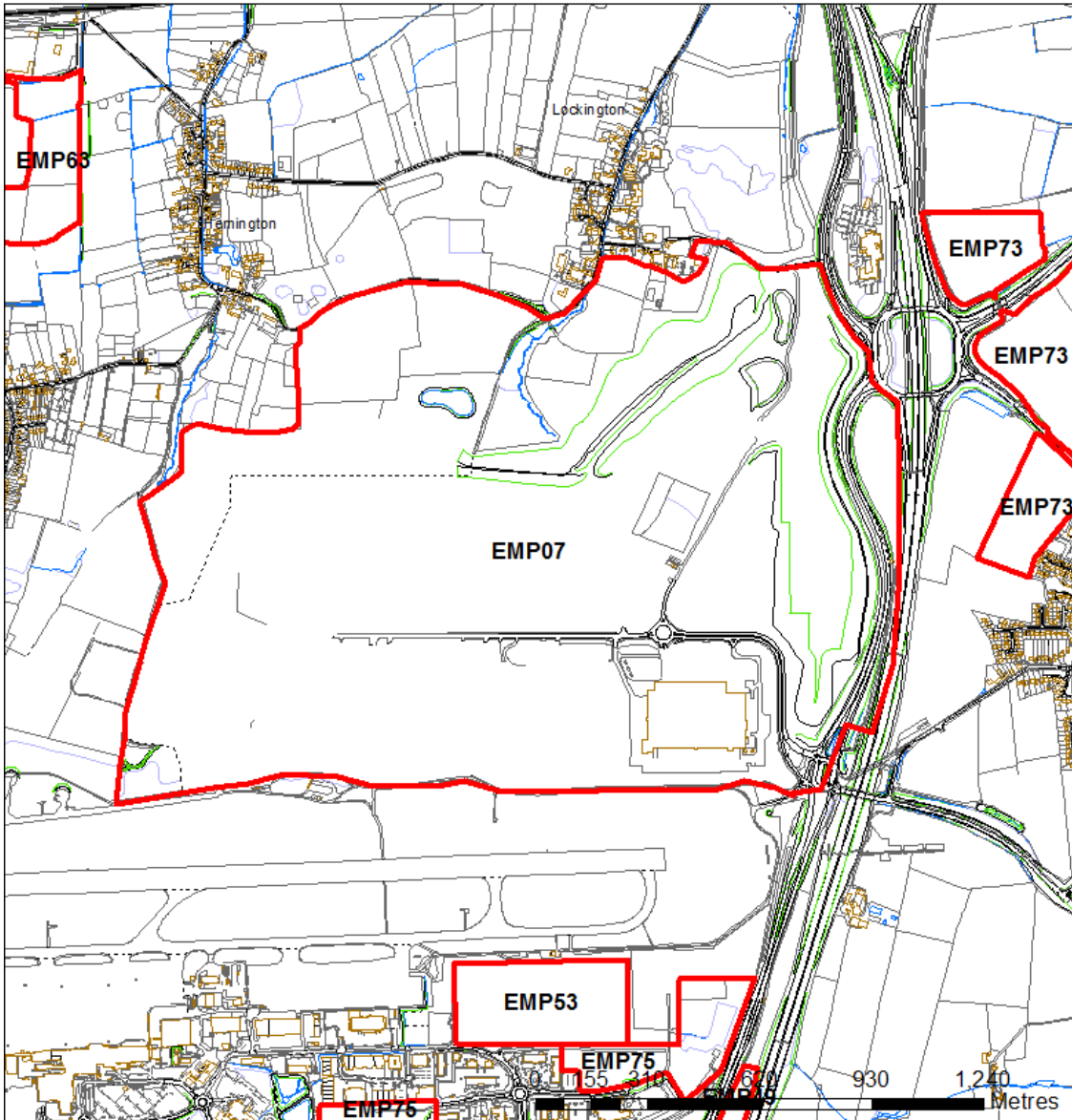
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 557418 sqm based on planning permission


Summary: The Secretary of State for Transport granted the development consent order for the strategic rail freight interchange (SRFI) on land north of East Midlands Airport near Castle Donington, Leicestershire on Tuesday 12 January 2016. Development is in progress and there are no known issues that are likely to impact on deliverability of the site.

Deliverable/Developable/Non-Developable:	Deliverable
Timeframe:	0 - 5 Years

EMP 07 - East Midlands Strategic Rail Freight Interchange



Key

 SHELAA Site - Employment

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EMP11 - TNT Premises and Adjoining Land, Lount

Address: TNT Premises, Lount, Leicestershire

Parish/Settlement: Lount

Area: 23.26 ha

Site Description: The site is located east of the A42 in Lount, and is accessed from Melbourne Road, through the existing access to the TNT premises. The site is mainly greenfield land currently used for agriculture with a woodland within it but also includes the existing TNT distribution premises and parking to the east of the site. The proposed route of HS2 runs along the western boundary of the site and a disused railway to the south/east.

Current Use: Agriculture /
Employment Use

Previously Developed: Partly

Local Plan Allocation: Employment Ec3 /
Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site is in a somewhat isolated location in the countryside, some distance from the strategic road network and any settlements larger than a sustainable village. Other than the existing TNT premises there are no other large scale employment uses in the vicinity. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. More likely to be considered as part of an expansion of the existing business. The route of HS2 does not affect the actual site, but will cross, and severely impact on, the only available access road. In terms of ecology, Phase 1 habitat survey and Great Crested Newts survey would be needed which could affect the developable area. A buffer around the areas of woodland may still be required.
Available? Potentially	Site was promoted through the previous call for sites by the owners (TNT) for a mix of employment uses.
Achievable? Potentially	Achievability is potentially compromised by the route of HS2 both in terms of timescale and viability.

Potential Uses: offices; industry;
storage/distribution

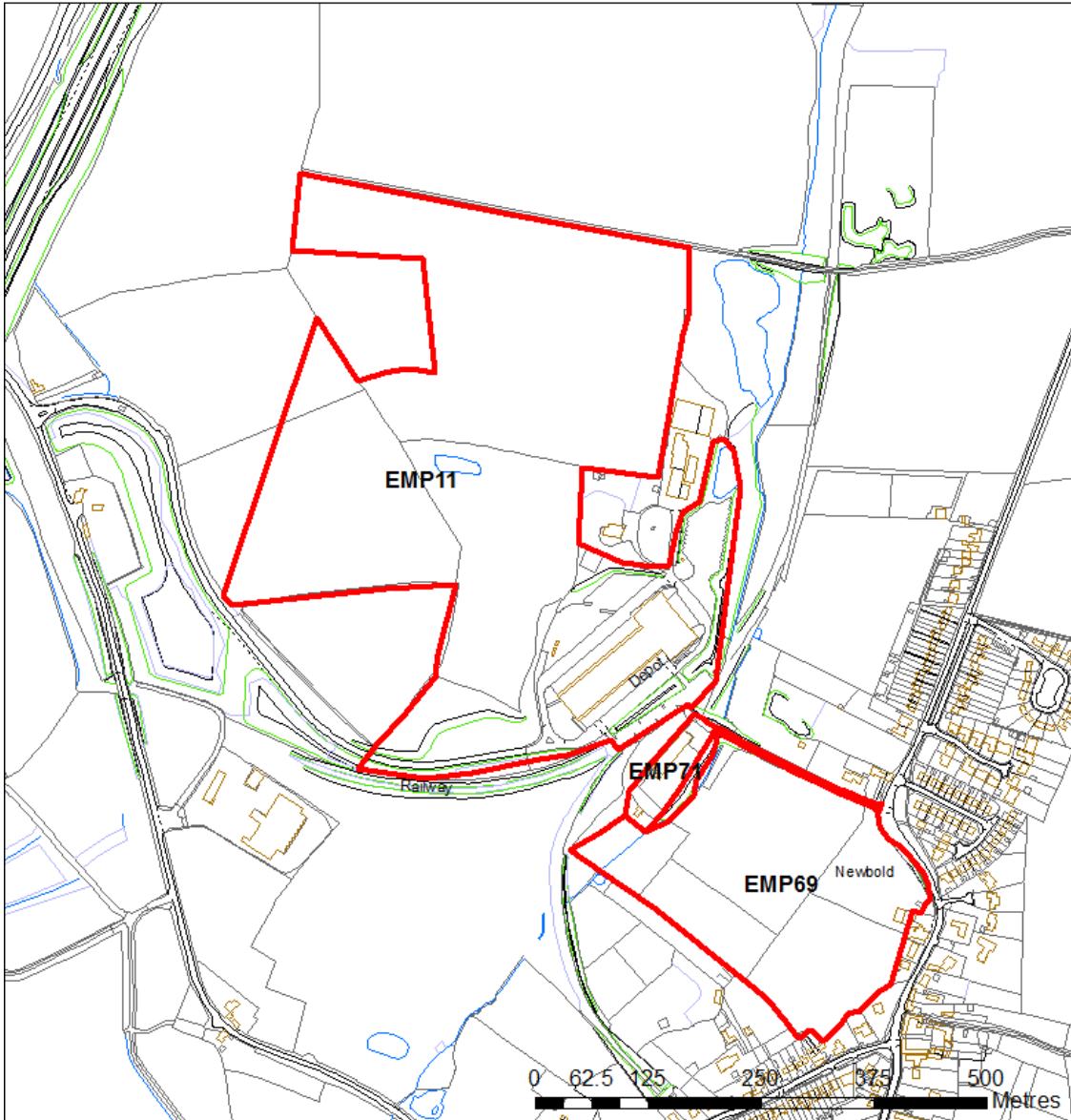
Also considered for residential? No

Potential Employment Floorspace: 67800 sqm based on standard plot ratios for developable area


Summary: A combination of the relatively remote location of the site from the strategic highway network and the route of HS2 impacting on the entrance to the site mean that it is unlikely that this site will come forward in the short term. If it was to come forward in the longer term, this is more likely to be as an extension to the existing neighbouring business than as a stand-alone site.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 years

EMP 11 - TNT Premises and Adjoining Land, Lount



Key

 SHELAA Site - Employment

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EMP12 - Land at Bardon Road

Address: Land at Bardon Road, Coalville, Leicestershire

Parish/Settlement: Coalville

Area: 4.6 ha

Site Description: The site is located south west of Bardon Road, Coalville and to the north of the existing freight railway serving Bardon Aggregates, which is located on the opposite side of Bardon Road. The site is greenfield land most recently used for agriculture. There are residential properties and a petrol station adjacent to the north western boundary of the site.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: 18/01764/FULM

River Mease Catchment: No

National Forest: Yes

Suitable? Yes	The site has planning permission for 4 industrial units and these are currently under construction. The Church of St Peter, Grade II listed, is 600m to the east along the A511.
Available? Yes	The construction of the units is underway and on this basis the site is available.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: offices; industry;
storage/distribution

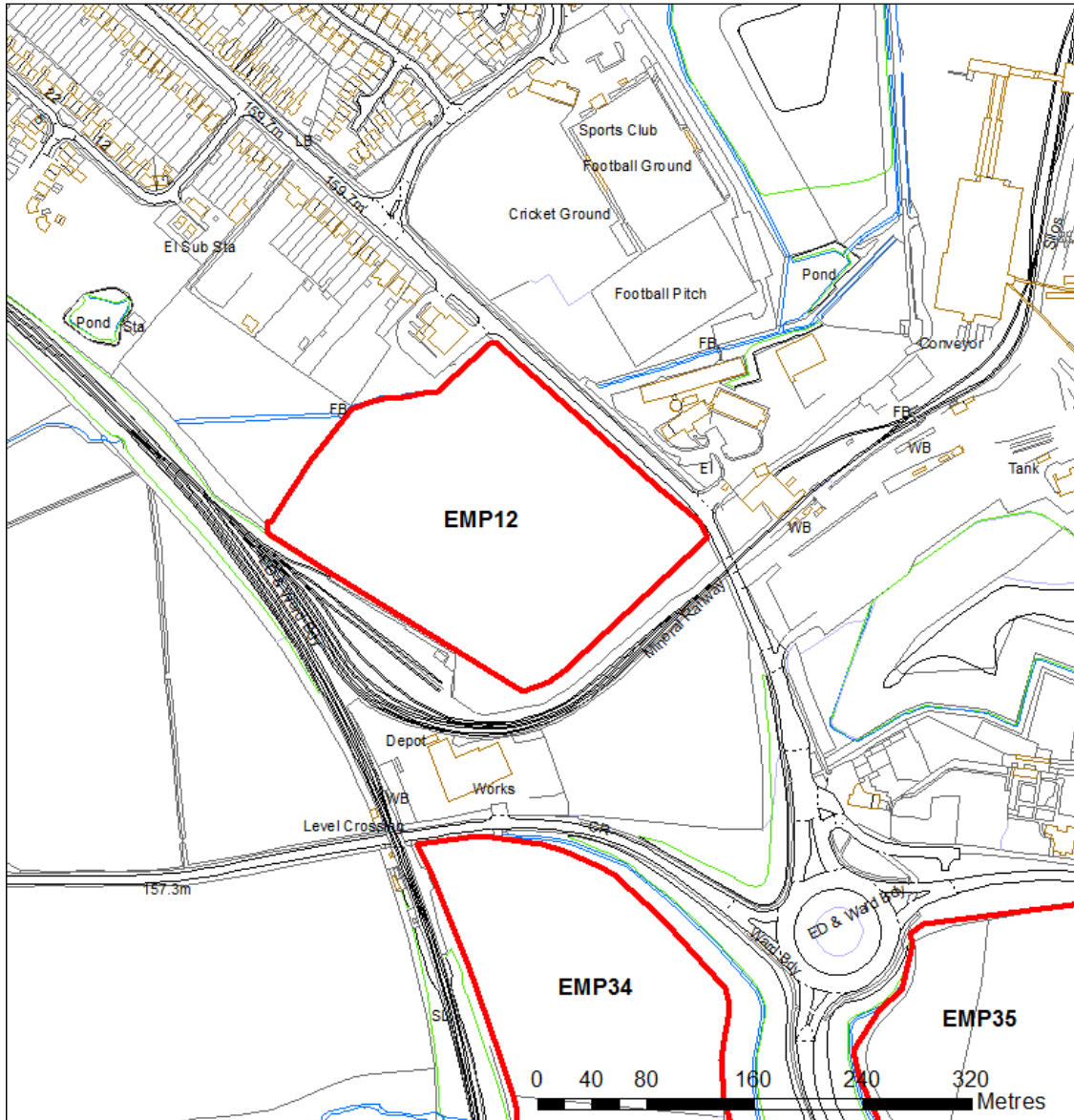
Also considered for residential? No

Potential Employment Floorspace: 17580 sqm based on planning permission


Summary: Based on the planning permission which is under construction, the site is suitable for employment development. There are no known constraints to achievability.

Deliverable/Developable/Non-Developable:	Deliverable
Timeframe:	0 – 5 Years

EMP 12 - Land at Bardon Road



Key

 SHELAA Site - Employment

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EMP14 - Land South of Sawley Marina

Address: Land South of Sawley Marina, Tamworth Road, Long Eaton, Leicestershire

Parish/Settlement: Lockington and Hemington **Area:** 22 ha

Site Description: The site is located immediately to the east of the M1 (north of J24A) and south of Tamworth Road, adjacent to Sawley Marina. The site is greenfield land currently part of the open countryside. There is a public house to the north of the site, the M1 to the west, and further countryside and some farmland to the east and south of the site as well as an area of mineral workings. There is an existing employment use to the north side of Tamworth Road.

Current Use: Open countryside **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** Permission for solar farm has expired

River Mease Catchment: No **National Forest:** No

Suitable? Potentially	The site had permission for a solar park, although this expired in 2018. It is allocated as Countryside in the Local Plan, and so if it came forward for employment use in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. There are no fundamental Highways concerns at this stage. In terms of ecology, an updated wetland and habitat survey would be needed before making decision. The site falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate.
Available? Potentially	Site has been put forward by owner who is promoting site for development.
Achievable? Potentially	The location of the site within the functional floodplain may have a significant impact upon its achievability.

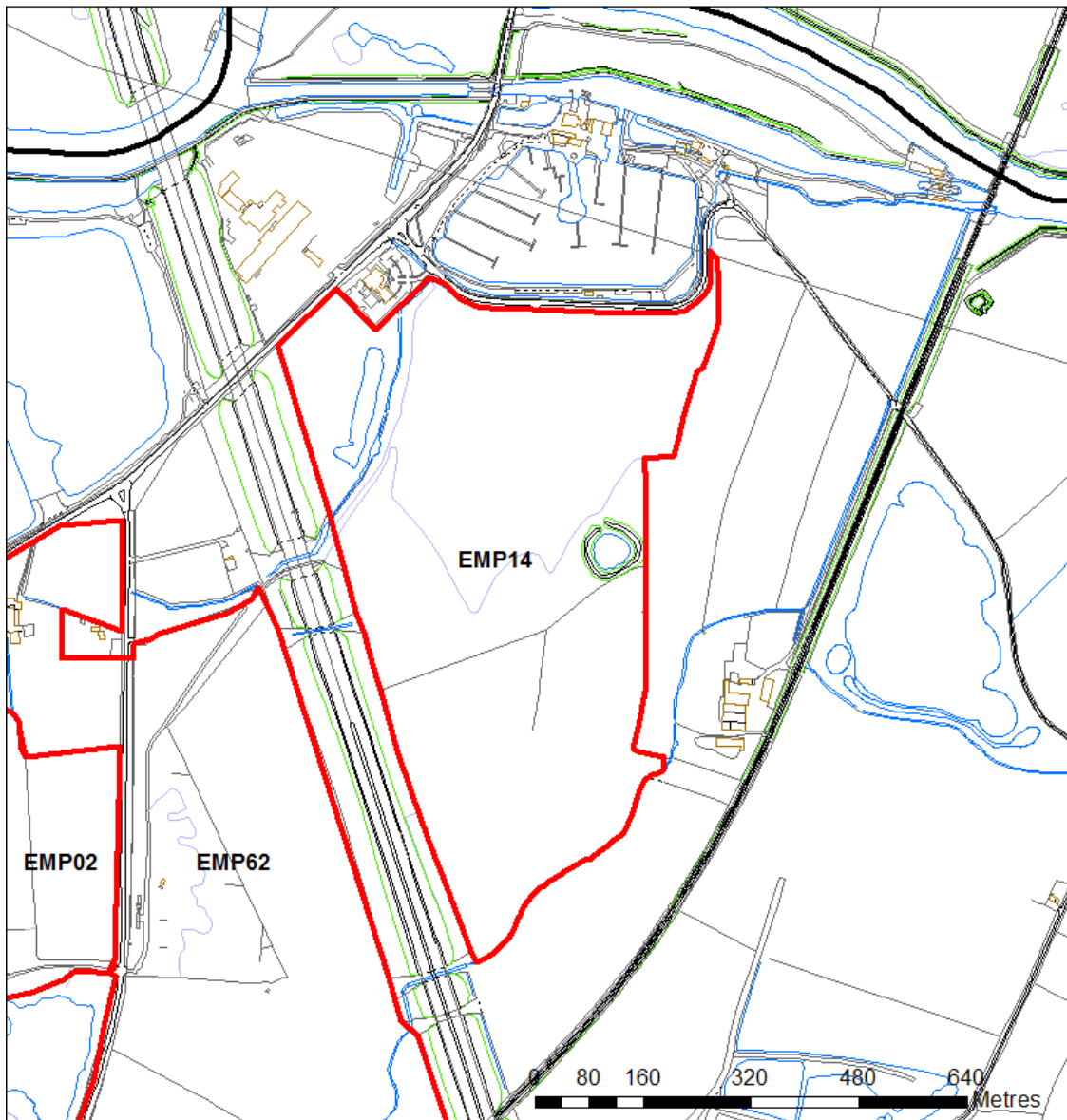
Potential Uses: Unknown **Also considered for residential?** No

Potential Employment Floorspace: 88000 sqm based on standard plot ratios



Summary: The site is heavily constrained by the fact that it falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate. However this is notwithstanding currently policy concerns. For these reasons, if any development was to take place, it is unlikely to be for some time.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 14 - Land south of Sawley Marina



Key

-  SHELAA Site - Employment
-  NWLDC Boundary

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EMP17 - Money Hill

Address: Money Hill Site, North of Ashby de la Zouch, Leicestershire

Parish/Settlement: Ashby de la Zouch **Area:** 16 ha

Site Description: The site is part of a large area of land located to the north of Nottingham Road and south of the A511, Ashby de la Zouch that is allocated in the Local Plan for a mix of residential and employment uses. The site is greenfield land currently used for agriculture. There is an existing employment area adjacent to the south eastern boundary, with housing adjacent to the southern and western boundaries. There is further agricultural land to the north and east of the site.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: EC2 New Employment Allocations **Current Permission:** None - for the employment part of Money Hill site

River Mease Catchment: Yes **National Forest:** Yes

Suitable? Yes	The site has been assessed for its suitability as part of the preparation of the adopted Local Plan, within which it is allocated for up to 16ha of employment use. It is therefore considered to be suitable.
Available? Yes	The promoters of the site have prepared a masterplan which was approved by the council in December 2019, and have a clear intention to develop the site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

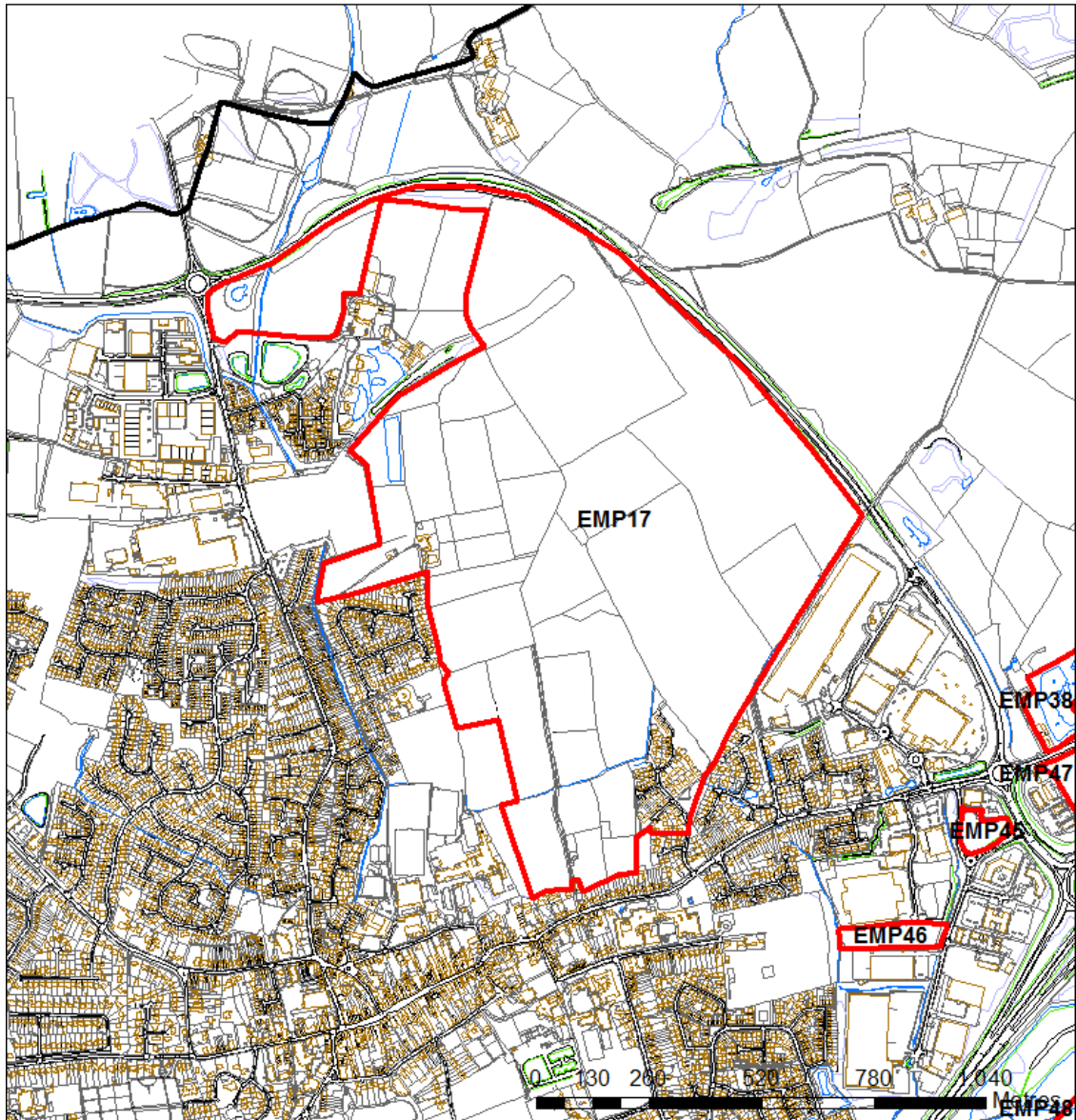
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 74620 sqm based on standard plot ratios



Summary: The site is allocated in the Local Plan, is being actively promoted by the developers and there are no known viability considerations that are likely to prevent the development coming forward in the timeframe proposed.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 17 - Money Hill



Key

-  SHELAA Site - Employment
-  NWLDC Boundary

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EMP18 - Swains Park

Address: Swains Park, Occupation Road, Albert Village, Leicestershire

Parish/Settlement: Albert Village **Area:** 6.05 ha

Site Description: The site is located south of Occupation Road/Park Road, Albert Village, adjacent to the existing industrial estate. Much of the site has previously been used in association with the nearby mineral extraction operation and is yet to be mediated, although a solar park has been built on the south-west part of the site. There is a quarry to the south east and open countryside to the north and south. The existing employment use is adjacent to the south western boundary.

Current Use: Part vacant (previous quarry use) with solar park on SW of site **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** No

River Mease Catchment: Yes **National Forest:** Yes

Suitable? Potentially	<p>The site has previously been allocated for employment use, although it is now designated as Countryside in the Local Plan, and so if it came forward in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required.</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.</p> <p>There are no fundamental Highways concerns at this stage, although the site is not particularly well located to access the Strategic Highway Network, or in terms of nearby settlements. The nearest settlement is Albert Village which is identified as a sustainable village in the current Local Plan as it has a limited range of services. In terms of ecology, updates of both the Habitat and Great Crested Newt surveys would be required, as well as extensive mitigation, which may severely impact the type and size of development possible.</p>
Available? Potentially	<p>The majority of the site is under single ownership, although the area to the east is not. The owner of the majority of the site has submitted it for inclusion which suggests a willingness to develop. It should be noted however that with a solar park currently occupying the south-west part of the site that comprehensive redevelopment of the site would not be achievable in the short term.</p>
Achievable? Potentially	<p>The site has been allocated previously yet despite this it has never come forward for large scale development (apart from the solar park). This may be due to its fairly remote location which may limit its attractiveness to the market. In addition, the site is at present not under one single ownership, and concerns over ecology may result in less development on the site than is economically ideal.</p>

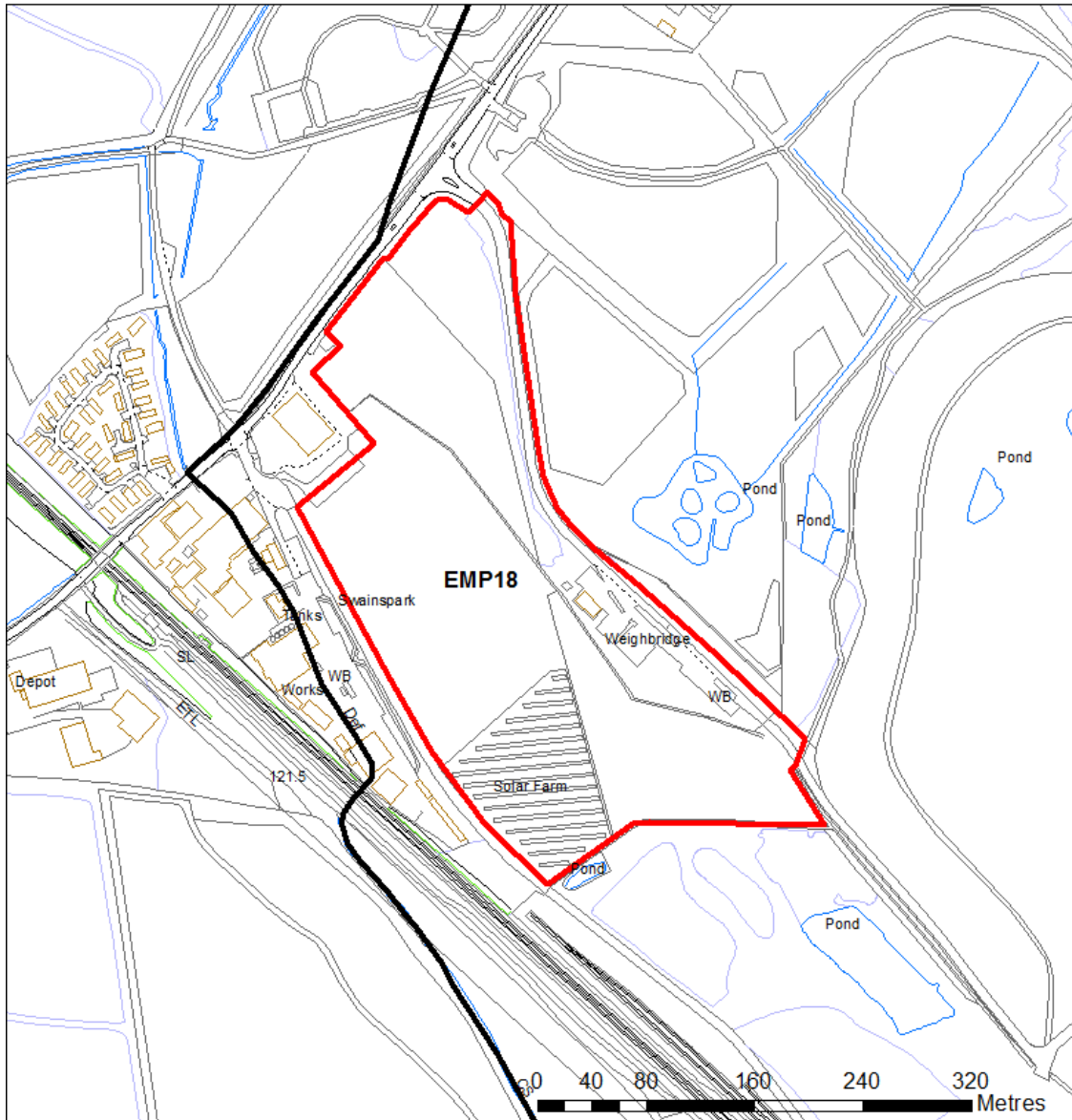
Potential Uses: office; industry;
storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 24200 sqm based on standard plot ratios



Summary: A combination of factors, including the site not being in a single ownership, the relatively remote location of the site from the strategic highway network, the existing solar park on site, its location within the River Mease catchment and ecology issues, mean that it is unlikely that this site will come forward in the short term.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 years

EMP 18 - Swains Park



Key

-  SHELAA Site - Employment
-  NWLDC Boundary

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EMP20 - Redhill Farm

Address:	Redhill Farm, 97 Top Street, Appleby Magna, Leicestershire		
Parish/Settlement:	Appleby Magna	Area:	2.85 ha
Site Description:	The site is located south of Top Street, Appleby Magna, to the east of the A444. The site is greenfield land currently used for agriculture. There is a Grade I Listed Building (Sir John Moore Foundation) adjacent to the western boundary and there are residential properties further along Top Street. The site is surrounded by further open agricultural land to the south, east and west.		
Current Use:	Agriculture/ Residential/ Commercial	Previously Developed:	Part
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	Yes	National Forest:	No

Suitable? Potentially	<p>The site is a farm, including farm buildings (some of which are now in use as business units) and surrounding fields. The north of the site, fronting Top Street, has also been put forward as a SHELAA housing site (Ap12), and therefore it is assumed that the owner is looking for residential development on this part. The remainder of the site, which has been put forward for employment uses, covers an area that is only slightly smaller than the whole of the built up area of Appleby Magna. The potential scale of any development on the site is therefore considered disproportionate to its setting and locality.</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.</p> <p>In addition, the Highways Authority have expressed concern regarding the sustainability of the site as there are no amenities or bus stops within 1km and therefore employees would rely heavily on car travel. A proportionate scale of development, perhaps just covering the area adjacent to the business units, may be more acceptable. However even this, if brought forward in the current Local Plan period, would need to satisfy the provisions of Policy Ec2. Subject to the River Mease issue, the site is likely to be considered acceptable in ecology terms with mitigation/avoidance. Sir John Moore School, a Grade I listed building, adjoins the site.</p>
Available? Potentially	The owner has indicated their support for development of the site.
Achievable? Potentially	The site's location within the River Mease catchment may impact on the achievability of development. A further potential barrier is whether the development of only part of the site appropriate to the scale of the locality (rather than the whole of the site submitted) would impact on economic viability.

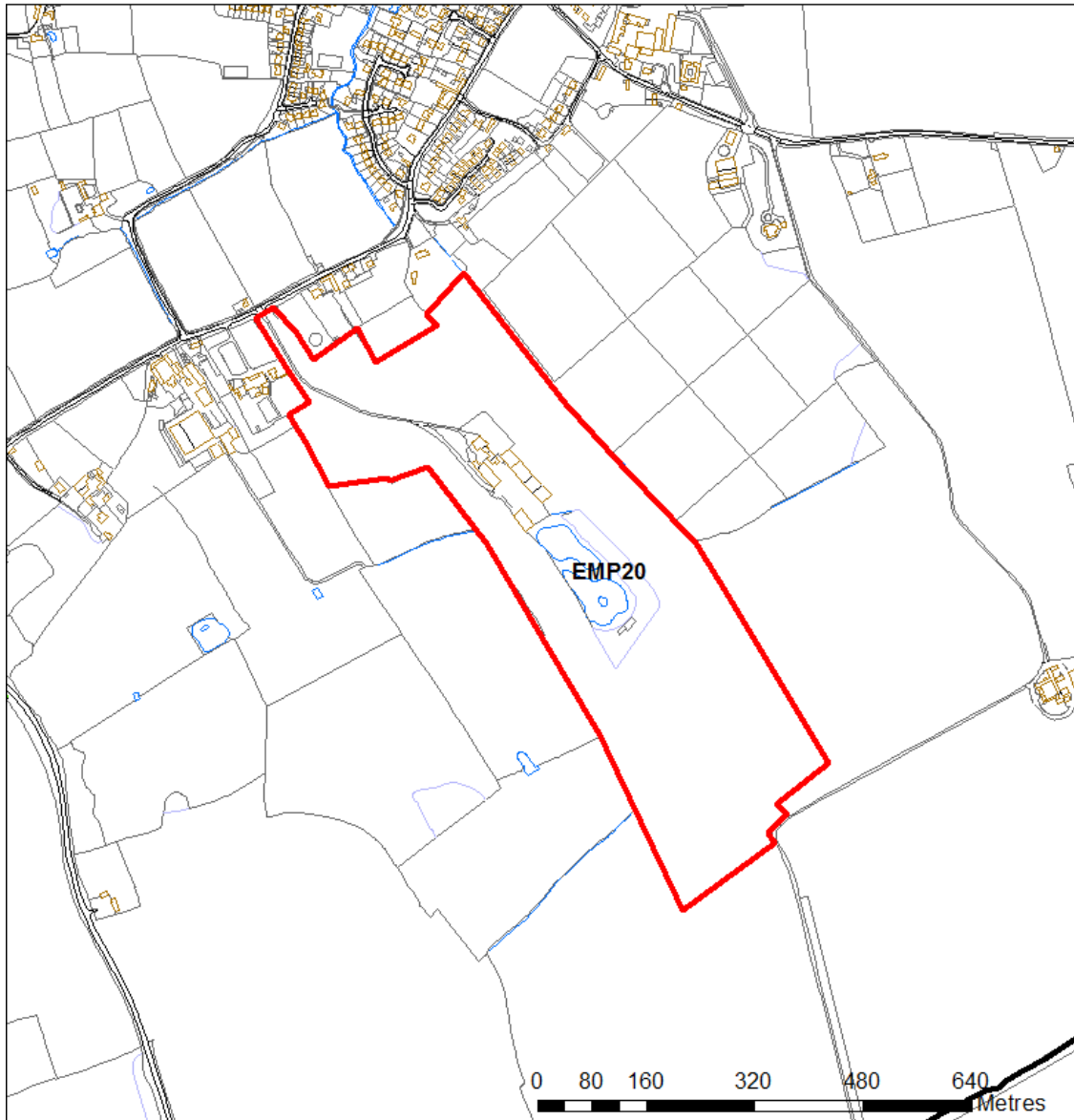
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** Partly - Ap12

Potential Employment Floorspace: 103,200 sqm based on standard plot ratios


Summary: Should the whole site submitted be brought forward for development, there would be significant concerns regarding the scale of the development in relation to the scale of Appleby Magna as a whole, and also the sustainability of the site. Should a smaller scale development be brought forward, then it may be looked upon more favourably if impacts on the River Mease catchment can be mitigated, subject to addressing sustainability concerns and , meeting the requirements of Policy EC2(2) if brought forward within the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 20 - Redhill Farm



Key

 SHELAA Site - Employment

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EMP21 - Motors Ltd, Whitwick Road

Address: Motors Ltd, Whitwick Road, Coalville, Leicestershire

Parish/Settlement: Coalville

Area: 1.1 ha

Site Description: The site is part vacant and part occupied by a car sales/repair business. It is surrounded to the south by a row of terraced shops, to the east by the Council offices and to the north and west by employment uses.

Current Use: Part vacant,
part commercial

Previously Developed: Yes

Local Plan Allocation: Town Centre

Current Permission: Permission
19/01880/FUL for
vehicle storage

River Mease Catchment: No

National Forest: Yes

Suitable? Yes	The site is currently part used for a car sales/repair business and part vacant previously developed land. It falls within Coalville town centre. The site previously had permission for food and non-food retail (A1) with additional restaurant uses (A3/A4) but this expired in 2018 (14/00692/FULM). However the principle of development/redevelopment of the site has been established, provided that the proposed uses are compatible with its town centre location, adjacent to a Conservation Area and Grade II listed former Railway hotel.
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Available? Potentially	Site has been marketed.
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Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.
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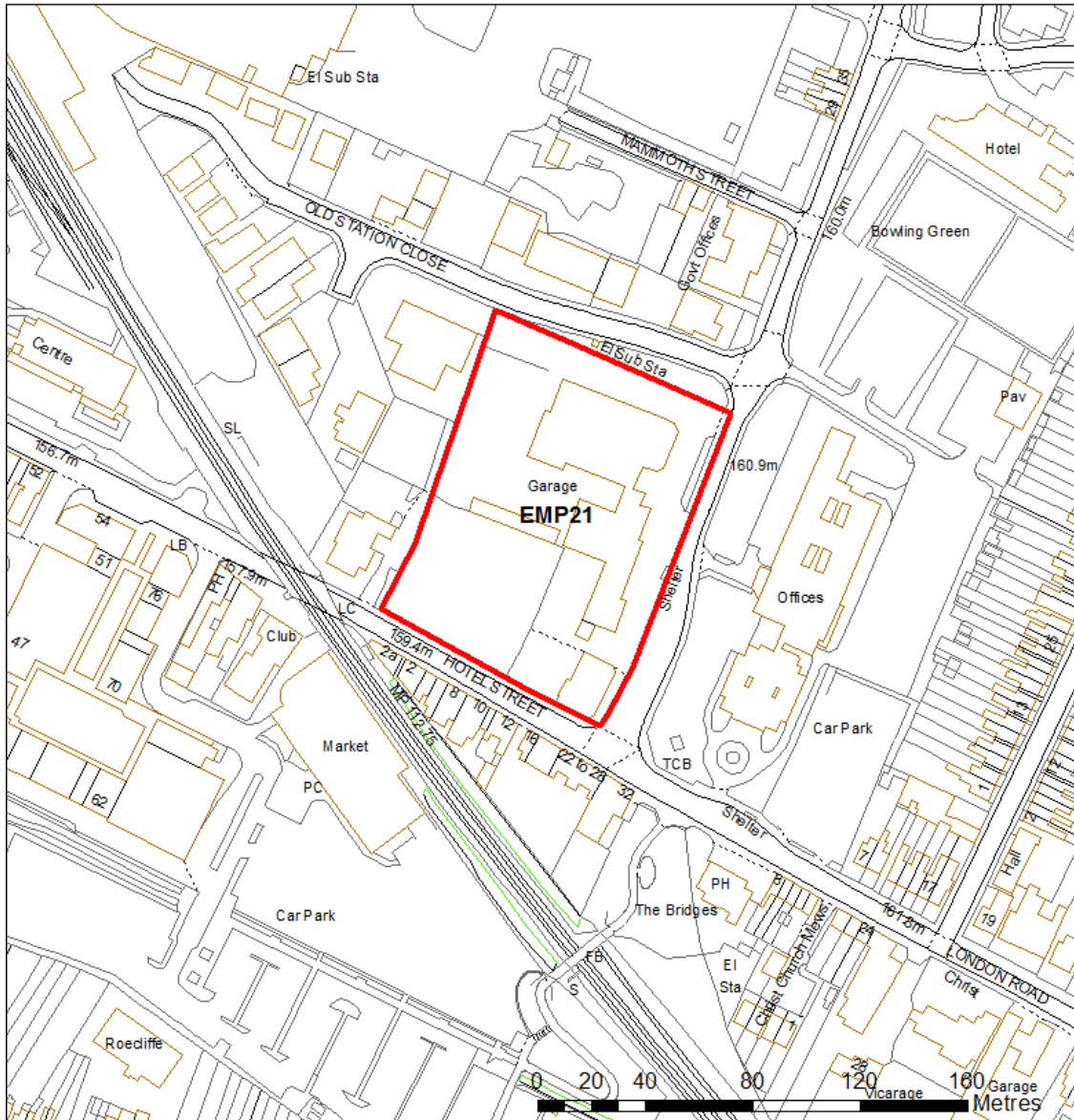
Potential Uses: retail; café/restaurant; pub/bar; offices **Also considered for residential?** No

Potential Employment Floorspace: 5949 sqm based on previous planning permission

Summary: The principle of retail development on the site has already been established, and the owner is seeking to redevelop the site. However given that the previous permission has now lapsed, it is thought that a timeframe of 6 - 10 years is now a more realistic estimate for development.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 21 - Motors Ltd, Whitwick Road



Key

SHELAA Site - Employment

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EMP23 - Land South of Interlink Way south

Address: Interlink Way South, Bardon, Coalville, Leicestershire

Parish/Settlement: Ellistown and Battleflat **Area:** 1.9 ha

Site Description: The site forms part of a larger site with land falling within Hinckley and Bosworth district. It is currently vacant, and lies south of the Bardon industrial estate and north of the railway line/site EMP26.

Current Use: Vacant/Open space **Previously Developed:** No

Local Plan Allocation: Employment - Ec3 **Current Permission:** None

River Mease Catchment: No **National Forest:** Yes

Suitable? Yes	The site lies within the Primary Employment Area in the Local Plan, and is surrounded by employment uses, or land that has permission for employment use. There are no significant Highways concerns and the site is likely to be considered acceptable in ecology terms with mitigation. It is therefore considered suitable.
Available? Potentially	The site is currently owned by Leicestershire County Council, who have previously retained the land for their own future development needs. However it is not known if this is still the case, and it could potentially become available in the future.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

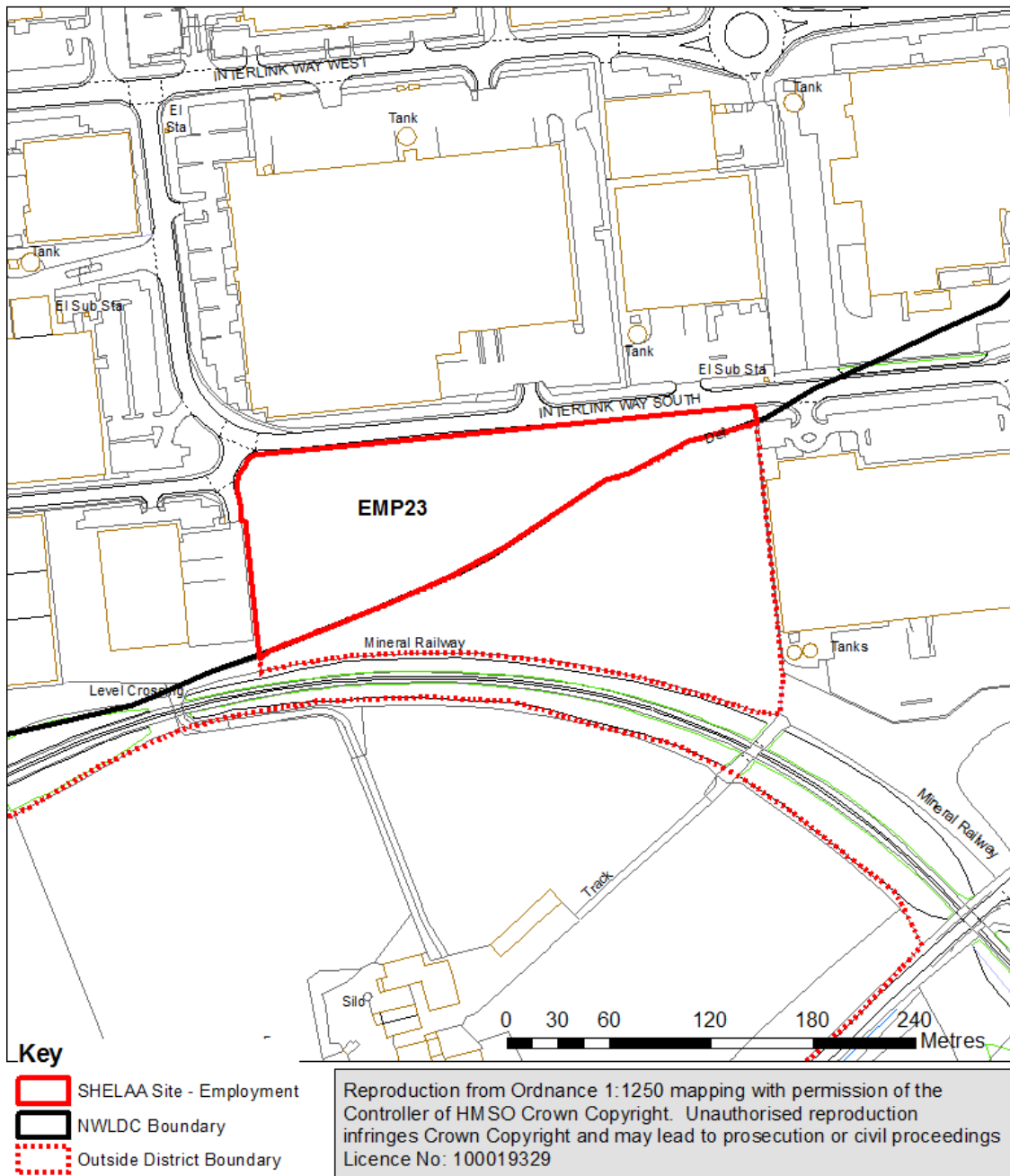
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 7600 sqm based on standard plot ratios

Summary: The location of the site makes it ideal for employment use, subject to matters of detail that can be considered at application stage. The reason that it has not been developed previously appears to be solely due to ownership issues - namely that the County Council have safeguarded the site for their own future development needs. Should this situation change then we would expect considerable market interest.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 23 - Land South of Interlink Way South



EMP24 - Land at Midland Road

Address: West of South Leicestershire Industrial Estate, Ellistown, Leicestershire

Parish/Settlement: Ellistown and Battleflat **Area:** 9.61ha

Site Description: The site is located to the north east of Ellistown, east of Midland Road, and west of Moore Road, which is the main spine road through the South Leicestershire Industrial Estate. The site extends to the west as far as the Roberts coach depot.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** Yes

Suitable? Potentially	The site is designated as Countryside in the Local Plan, and so if it came forward in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. Access would need to be taken from Midland Road or the adjoining industrial estate, which is private land. There are unlikely to be any ecology concerns. Hugglescote Conservation Area is 300m to the north.
Available? Potentially	The site is being promoted by an agent on behalf of the landowners. It is therefore considered potentially available for development.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

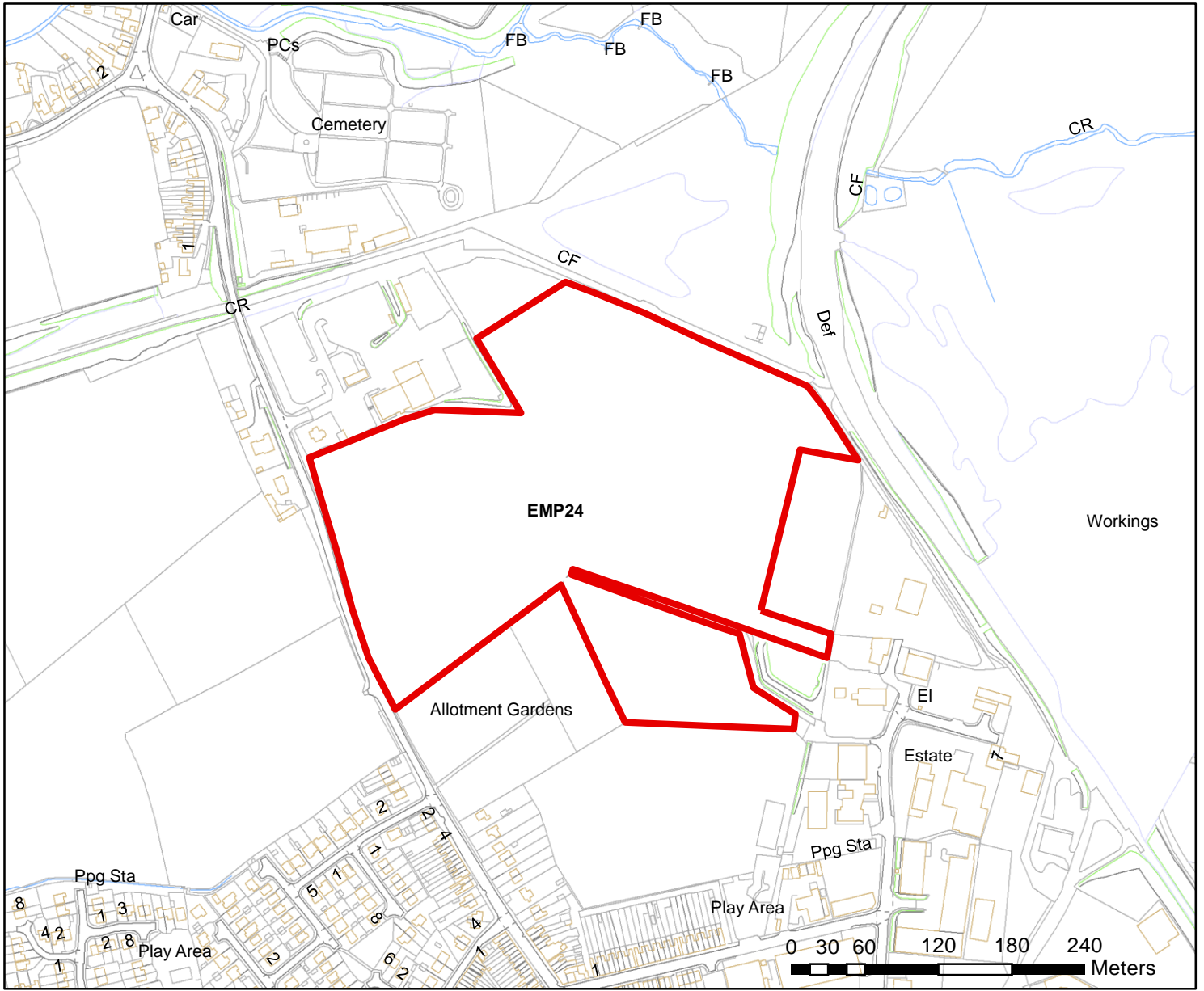
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 38440sqm based on standard plot ratios


Summary: The site is being promoted for development, but given the size and location within an area designated as Countryside it is unlikely that the site will be developed within the near future.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 years

EMP 24 - Land at Midland Road



Key

 SHELAA Employment Sites

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EMP25 - Land At Market Street

Address:	Baker Street And Wolsey Road, Coalville, LE67 3TS, Leicestershire		
Parish/Settlement:	Coalville	Area:	2.74 ha
Site Description:	This is the site of the former Mitchell Grieve factory, and the majority of the site is still vacant, although there are some commercial businesses still operating on the northern edge. To the east and south are commercial uses and there is open space, which leads in to the Urban Forest park, to the west and north.		
Current Use:	Mostly vacant, some commercial	Previously Developed:	Yes
Local Plan Allocation:	No allocation	Current Permission:	None
River Mease Catchment:	No	National Forest:	Yes

Suitable? Yes	The site is a currently vacant, previously developed area of land within the Coalville limits to development. A previous application for a foodstore on part of the site was refused in 2009 on grounds on sequential test, impact on Coalville town centre and impact on Memorial Square, which is a Conservation Area and contains a listed Clock Tower. For non-employment development to be considered acceptable, it will therefore need to be for appropriate town centre uses, at a suitable scale. The site is also included in the SHELAA as a housing site (C28) and so the proposed mix of uses may include an element of residential. There is a current planning application on the southern portion of the site for 84 dwellings (21/00596/FULM).
Available? Potentially	Site has been marketed.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

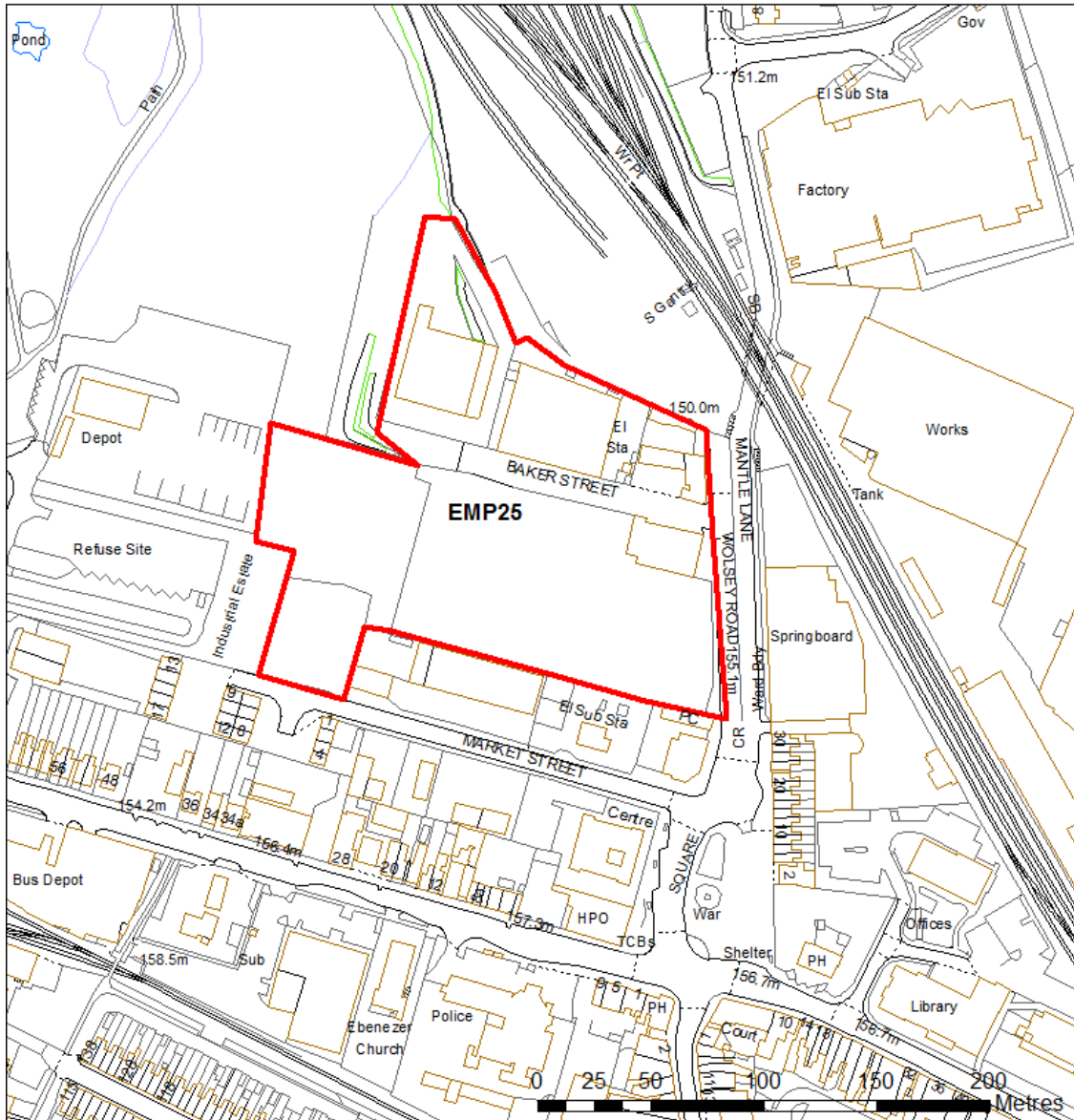
Potential Uses:	retail; offices; café/restaurant; pub/bar; take-away; non-residential institutions; assembly & leisure	Also considered for residential?	Yes - C28
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Potential Employment Floorspace: 6665 sqm based on officer estimation (and assuming no residential development takes place on site)


Summary: As a mainly vacant, brownfield town centre site, development of a nature and scale that respects its setting and location is considered appropriate, and the fact that the site is currently being marketed indicates a willingness by the owner to achieve development. This may include an element of residential use and indeed there is a current planning application for housing on the southern portion of the site.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 25 - Land at Market Street



Key

 SHELAA Site - Employment

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EMP26 - Mountpark Bardon Phase 2

Address: South of Interlink, Bardon, Leicestershire

Parish/Settlement: Ellistown and Battleflat **Area:** 8.9 ha

Site Description: The site forms part of a larger, 29.3ha site, with land falling within Hinckley and Bosworth district. It was most recently used for agricultural uses. It is bordered to the south by a solar farm, to the west by Ibstock Brick minerals workings and to the north by an industrial estate.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** 20/00284/REMM
18/00402/REMM,
16/00019/OUTM

River Mease Catchment: No **National Forest:** Yes

Suitable? Yes	The site lies partly within North West Leicestershire but mainly within Hinckley and Bosworth district. It was granted outline permission in 2017 and reserved matters for B2/B8 at Unit 3 (the only one of three units on the site falling within the North West Leicestershire boundary) in June 2018. Subsequently the 3 units scheme has become a 2 unit scheme and Unit 1 (in Hinkley & Bosworth district) has been completed.. A further reserved matters consent for unit 2 (in North West Leicestershire) was approved in June 2020.
Available? Yes	A reserved matters permission has recently been granted for the unit in North West Leicestershire which is evidence of an intention to develop by the developer/landowner.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

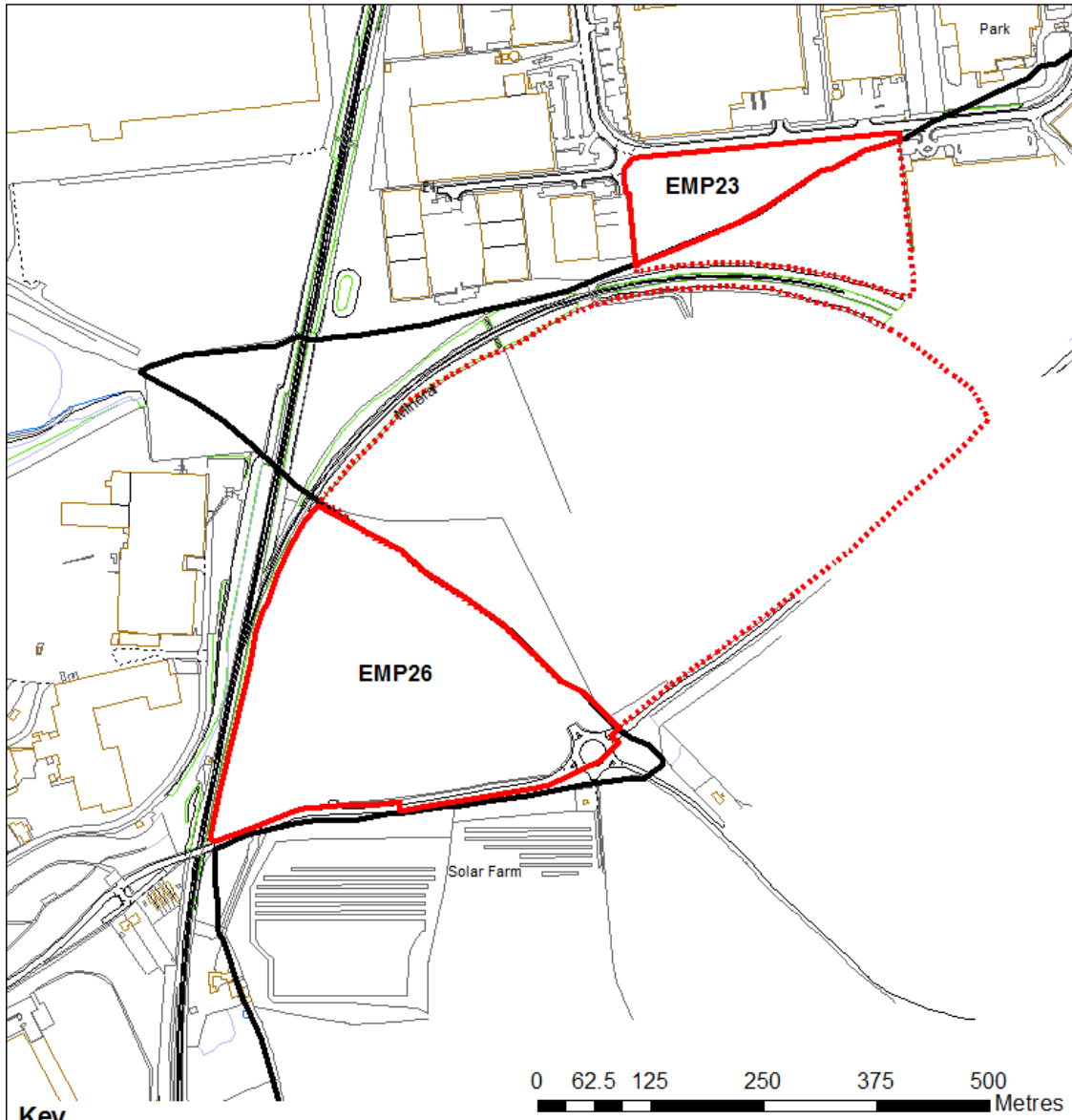
Potential Uses: industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 33598sqm based on planning permission




Summary: The site has permission and work is now underway. We would therefore expect the site to be completed within 5 years.

Deliverable/Developable/Non-Developable:	Deliverable
Timeframe:	0 - 5 years

EMP 26 - Mountpark Bardon Phase 2



Key

-  SHELAA Site - Employment
-  NWLDC Boundary
-  Outside District Boundary

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EMP28 - Langley Priory Estate - Site 1

Address: Langley Priory Estate, Diseworth, Derbyshire, Leicestershire

Parish/Settlement: Isley cum Langley **Area:** 4.19 ha

Site Description: The site is located on the Langley Priory Estate with the A42 running E-W to the south of the site, a solar farm to the west and agricultural land to the north and east (including three parcels of land also promoted through the SHELAA - two for employment uses - EMP29 and EMP30 - and one for residential use - LP1). The site comprises an agricultural field plus the Walnut Yard, a former farm now used for a variety of commercial purposes, and a recently completed commercial storage facility.

Current Use: Agriculture/
Commercial **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** 18/01191/FUL

River Mease Catchment: No **National Forest:** No

Suitable? Potentially	Site is in open countryside and is poorly related to existing settlements. Lack of sustainable transport options is a concern. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy - unless proposal was small scale and linked to the existing businesses. Permission 18/01191/FUL was granted in October 2018 for the southern part of the site to be used for storage container storage linked to the adjoining business, and this has now been implemented. Another application (17/01852/FUL) has been approved but not yet implemented for a small office building on the east of the site. There is a current application to use a further part of the site for container and caravan storage (20/01692/FULM). In terms of ecology, presence of Great Crested Newts will affect developable area, with required buffer zones to NW and potentially to SE, if GCNs found in the on-site pond. The site is 800m south of Langley Priory (Grade II* listed).
Available? Yes	Owner has indicated intention to develop the site, although comprehensive redevelopment will be impeded by the recent storage container development and office permission if implemented.
Achievable? Potentially	Notwithstanding the policy compliance issues, which realistically push any development into at least the next plan period, there are also ecology concerns which may impact upon the developable area and therefore impact on viability.

Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

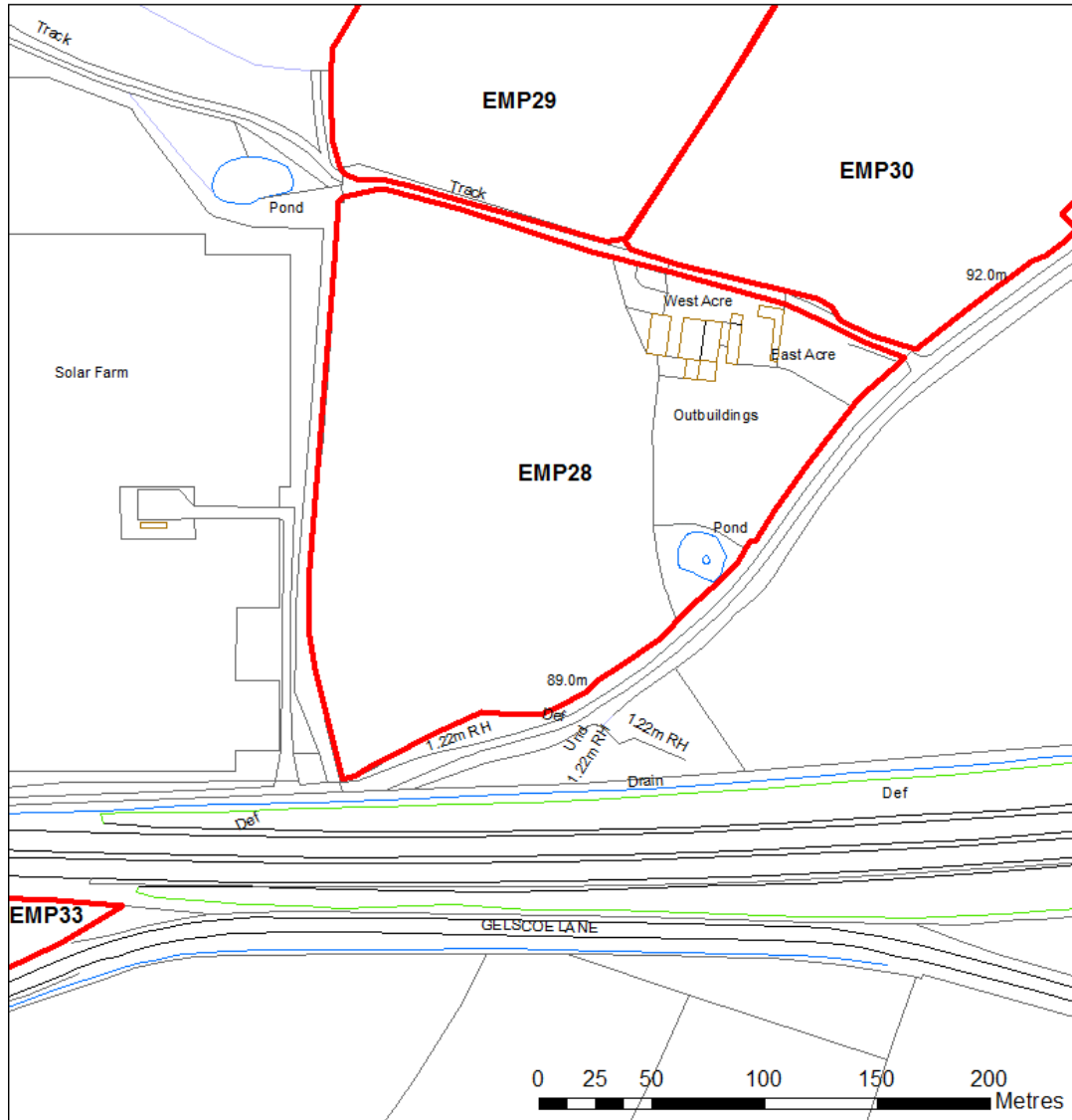
Potential Employment Floorspace: 16760 sqm based on standard plot ratios


Summary: Given the site's isolated rural location, with relatively poor transport links - particularly by sustainable modes - and ecology concerns, it is unlikely to be suitable at the present time for large scale employment development. Only a limited amount of small scale development, potentially linked

to the existing businesses, could be acceptable in policy terms. For the site to be considered for large scale employment development, notwithstanding ecology and sustainability concerns, a change in policy/strategy would be required.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 years

EMP 28 - Langley Priory Estate - Site 1



Key
 SHELAA Site - Employment

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EMP29 - Langley Priory Estate - Site 2

Address: Langley Priory Estate, Diseworth, Derbyshire, Leicestershire

Parish/Settlement: Isley cum Langley **Area:** 3.85 ha

Site Description: The site is located on the Langley Priory Estate, north of the A42. The site comprises an agricultural field. A solar farm is located to the south west of the site and agricultural land is to the south and east (including three parcels of land also promoted through the SHELAA - two for employment uses - EMP28 and EMP30 - and one for residential use - LP1). The Walnut Yard, a cluster of commercial businesses, is also located to the south.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** No

Suitable? Potentially	Site is in open countryside and is poorly related to existing settlements. Lack of sustainable transport options is a concern. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. In terms of ecology, presence of Great Crested Newts will affect developable area, with required buffer zones to SW. Needs further ecology survey before making decision. The site is 500m south of Langley Priory (Grade II* listed).
Available? Yes	Owner has indicated intention to develop the site
Achievable? Potentially	Notwithstanding the policy compliance issues, which realistically push any development into at least the next plan period, there are also ecology concerns which may impact upon the developable area and therefore impact on viability.

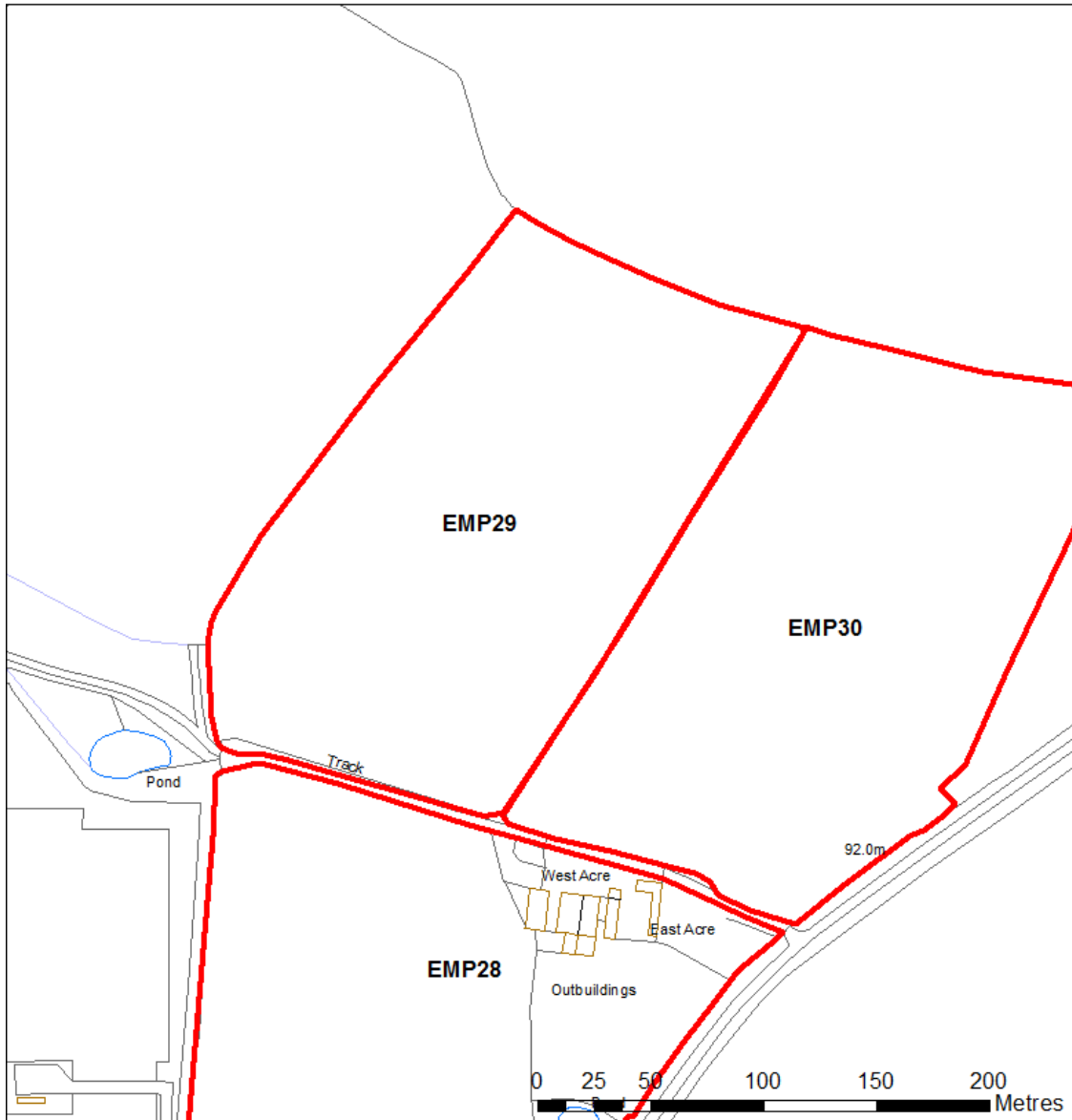
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 15400 sqm based on standard plot ratios

Summary: Given the site's isolated rural location, with relatively poor transport links - particularly by sustainable modes - and ecology concerns, it is unlikely to be suitable at the present time for employment development. For the site to be considered suitable, notwithstanding ecology and sustainability concerns, a change in policy/strategy would be required.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 years

EMP 29 - Langley Priory Estate - Site 2



Key

 SHELAA Site - Employment

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EMP30 - Langley Priory Estate - Site 3

Address: Langley Priory Estate, Diseworth, Derbyshire, Leicestershire
Parish/Settlement: Isley cum Langley **Area:** 3.96 ha

Site Description: The site is located on the Langley Priory Estate, north of the A42. The site comprises an agricultural field. A solar farm is located to the south west of the site and agricultural land is to the south and east (including three parcels of land also promoted through the SHELAA - two for employment uses - EMP28 and EMP29 - and one for residential use - LP1). The Walnut Yard, a cluster of commercial businesses, is also located to the south.

Current Use: Agriculture **Previously Developed:** No
Local Plan Allocation: Countryside **Current Permission:** None
River Mease Catchment: No **National Forest:** No

Suitable? Potentially	Site is in open countryside and is poorly related to existing settlements. Lack of sustainable transport options is a concern. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. In terms of ecology, presence of Great Crested Newts nearby will require mitigation. The site is 500m south of Langley Priory (Grade II* listed).
Available? Yes	Owner has indicated intention to develop the site
Achievable? Potentially	Notwithstanding the policy compliance issues, which realistically push any development into at least the next plan period, there are also ecology concerns which may impact upon the developable area and therefore impact on viability.

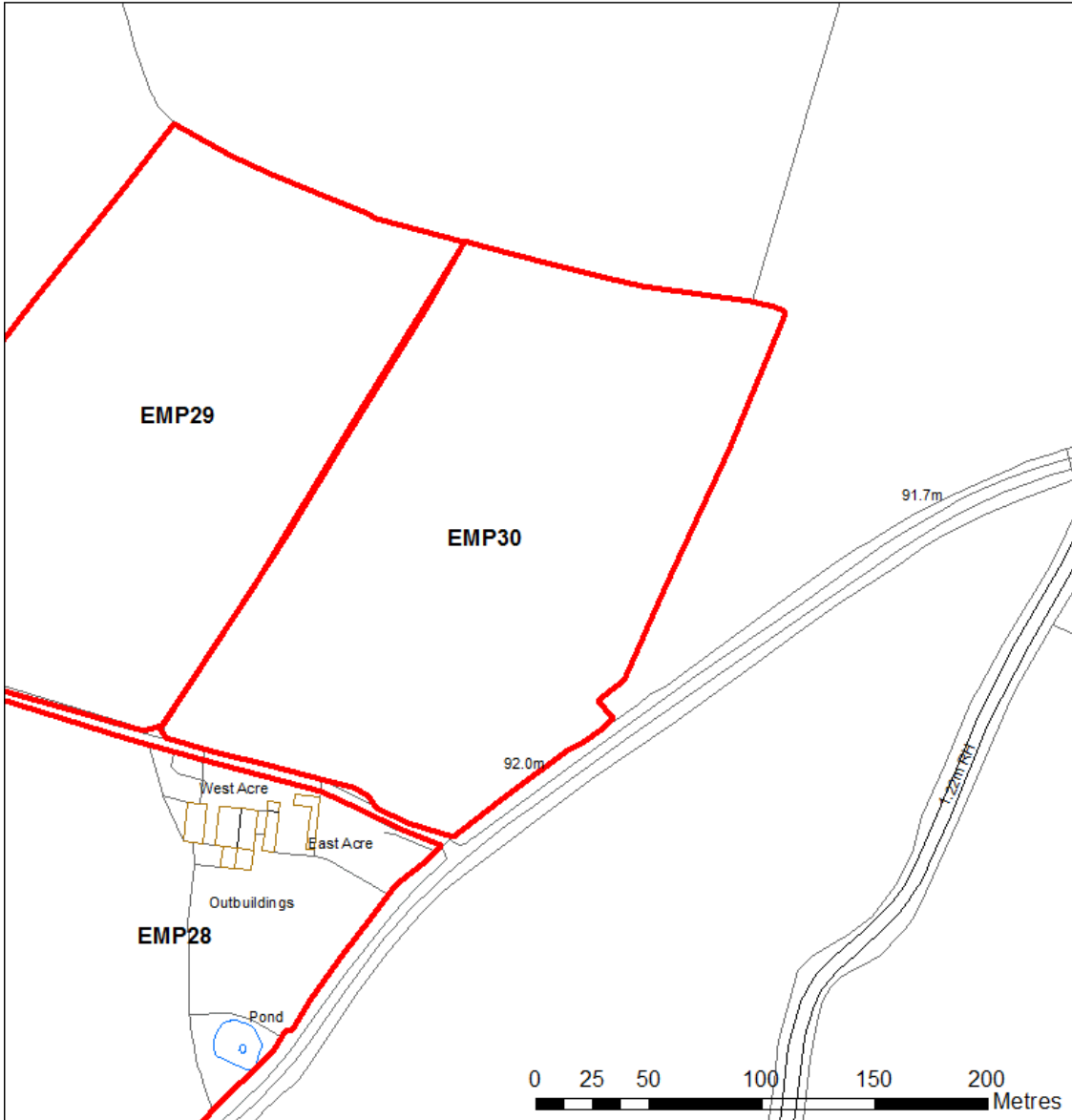
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 15840 sqm based on standard plot ratios


Summary: Given the site's isolated rural location, with relatively poor transport links - particularly by sustainable modes - and ecology concerns, it is unlikely to be suitable at the present time for employment development. For the site to be considered suitable, notwithstanding ecology and sustainability concerns, a change in policy/strategy would be required.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 years

EMP 30 - Langley Priory Estate - Site 3



Key

 SHELAA Site - Employment

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EMP31 - Langley Priory Estate - Site 5

Address: Langley Priory Estate, Diseworth, Derbyshire, Leicestershire
Parish/Settlement: Long Whatton & Diseworth **Area:** 0.81 ha

Site Description: The site is located on the Langley Priory Estate, bounded to the north by the A42, west by the A453 and south by Gelscoe Lane. The site comprises an agricultural field. It is surrounded on all sides by agricultural uses, including to the east two other sites promoted for employment through the SHELAA - EMP32 and EMP33. The proposed route of HS2 runs E-W to the south of Gelscoe Lane. The site has a October 2017 permission for paintballing (D2) use.

Current Use: Agriculture **Previously Developed:** No
Local Plan Allocation: Countryside **Current Permission:** 17/00967/FUL
River Mease Catchment: No **National Forest:** No

Suitable? Potentially	Site is in open countryside and is poorly related to existing settlements. Lack of sustainable transport options is a concern. In addition, the route of HS2 runs immediately south and it is unclear whether this may impact upon the site's development. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. In terms of ecology, presence of Great Crested Newts nearby will require an assessment and further surveys before making a decision. Breedon Lodge Farmhouse (Grade II listed) is 600m to south west.
Available? Potentially	Owner has indicated intention to develop the site
Achievable? Potentially	Notwithstanding the policy compliance issues, which realistically push any development into at least the next plan period, there are also ecology concerns which may impact upon the developable area and therefore impact on viability, and significantly the full impact of the HS2 route, which runs immediately south of the site, is not yet known.

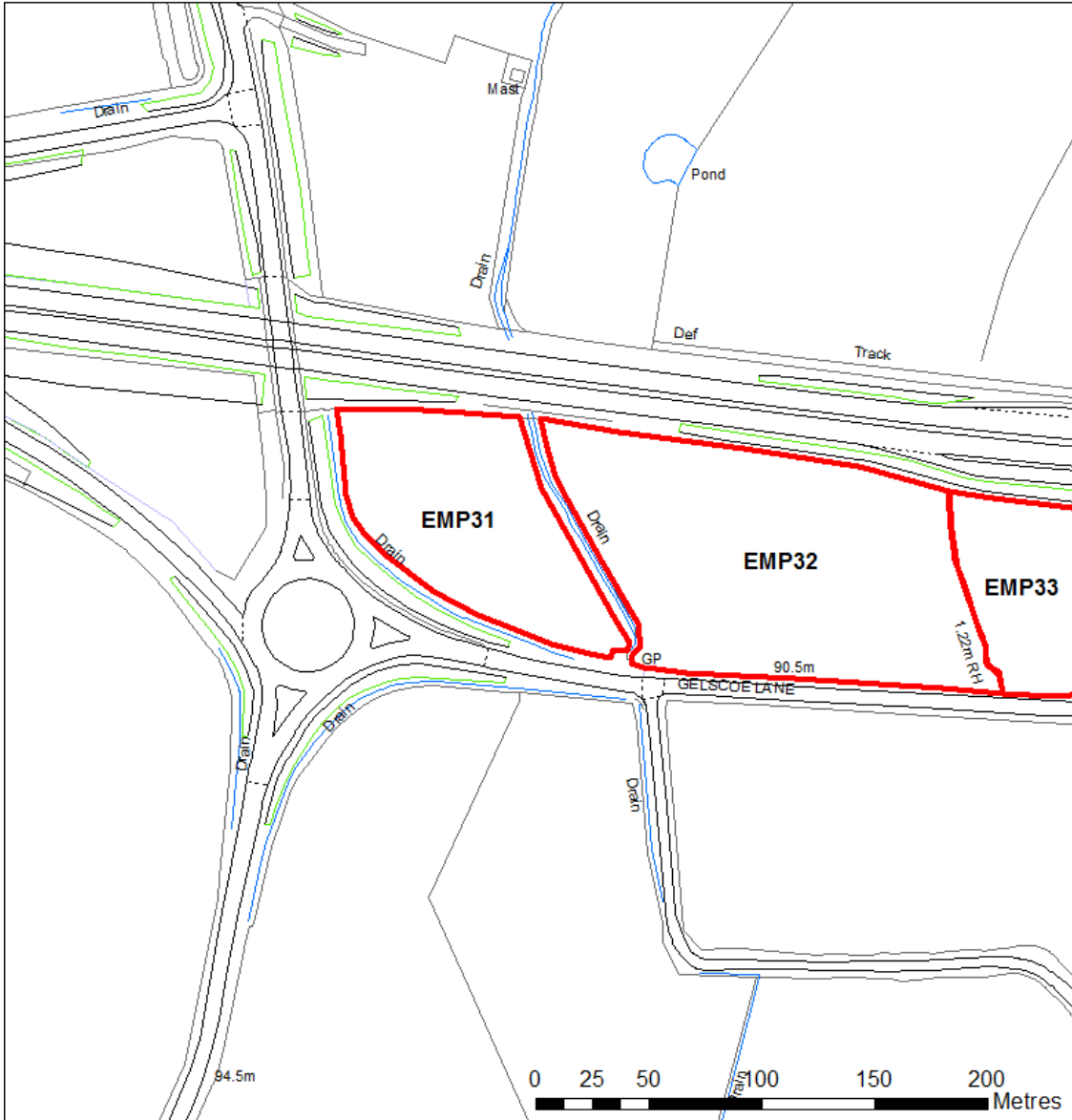
Potential Uses: offices **Also considered for residential?** No

Potential Employment Floorspace: 4860 sqm based on standard office plot ratios


Summary: Given the site's isolated rural location, with relatively poor transport links - particularly by sustainable modes - and ecology concerns, it is unlikely to be suitable at the present time for employment development. For the site to be considered suitable, notwithstanding ecology and sustainability concerns, a change in policy/strategy would be required. In addition, given the relatively narrow linear nature of the site (when combined with EMP32 and EMP33), the impact of the HS2 route, which runs parallel to the southern boundary could be significant.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 31 - Langley Priory Estate - Site 4



Key

 SHELAA Site - Employment

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EMP32 - Langley Priory Estate - Site 6

Address: Langley Priory Estate, Diseworth, Derbyshire, Leicestershire

Parish/Settlement: Long Whatton & Diseworth **Area:** 1.6 ha

Site Description: The site is located on the Langley Priory Estate, bounded to the north by the A42, west by the A453 and south by Gelscoe Lane. The site comprises an agricultural field. It is surrounded on all sides by agricultural uses, including to the west and east two other sites promoted for employment through the SHELAA - EMP31 and EMP33. The proposed route of HS2 runs E-W to the south of Gelscoe Lane.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** No

Suitable? Potentially	Site is in open countryside and is poorly related to existing settlements. Lack of sustainable transport options is a concern. In addition, the route of HS2 runs immediately south of the site and, until further details are known about the HS2 route/timetable it is unclear as to how this will whether this may impact upon the site's development. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. In terms of ecology, presence of Great Crested Newts nearby will require an assessment but should be ok with mitigation. Breedon Lodge Farmhouse (Grade II listed) is 700m to south west.
Available? Potentially	Owner has indicated intention to develop the site
Achievable? Potentially	Notwithstanding the policy compliance issues, which realistically push any development into at least the next plan period, there are also ecology concerns which may impact upon the developable area and therefore impact on viability, and significantly the full impact of the HS2 route, which runs immediately south of the site, is not yet known.

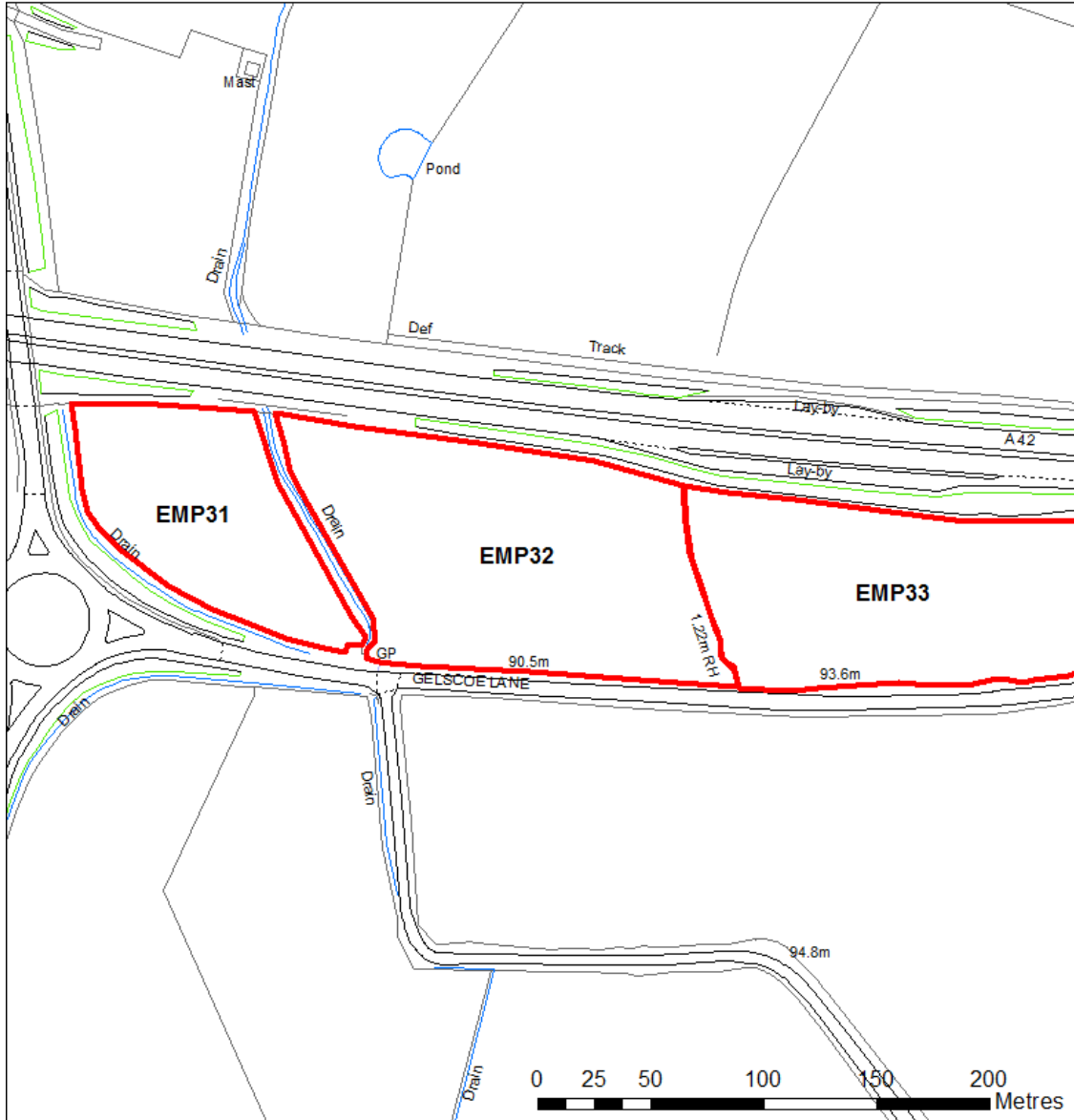
Potential Uses: offices **Also considered for residential?** No

Potential Employment Floorspace: 9600 sqm based on standard office plot ratios


Summary: Given the site's isolated rural location, with relatively poor transport links - particularly by sustainable modes - and ecology concerns, it is unlikely to be suitable at the present time for employment development. For the site to be considered suitable, notwithstanding ecology and sustainability concerns, a change in policy/strategy would be required. In addition, given the relatively narrow linear nature of the site (when combined with EMP31 and EMP33), the impact of the HS2 route, which runs parallel to the southern boundary could be significant.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 32 - Langley Priory Estate - Site 6



Key

 SHELAA Site - Employment

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EMP33 - Langley Priory Estate - Site 7

Address: Langley Priory Estate, Diseworth, Derbyshire, Leicestershire

Parish/Settlement: Long Whatton & Diseworth **Area:** 2.03 ha

Site Description: The site is located on the Langley Priory Estate, bounded to the north by the A42, west by the A453 and south by Gelscoe Lane. The site comprises an agricultural field. It is surrounded on all sides by agricultural uses, including to the west two other sites promoted for employment through the SHELAA - EMP31 and EMP32. The proposed route of HS2 runs E-W to the south of Gelscoe Lane.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** No

Suitable? Potentially	Site is in open countryside and is poorly related to existing settlements. Lack of sustainable transport options is a concern. In addition, the route of HS2 runs immediately south of the site and, until further details are known about the HS2 route/timetable it is unclear as to how this will whether this may impact upon the site's development. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. Breedon Lodge Farmhouse (Grade II listed) is 850m to south west
Available? Potentially	Owner has indicated intention to develop the site
Achievable? Potentially	Notwithstanding the policy compliance issues, which realistically push any development into at least the next plan period, there are also ecology concerns which may impact upon the developable area and therefore impact on viability, and significantly the full impact of the HS2 route, which runs immediately south of the site, is not yet known. Given its location, it is likely to be attractive to the market.

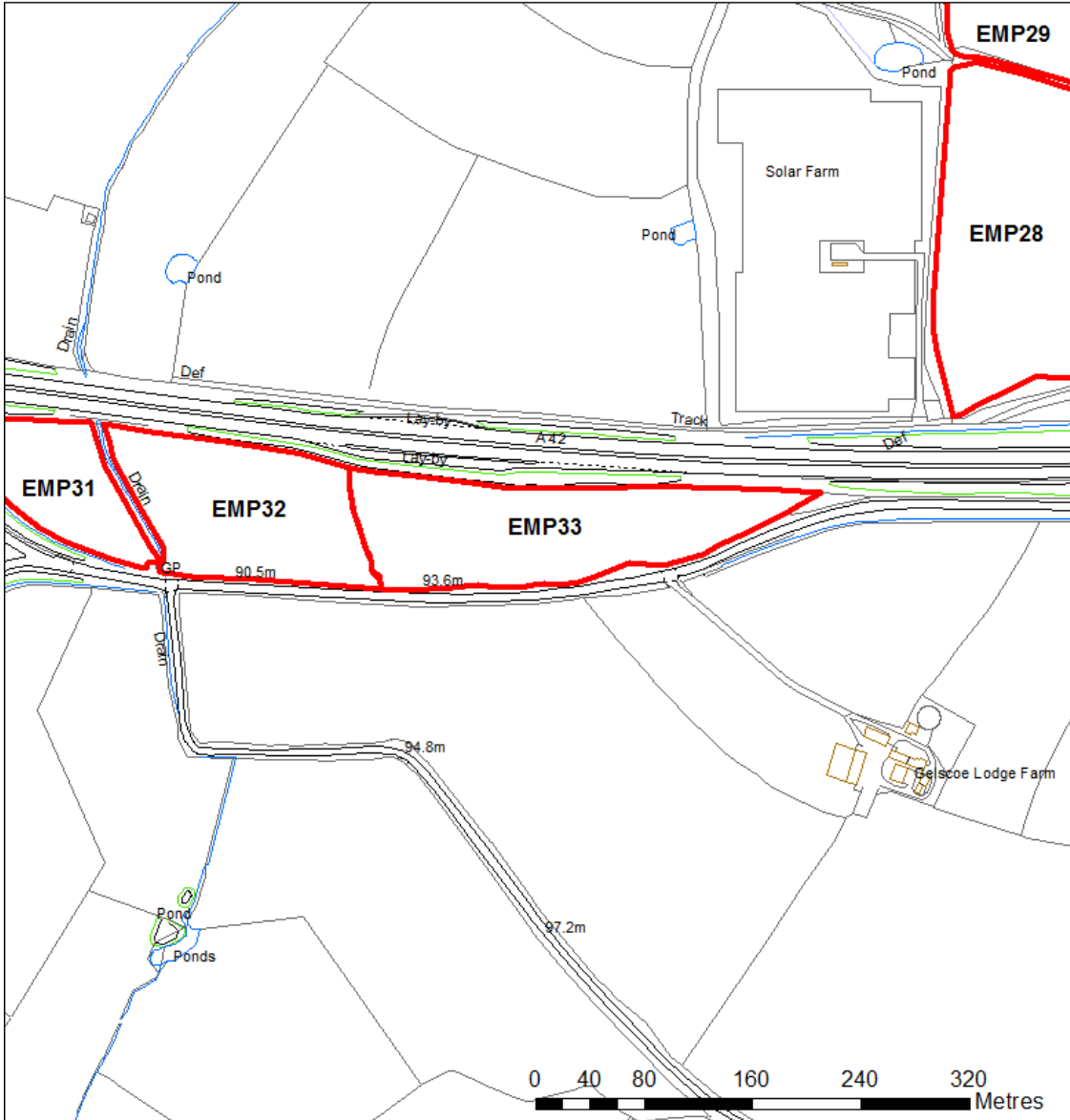
Potential Uses: offices **Also considered for residential?** No

Potential Employment Floorspace: 12,180 sqm based on standard office plot ratios


Summary: Given the site's isolated rural location, with relatively poor transport links - particularly by sustainable modes - and ecology concerns, it is unlikely to be suitable at the present time for employment development. For the site to be considered suitable, notwithstanding ecology and sustainability concerns, a change in policy/strategy would be required. In addition, given the relatively narrow linear nature of the site (when combined with EMP31 and EMP32), the impact of the HS2 route, which runs parallel to the southern boundary could be significant.,

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 33 - Langley Priory Estate - Site 7



Key

 SHELAA Site - Employment

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EMP34 - Land to West of Regs Way

Address: Bardon Hill, Leicestershire

Parish/Settlement: Ellistown and Battleflat **Area:** 6.08 ha

Site Description: The site comprises open land bounded to the west by a railway line, to the east by Regs Way and to the north by A511 Bardon Road. Bardon Hill industrial estate lies to the south. The River Sence runs E-W across the southern part of the site.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside. **Current Permission:** None

River Mease Catchment: No **National Forest:** Yes

Suitable? Potentially	The site lies outside but adjoining the Coalville Urban area limits to development. Any development would need to comply with Local Plan policy Ec2. Issues have been identified in relation to impact on ecology, particularly on the southern part of the site. As a result it would be necessary to demonstrate that a up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation. This part of the site also falls within Flood Zone 3, although not the functional floodplain. The site also slopes in a way that may have some impact on the form any development may take.
Available? Potentially	The site has been put forward by the owner who has declared an interest in developing the site.
Achievable? Potentially	The topography, flooding and ecology issues identified may have an impact on delivery timescale, but there is no evidence that development is not achievable. Given its location, it is likely to be attractive to the market.

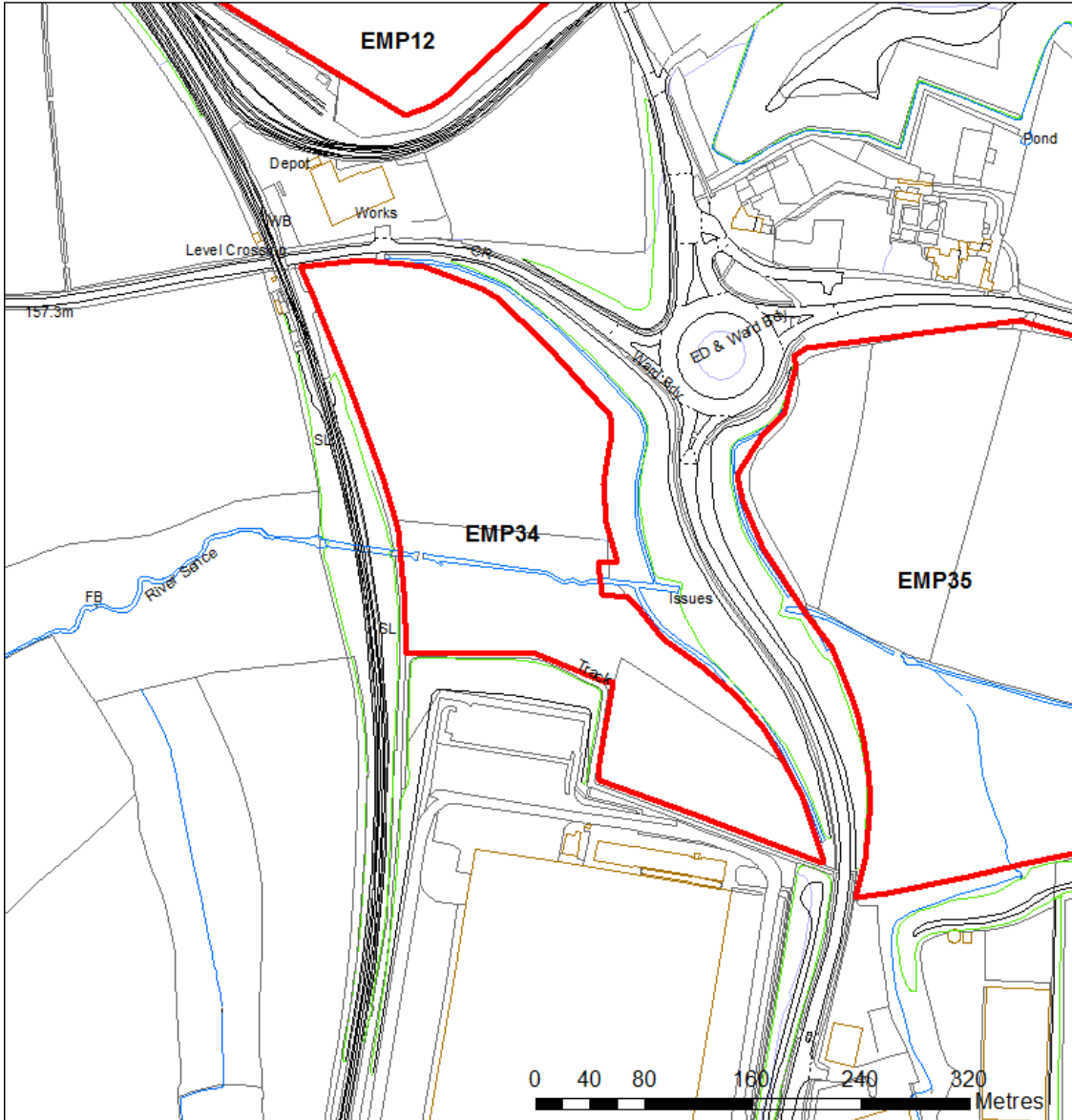
Potential Uses: offices; industrial; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 24320 sqm based on standard plot ratios (whole site); 11480sqm for parcel north of the river only (2.87ha).


Summary: The site is potentially suitable for some employment development, subject to compliance with Local Plan policy Ec2, although the southern parts of the site is subject to topography, flooding and ecology constraints that would need further investigation.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 34 - Land to the West of Regs Way



Key

 SHELAA Site - Employment

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EMP35 - Land to East of Regs Way

Address: Bardon Hill, Leicestershire

Parish/Settlement: Ellistown and Battleflat **Area:** 15.7 ha

Site Description: The site comprises open land bounded to the west by Regs Way and to the north by A511 Bardon Road. The Church of St Peter, a Grade II listed building, lies immediately to the north, on Bardon Road, and Bardon Hill industrial estate lies to the south. The River Sence runs E-W across the southern part of the site.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside. **Current Permission:** 18/01890/OUTM

River Mease Catchment: No **National Forest:** Yes

Suitable? Yes	The site lies outside but adjoining the Coalville Urban area limits to development. Some issues have been identified in relation to impact on ecology, particularly on the southern part of the site. This part of the site also falls within Flood Zone 3, although not the functional floodplain. The site also slopes in a way that may have some impact on the form any development may take. Church of St Peter (Grade II listed building) to the north of the site across Bardon Road. On the basis that the site has recently been granted planning permission, it is considered suitable.
Available? Yes	The site has been put forward by the owner. It has outline consent and a reserved matters application has recently been submitted which provide evidence of its availability.
Achievable? Potentially	The topography, flooding and ecology issues identified may have an impact on delivery timescale, but there is no evidence that development is not achievable.

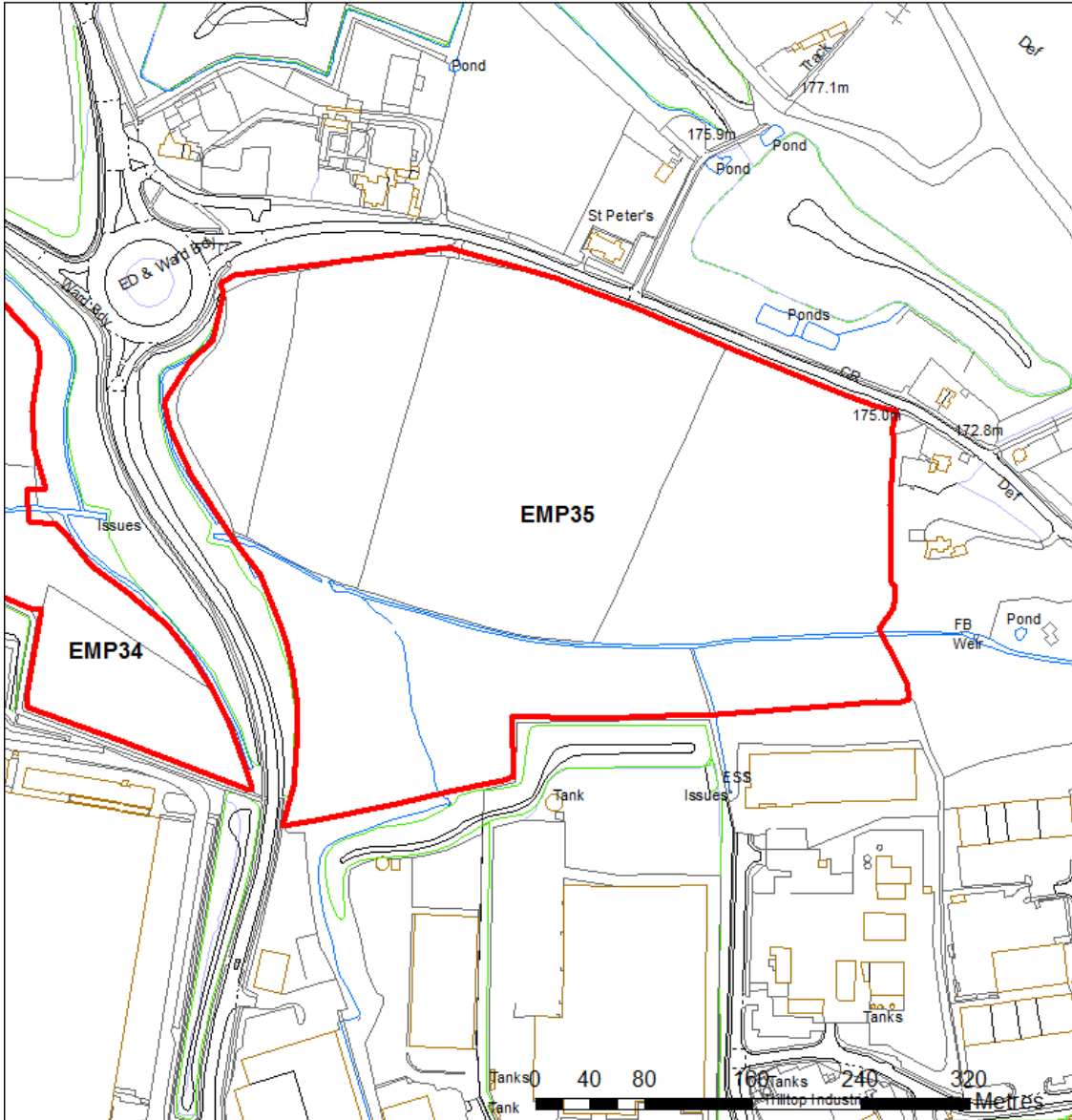
Potential Uses: offices; industrial; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 33120 sqm based on the planning permission.


Summary: The site has outline permission and there is a recent reserved matters consent. We would expect it to be completed within the next 10 years and probably sooner.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 35 - Land to the East of Regs Way



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EMP37 - Land south of Junction 1, A50, north of Hemington

Address:	Land south of Junction 1, A50, north of Hemington, Leicestershire		
Parish/Settlement:	Hemington	Area:	44.2 ha
Site Description:	The site comprises 3 parcels of agricultural land which lie to the north-east of Castle Donington and to the north of Hemington. The largest parcel (30.6ha) is bounded to the north by Trent Lane. Its is surrounded by agricultural uses, a Showpeople's site to the SE and Willow Farm business park to the west. To second parcel (7.4ha) is just to the east of J1 A50. The smallest parcel (3.2ha) lies between Trent Lane and A50 to the north, immediately west of J1.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	No	National Forest:	No

Suitable? Potentially	Site is in open countryside and is fairly poorly related to existing settlements (Castle Donington and Hemington being the nearest). The scale of the proposal raises concerns in respect of potential landscape impact. There is a current planning application on the site (19/01496/OUTM) which will need to satisfy Policy Ec2(2) and other relevant adopted Local Plan policies - otherwise a change in policy would be required. There are no fundamental Highways concerns at this stage. In terms of ecology, part of the site would be ok while the other part would need a Phase 1 habitat survey. The site falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate. The EA has not raised objections to the current application. Grade II listed Milepost 250m to south of site.
Available? Yes	Owners have indicated an intention to develop the site and a developer with an interest in the site has submitted the current planning application.
Achievable? Yes	There are no known viability issues which would prevent the site coming forward.

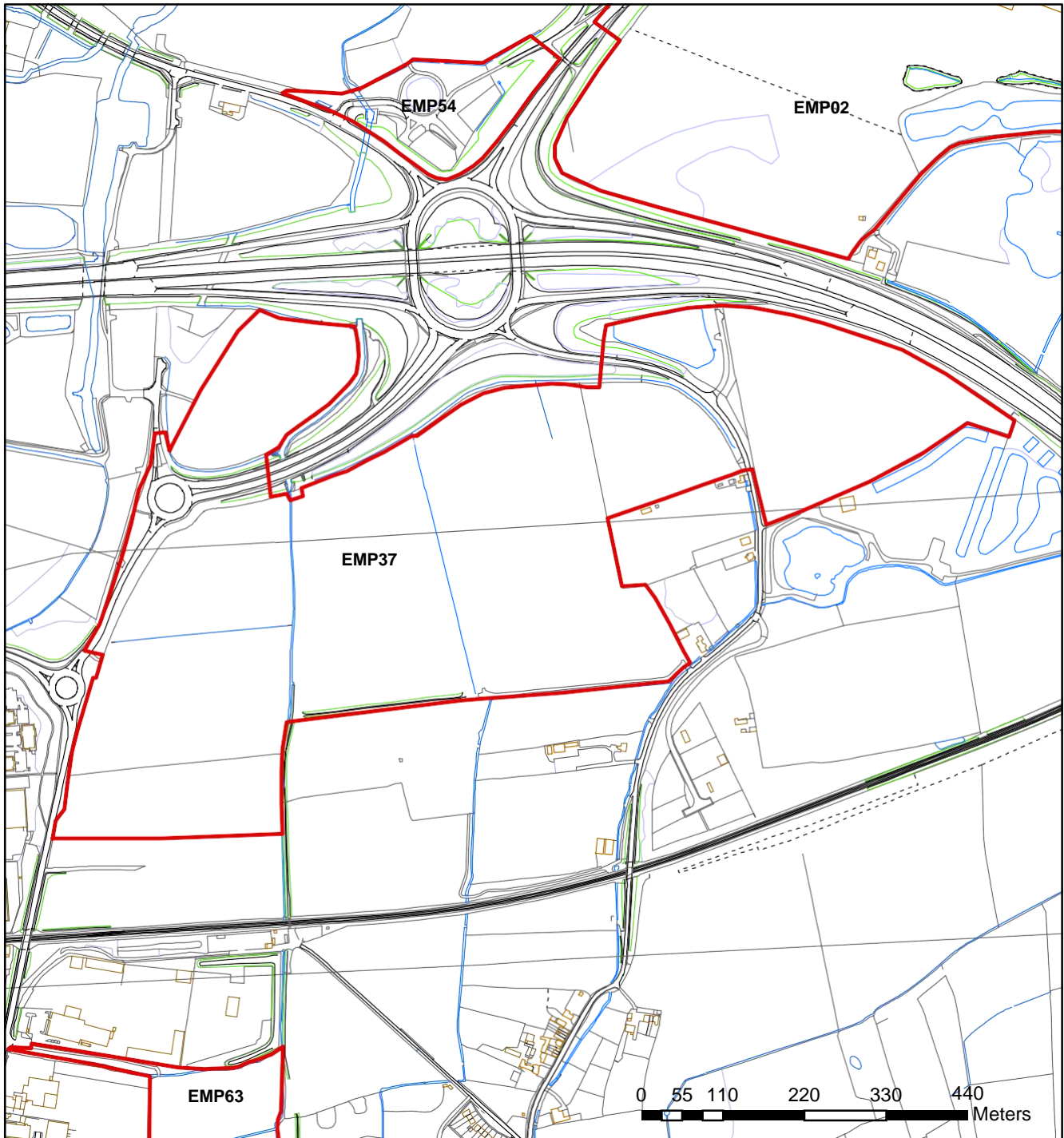
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 176,800sqm based on standard plot ratios [current planning application is for 92,500sqm]



Summary: Some detailed matters with respect to this site have been resolved in connection with the current planning application but concerns around landscape impact remain. The overall suitability of the site will be determined through the current planning application.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6-10 Years

EMP 37 - Land south of Junction, 1 A50, north of Hemington



Key

-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP38 - Former Ashby Aquatics, Nottingham Road

Address: Former Ashby Aquatics Nurseries, 163 Nottingham Road, Ashby de la Zouch, Leicestershire

Parish/Settlement: Ashby de la Zouch **Area:** 2.8 ha

Site Description: The site is a former nursery accessed off Nottingham Road to the east of Ashby de la Zouch. There are agriculture uses to the north and east, a scrapyards use to the north west and Nottingham Road to the south. There are a number of ponds of varying sizes that exist within the site.

Current Use: Employment/Commercial **Previously Developed:** Part

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: Yes **National Forest:** No

Suitable? Potentially	<p>Although the site is just outside the Ashby settlement boundary, and there are nearby commercial uses on the other side of both the A511 and Nottingham Road, the site is designated as Countryside in the Local Plan, and so if it came forward in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required.</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.</p> <p>There are likely to be significant ecology issues - extensive mitigation and licensing would be required for loss of the Great Crested Newt ponds and disturbance to population. As a result it would be necessary to demonstrate that an up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation. It is uncertain as to whether this could be properly achieved within the site boundary. There are no fundamental Highways issues.</p>
Available? Yes	The owner has indicated their intention to develop the site. There is a planning application (18/00679/FULM) for use of the site as a haulage and transport depot.
Achievable? Potentially	Ecology issues relating to the site and its location within the River Mease catchment currently raise questions of achievability. Further work on this will be required, and a better understanding of what is actually being proposed is needed, before it is possible to say that development is definitely achievable.

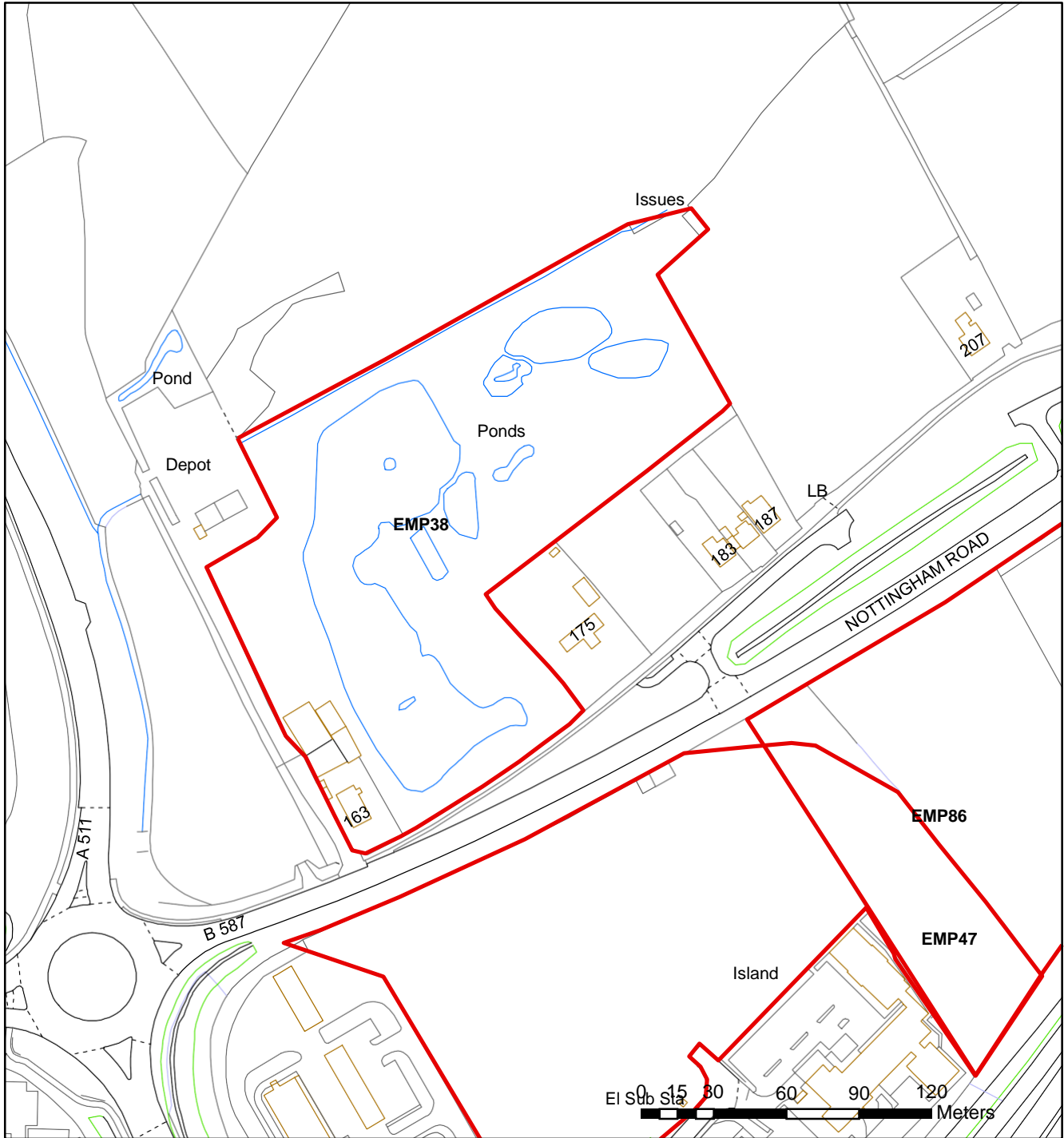
Potential Uses: Industry; storage/distribution and transport/haulage related **Also considered for residential?** No

Potential Employment Floorspace: 11480 sqm based on standard plot ratios

Summary: There are extensive ecology issues raised in relation to this site, particularly regarding the ponds on the site and the presence of Great Crested Newts, which may impact upon suitability and achievability.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 years

EMP 38 - Former Ashby Aquatics, Nottingham Road



Key

- SHELAA Employment Sites
- NWLDC Boundary

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EMP39 - Dawsons Yard

Address: Swebstone Road, Heather, Coalville, Leicestershire

Parish/Settlement: Heather

Area: 1.9 ha

Site Description: The site is located off Swebstone Road to the west of Heather, separated from the settlement by the adjoining sports ground. There are agricultural uses to the north, west and south of the site. The land to the west is included in the SHELAA as H6. The site is currently used for a variety of uses, including a number of residential properties and a mixture of low-grade employment uses.

Current Use: Residential,
Employment,
Agriculture

Previously Developed: Yes

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: Yes

Suitable? Potentially	This site is currently used for a mix of formal and informal employment and commercial uses. Any development proposals that provide for comprehensive redevelopment and that would allow an opportunity to regularise the existing uses may be acceptable, provided that it does not increase the intensity of the use/site area given the fairly unsustainable location. Town centre uses are unlikely to be acceptable on the site. Heather Hall (Grade II listed) is 200m to the west.
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Available? Potentially	The owner has indicated their intention to develop the site.
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Achievable? Yes	While the site is ultimately seen as achievable, the high number of current occupancies/tenancies and the fact that no planning application has been submitted/approved mean that redevelopment is considered unlikely in the next 5 years.
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Potential Uses: industry;
storage/distribution

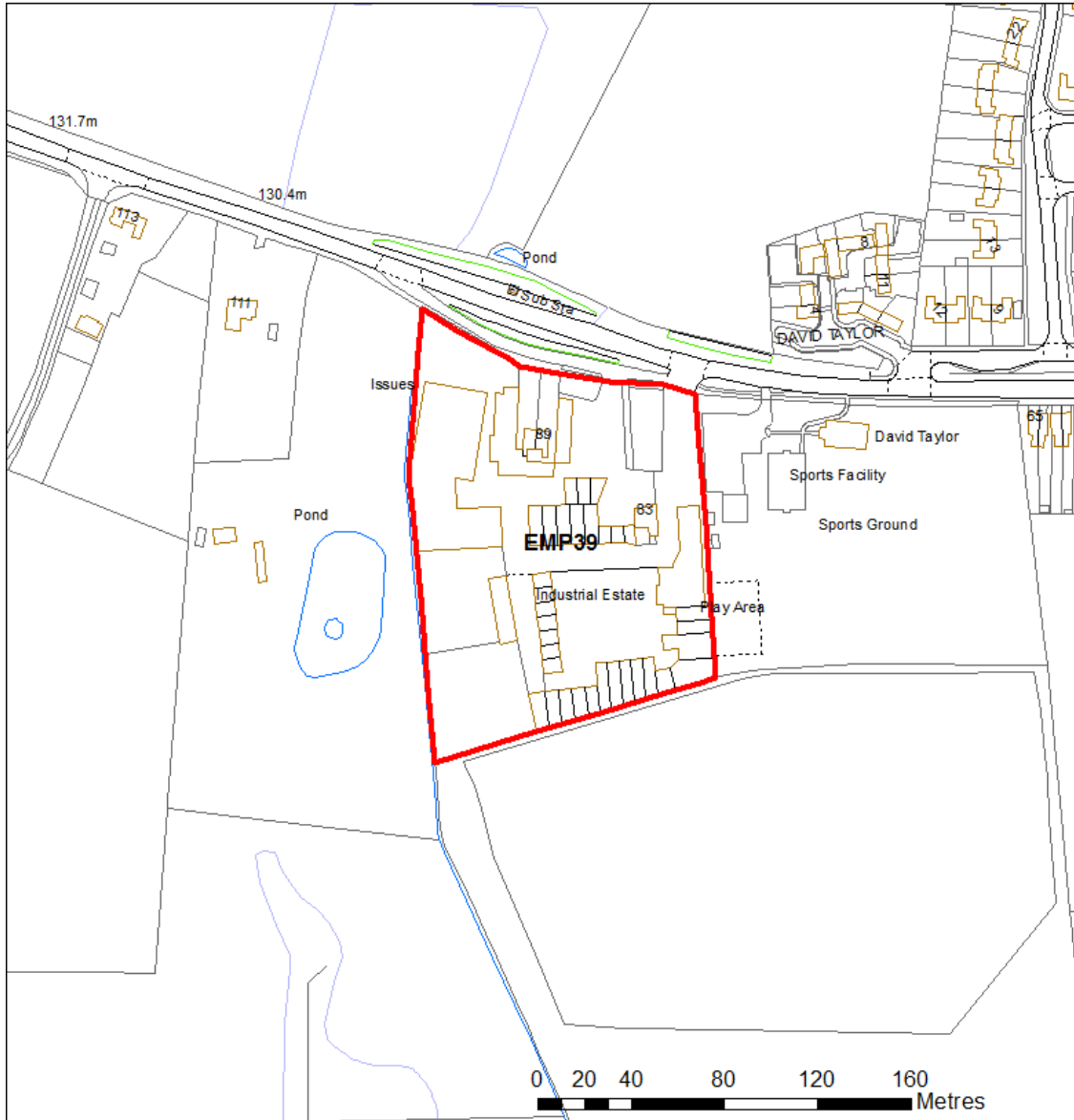
Also considered for residential? No

Potential Employment Floorspace: 7600 sqm based on standard plot ratios


Summary: The principle of employment development on the site has already been established through the existing uses. The owner is seeking to redevelop the site, and any development proposals that provide for comprehensive redevelopment and that would allow an opportunity to regularise the existing uses may be acceptable, provided that it does not increase the intensity of the use/site area given the fairly unsustainable location. Town centre uses are unlikely to be acceptable on the site.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 years

EMP 39 - Dawsons Yard



Key

 SHELAA Site - Employment

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EMP41 - Land To The Rear Of Charnwood Arms

Address: Beveridge Lane, Bardon, Coalville, Leicestershire

Parish/Settlement: Ellistown & Battleflat **Area:** 1.18 ha

Site Description: The site lies to the east of Bardon Industrial area, to the west of the A511. To the south is the Charnwood Arms pub, to the west and north lie commercial uses and across the A511 to the east lies open countryside. SHELAA site EMP42 adjoins the site.

Current Use: Undeveloped land (former nurseries) **Previously Developed:** No

Local Plan Allocation: Employment - Ec1b **Current Permission:** 17/00048/OUTM (now expired)

River Mease Catchment: No **National Forest:** Yes

Suitable? Yes	The site previously had outline consent for the erection of units for light industrial B1(c) and storage and distribution B8 (17/00048/OUTM; expired August 2020). It is also identified in the Local Plan as a site with permission under Policy Ec1 where renewal will be supported provided detailed matters can be addressed. The principle of employment development on the site has therefore been accepted and the site is considered suitable. Bardon Park Chapel, Grade II listed, is 250m to the East.
Available? Potentially	Owner has expressed intention to develop the site.
Achievable? Potentially	A more recent outline application was withdrawn by the applicants (20/00914/OUTM) indicating that development of the site will be delayed.

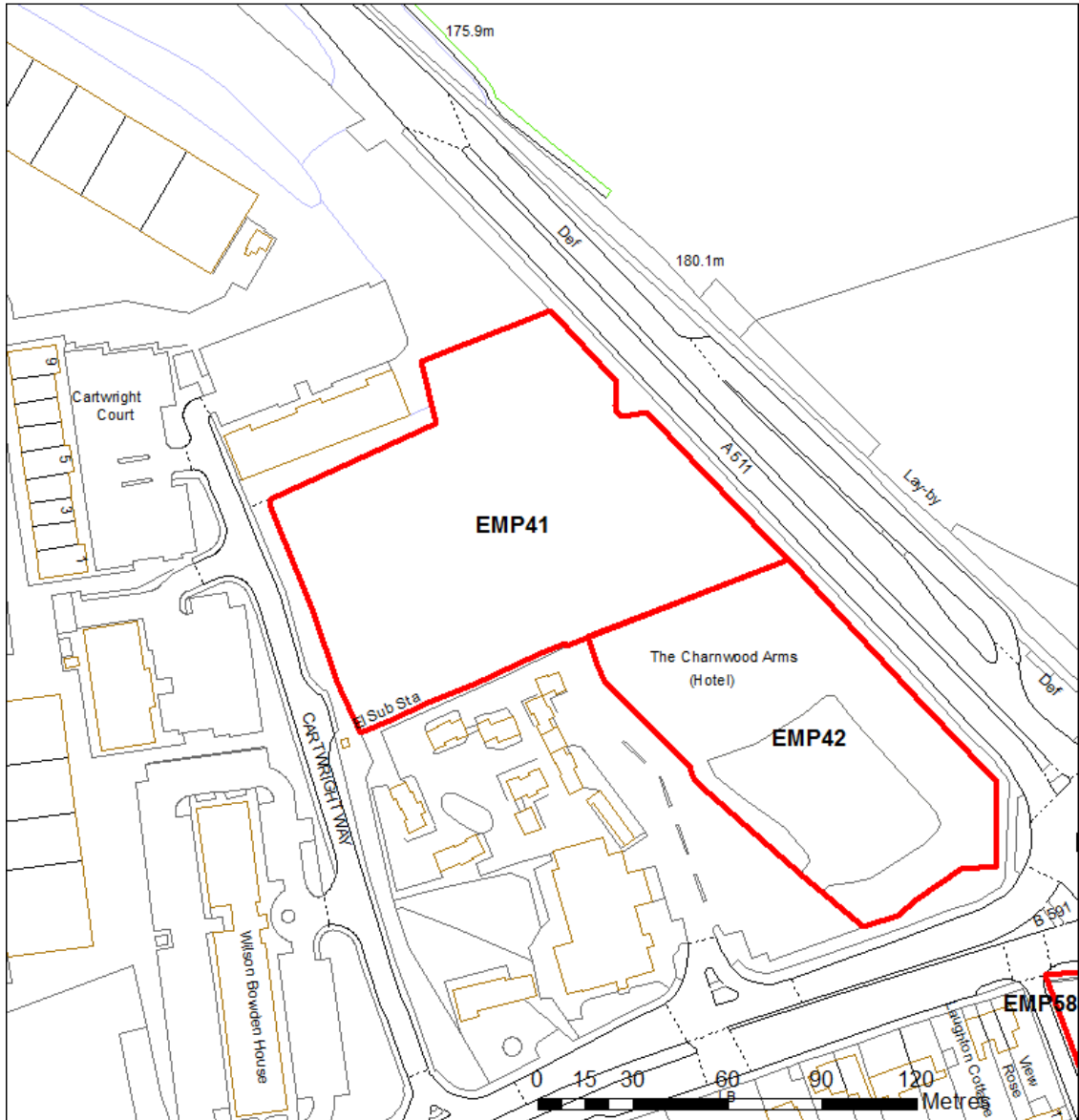
Potential Uses: offices; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 3733 sqm based on expired planning permission


Summary: The site has a recent outline planning permission for employment use. The principle of employment development has therefore been established and given the owners intention to develop and its location within an existing well performing employment area we would therefore expect the site to be completed. However the withdrawal of the most recent application may indicate that development may be delayed and has been scheduled for 6-10 years as a result.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6-10 years

EMP 41 - Land to the rear of Charnwood Arms



Key

 SHELAA Site - Employment

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EMP42 - Land to East of Charnwood Arms

Address: Beveridge Lane, Bardon, Coalville, Leicestershire

Parish/Settlement: Ellistown & Battleflat **Area:** 0.74 ha

Site Description: The site lies on Beveridge Lane between the Charnwood Arms pub, to the west, and the A511, to the east. To the north is vacant land which previously had permission for industrial use (SHELAA site EMP41). The site had a former nightclub use, and while the buildings have now been demolished, an area of hardstanding previously used as the nightclub car park still remains.

Current Use: Vacant (former nightclub) **Previously Developed:** Yes

Local Plan Allocation: No allocation **Current Permission:** 06/01124/OUT

River Mease Catchment: No **National Forest:** Yes

Suitable? Yes	The site lies within the current Coalville Urban Area limits to development, although it is not allocated for a specific use. It does however adjoin the Bardon Primary Employment Area, and in 2006 outline planning permission was granted for the demolition of existing nightclub and function rooms and redevelopment for B1 use. The demolition part of the permission has since been undertaken. Bardon Park Chapel, Grade II listed, is 150m to the East.
Available? Potentially	Site has been actively marketed, but it has also been submitted as part of the call for sites for purely residential use. Permission has also been granted to use the site for the storage of HGVs for a temporary 36 month period (20/00264/FUL). The site's availability for employment use is therefore uncertain.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

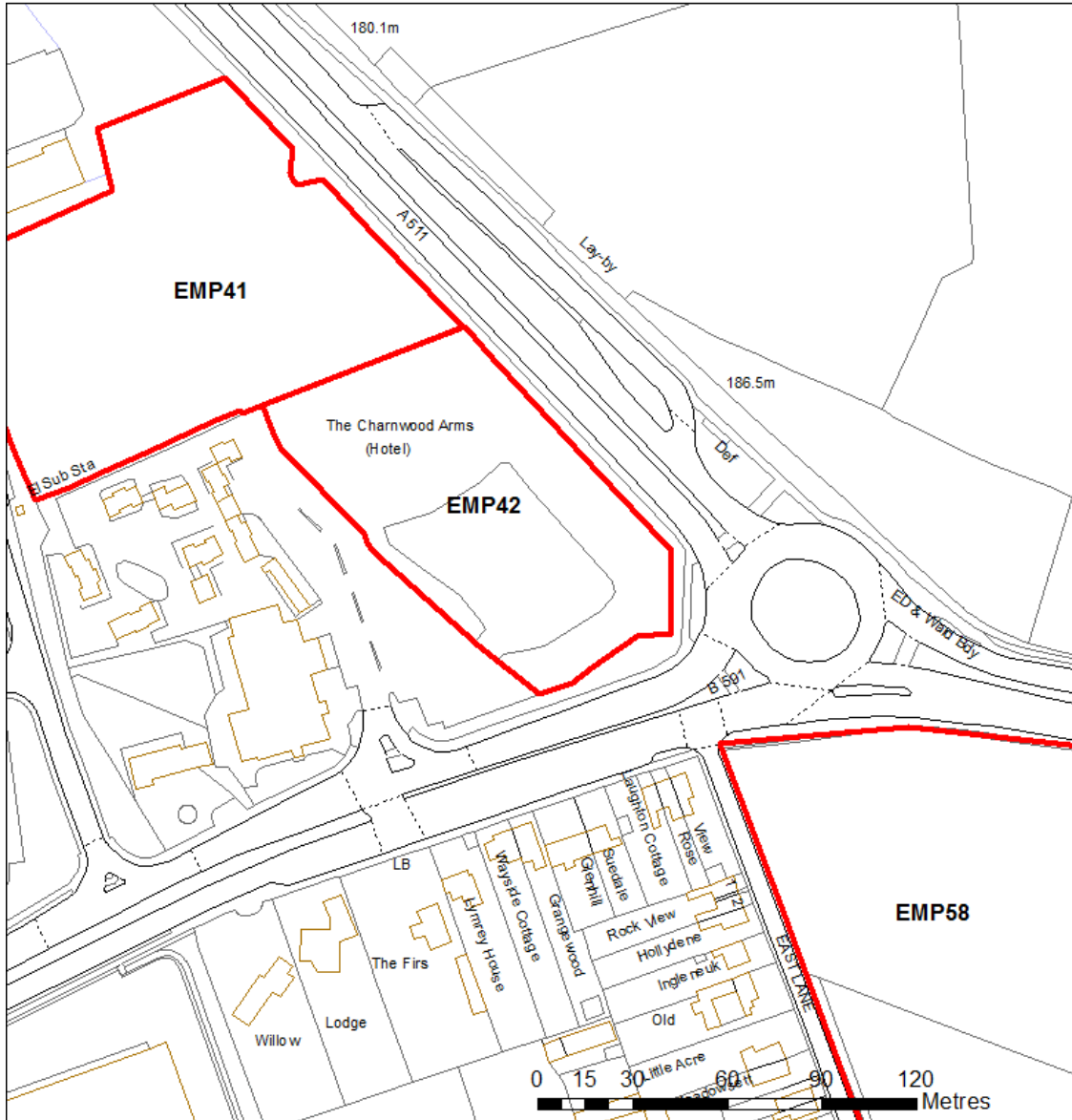
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** Yes - B3

Potential Employment Floorspace: 2960 sqm based on standard plot ratios (and assuming no housing on the site)


Summary: The site is similar to adjoining site EMP41.. Its location within a well performing employment area, its visibility from the A511, and a seemingly lack of major constraints should suggest that there is a strong likelihood that development of the site will occur - however the fact that it has been submitted as part of the call for sites as a purely residential site brings this into doubt.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 42 - Land to east of Charnwood Arms



Key

 SHELAA Site - Employment

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EMP44 - Manor Farm

Address: Vicarage Lane, Packington, Ashby De La Zouch, Leicestershire
Parish/Settlement: Packington **Area:** 1.61 ha

Site Description: The site lies to the western side of Packington. It is currently in agricultural use. Agricultural uses can also be found to the west and north of the site, and there is a sportsground to the south and Grade II* listed church and then residential uses to the east.

Current Use: Agricultural **Previously Developed:** No
Local Plan Allocation: Countryside **Current Permission:** 16/00822/FULM
River Mease Catchment: Yes **National Forest:** Yes

Suitable? Yes	The site benefits from a planning permission for change of use of existing agricultural buildings to eight units for B1 use. The principle of this development on the site has therefore already been established. A number of listed buildings exist within a close proximity of site including Grade II* listed Church of the Holy Rood immediately SE of the site
Available? Yes	Owner has indicated intention to develop the site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

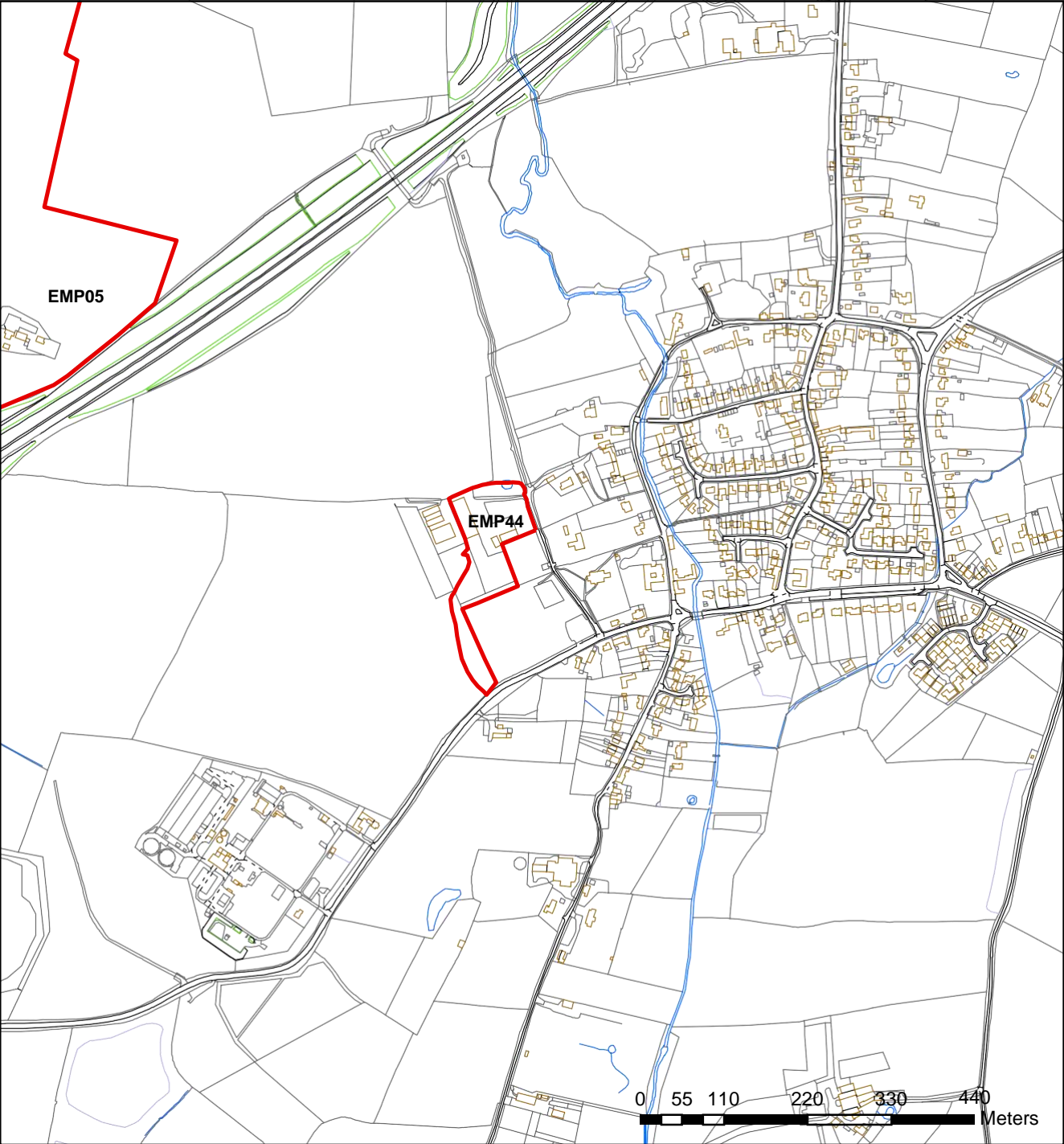
Potential Uses: offices **Also considered for residential?** No

Potential Employment Floorspace: 1730 sqm based on planning permission



Summary: The site has the benefit of a recent full permission for change of use to B1 units. We would therefore expect the site to be developed within 5 years.

Deliverable/Developable/Non-Developable:	Deliverable
Timeframe:	0 - 5 Years

EMP 44 - Manor Farm, Packington



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-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP46 - Land At Dents Road

Address:	Ashby De La Zouch, Leicestershire		
Parish/Settlement:	Ashby-de-la-Zouch	Area:	1.16 ha
Site Description:	The site is located within an employment area to the east of Ashby De la Zouch at the end of Dents Road. It is currently open space. To the north, south and east are employment uses and to the west playing pitches.		
Current Use:	Open space	Previously Developed:	No
Local Plan Allocation:	Primary Employment Areas - Ec3	Current Permission:	No
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Yes	The site is allocated as a Primary Employment Area in the Local Plan. It previously has permission for for a warehouse (B8) with offices (15/00518/FULM) which expired in March 2020. It is therefore considered a suitable site for employment use.
Available? Potentially	Owner has previously indicated intention to develop the site .
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

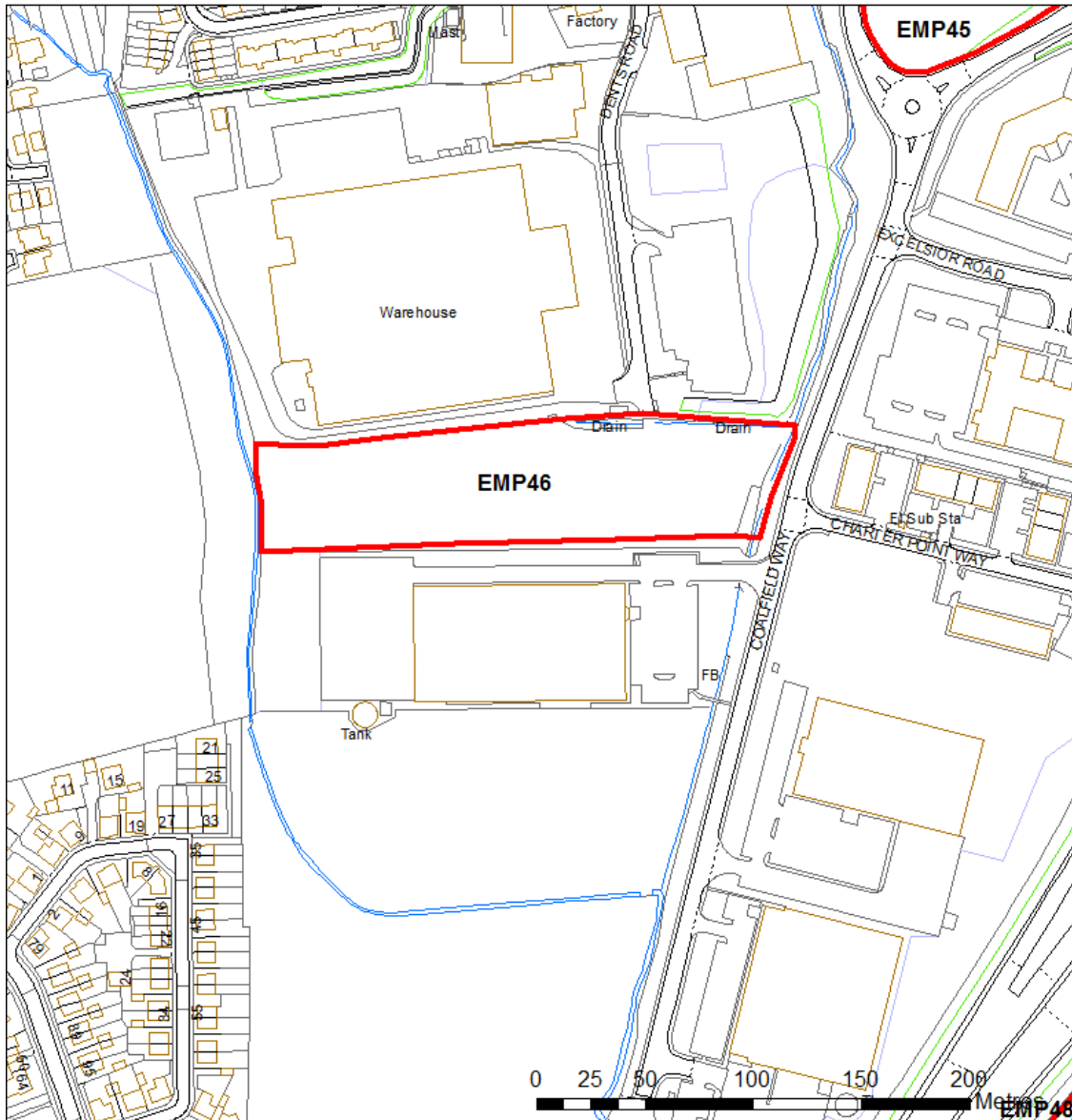
Potential Uses: offices; storage/distribution **Also considered for residential?** Yes - A17

Potential Employment Floorspace: 6836 sqm based on the expired planning permission .(It should also be noted that SHELAA site A17 covers this site as well as the area to the north. The floorspace figures above assume that no residential development will take place within the boundary of site Emp46).


Summary: The site is within an allocated Employment Area. The previous planning permission for warehouse (B8) and office use has now expired. If the development was to come forward, it is therefore likely to be in the longer term.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 years

EMP 46 - Land at Dents Road



Key

 SHELAA Site - Employment

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EMP47 - Flagstaff Island

Address: Land off Lountside, Ashby de la Zouch, Leicestershire

Parish/Settlement: Ashby-de-la-Zouch **Area:** 2.57 ha

Site Description: The site lies at the junction of the A42 and A511 on the eastern edge of Ashby de la Zouch. It is accessed off Lountside alongside a restaurant and hotel, while there are recently built road-related facilities adjoining the site to the south west. To the north east is open space.

Current Use: Open space **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** 17/01081/OUTM

River Mease Catchment: Yes **National Forest:** Yes

Suitable? Yes	The majority of the site has planning permission for for a road related storage, maintenance and management facility (offices and storage/distribution) (17/01081/OUTM). The site is therefore considered suitable.
Available? Yes	The recent permission indicates a desire to see the site developed.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

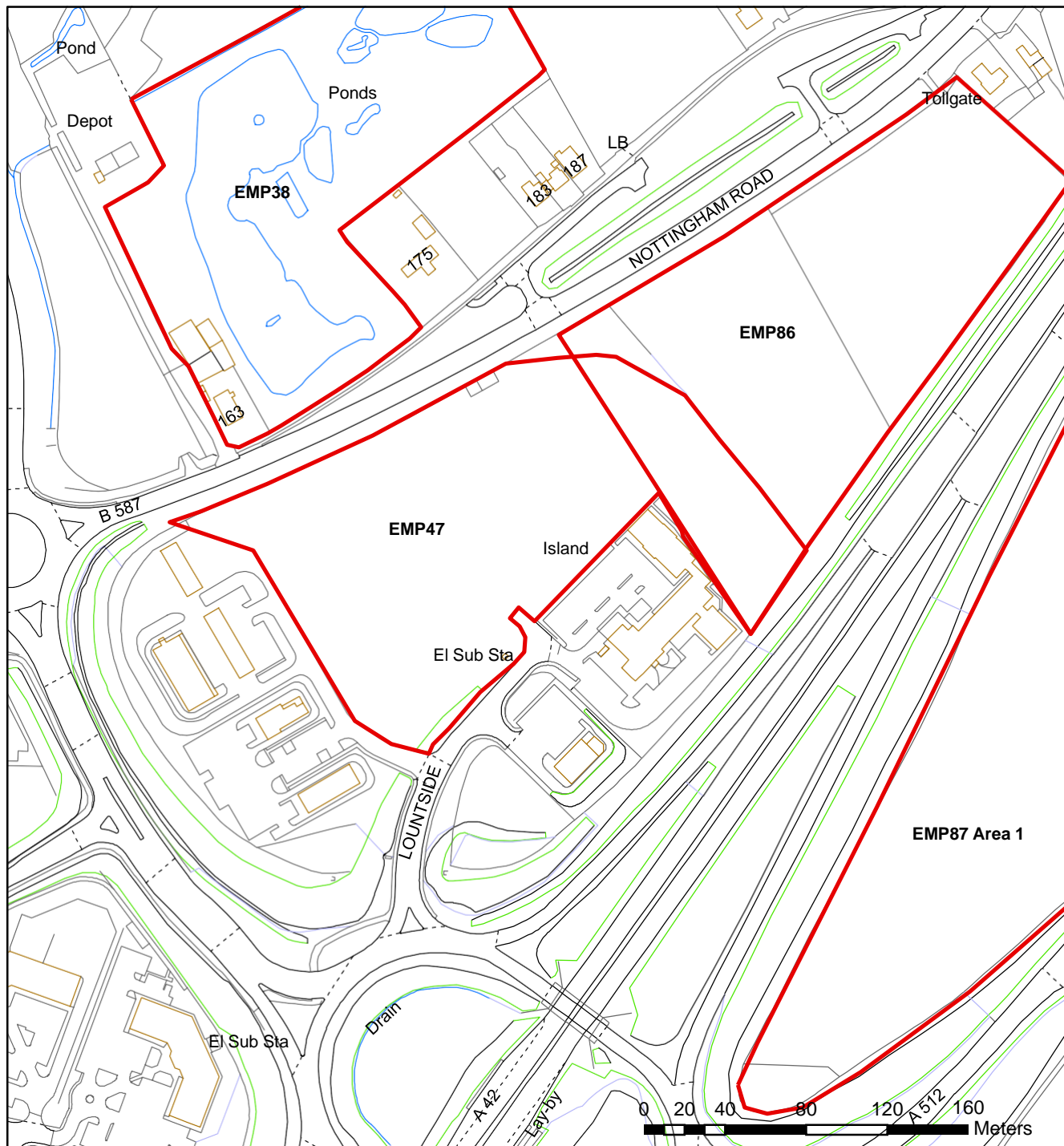
Potential Uses: offices; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 4500 sqm based on the planning permission

Summary: This site has the benefit of a current planning permission for road related storage and offices. It is our understanding that there are no known constraints to achievability. As the permission is outline, we would expect the site to be delivered within 10 years, and potentially within 5 years.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6-10 Years

EMP 47 - Flagstaff Island



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EMP48 - Former UK Coal Lounge Disposal Point

Address: Ashby Road, Coleorton, Leicestershire

Parish/Settlement: Ashby de la Zouch

Area: 26.89 ha

Site Description: The site is an irregular shape, due to its former use as a coal distribution facility that has been disused for many years. It was included in the adopted Local Plan (2017) as a site with planning permission – however this included land adjoining the A42 which is now safeguarded as the proposed route of HS2. The site boundary has been revised and is now bounded to the west by the proposed route of HS2, to the south by a railway line and the A511 cuts across the site. The site now also includes land running right up to Corkscrew Lane to the east. This means the overall size of the site remains similar to that previously included. The surrounding land use is predominantly agriculture except to the west, which is the eastern edge of Ashby de la Zouch and mainly comprises employment uses.

Current Use: Disused coal distribution facility

Previously Developed: Yes

Local Plan Allocation: Employment - Ec1

Current Permission: 19/00652/FULM

River Mease Catchment: Yes

National Forest: Yes

Suitable? Yes	The majority of the site is allocated in the Local Plan as an Employment site with the benefit of planning permission dating from 2012 (07/01372/FUL). The revised site area (shown as EMP48) now benefits from planning permission granted in May 2021 (19/00652/FULM). The site is therefore considered suitable. The very northern part of the revised site area to the north of A511 co-incides with the safeguarded route for HS2 although this is unlikely to affect the overall development capacity of the site or its achievability.
Available? Yes	Owner has indicated intention to develop the site and this is further affirmed by the recent planning application.
Achievable? Yes	The requirement to change the site boundary to take account of the proposed route of HS2 has delayed implementation but will not prevent development from coming forward.

Potential Uses: storage/distribution

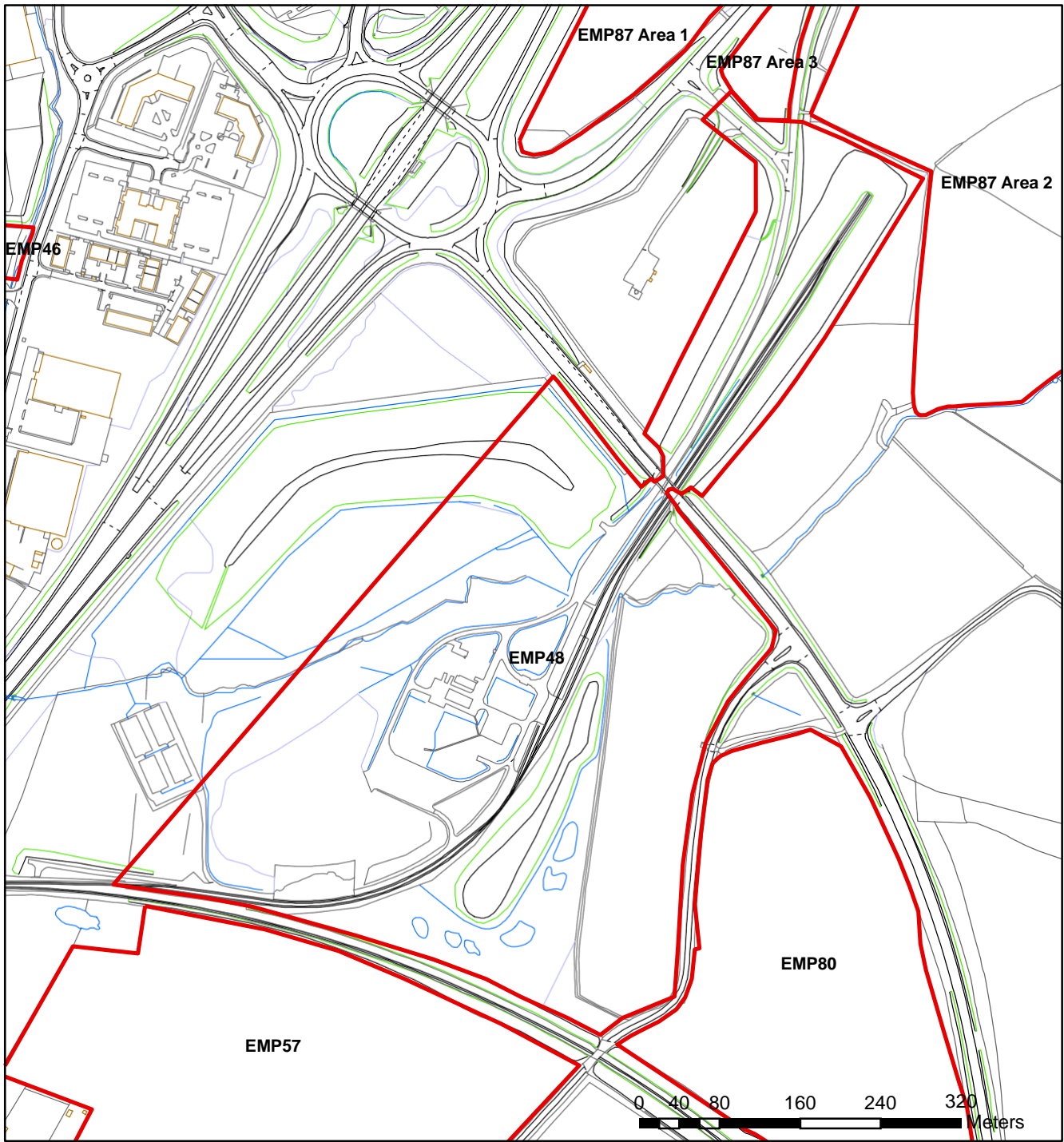
Also considered for residential? No

Potential Employment Floorspace: 70000 sqm based on the recent permission.



Summary: The site benefits from a recent planning permission. Allowing time for reserved matters application/s, the site is phased for beyond 5 years although it could come forward sooner.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 48 - Fomer UK Coal Lounge Disposal Point



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EMP49 - EM Point

Address: Land between Ashby Road and M1, Castle Donington, Leicestershire

Parish/Settlement: Castle Donington **Area:** 1.54 ha

Site Description: The site lies on a thin strip of land sandwiched between the M1 and Ashby Road (A453). To the west lies East Midlands airport, to the south Donington Services and to the east, across the M1, agricultural land.

Current Use: Agricultural **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** 18/02227/FULM (Oct 20)

River Mease Catchment: No **National Forest:** No

Suitable? Yes	The site is a thin strip of land sandwiched between the M1 and A453. Full planning permission has recently been granted for 3 office buildings, access, car parking and landscaping (18/02227/FULM).
Available? Yes	The recent planning application and permission indicates that the site is available for development. The site is also being actively marketed by property developers.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

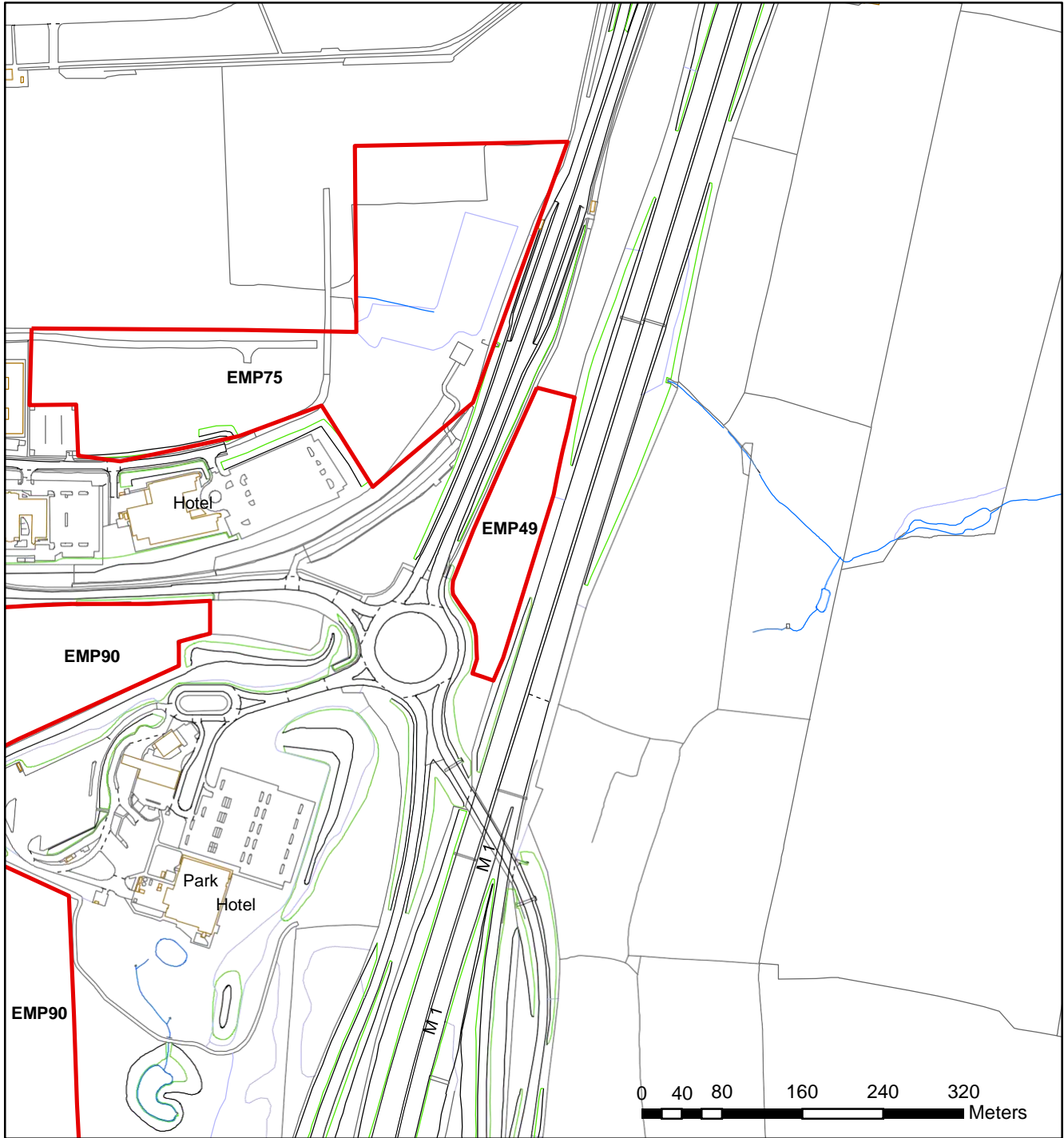
Potential Uses: offices **Also considered for residential?** No

Potential Employment Floorspace: 6523 sqm based on the planning permission (18/02227/FULM)



Summary: This site is suitable for office development as confirmed by the recent granting of a full planning permission. It is our understanding that the site is currently being marketed and there are no known constraints to achievability.

Deliverable/Developable/Non-Developable:	Deliverable
Timeframe:	0 - 5 Years

EMP 49 - EM Point



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EMP50 - Plots 4b & 4d Willow Farm Business Park

Address: Long Acre, Willow Farm Business Park, Castle Donington, Leicestershire

Parish/Settlement: Castle Donington **Area:** 0.33 ha

Site Description: The site comprises two parcels of land that fall either side of Long Acre, within the Willow Farm Business Park, to the north of Castle Donington. The plots are surrounded on all sides by commercial and office uses.

Current Use: Vacant **Previously Developed:** No

Local Plan Allocation: Existing Employment Area Policy Ec3 **Current Permission:** None

River Mease Catchment: No **National Forest:** No

Suitable? Potentially	The site lies within Flood Zone 3b (the functional floodplain) which would normally rule out any employment development on the site. However, the Environment Agency has previously been prepared to support development elsewhere on Willow Farm in similar circumstances (it is understood that flood alleviation work has already been undertaken in the wider Willow Farm area). The site is allocated for employment use in the Local Plan.
Available? Yes	Site is being actively marketed
Achievable? Potentially	Subject to the Environment Agency not having any objections relating to flooding, there are no known physical or economic constraints, therefore the site is considered achievable.

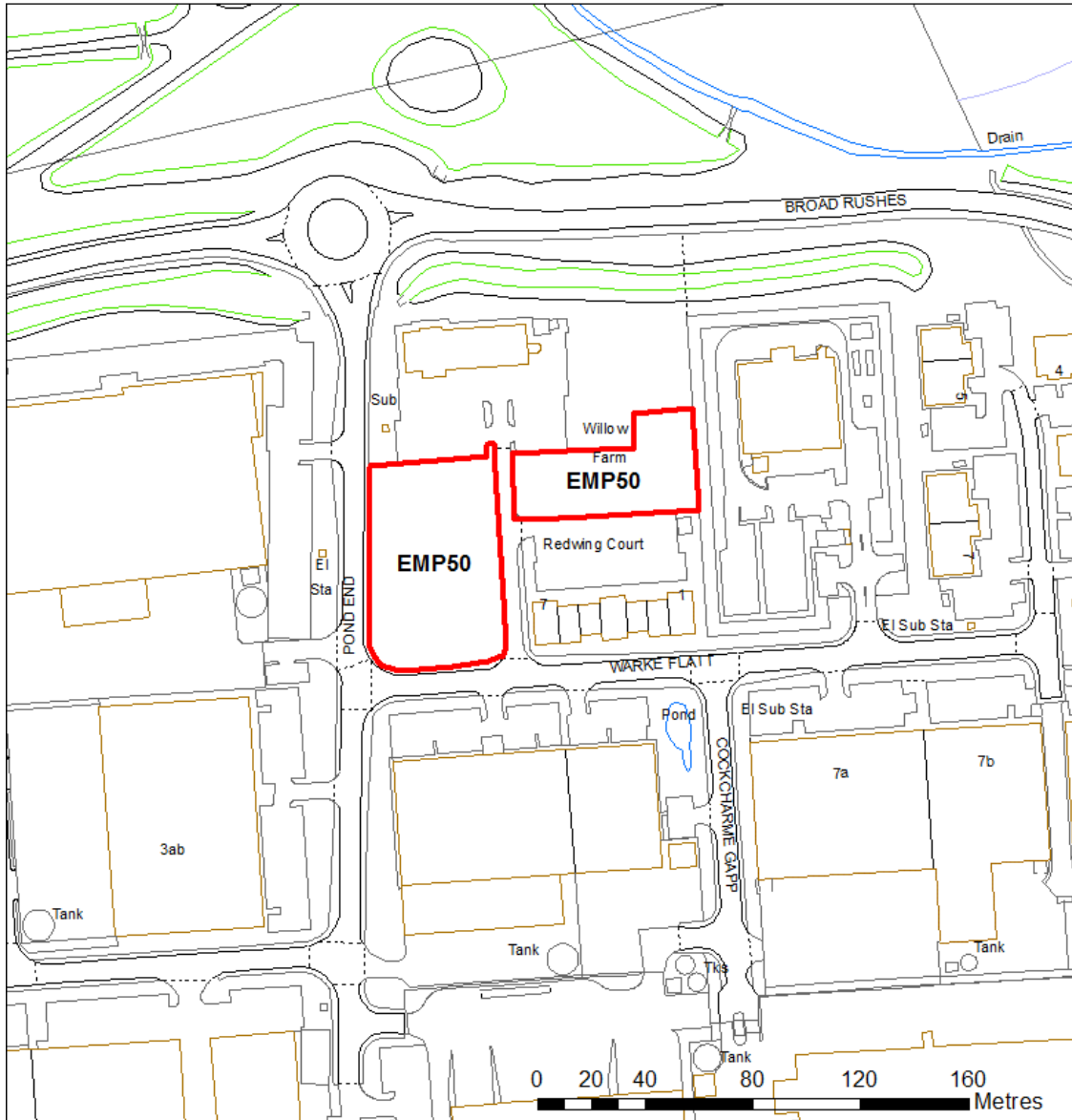
Potential Uses: offices **Also considered for residential?** No

Potential Employment Floorspace: 1980 sqm based on standard office plot ratios


Summary: The site falls within an area designated in the Local Plan for employment use (Policy Ec3). It is also currently being marketed. However as it doesn't at this time have a current planning permission we consider it more likely to come forward in years 6 - 10 than 0 - 5.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 50 - Plots 4b & 4d, Willow Farm Business Park



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EMP51 - Unit 2B Pond End, Willow Farm Business Park

Address: Pond End, Willow Farm Business Park, Castle Donington, Leicestershire

Parish/Settlement: Castle Donington **Area:** 1.09 ha

Site Description: The site falls in the north west corner of the existing Willow Farm Business Park to the north of Castle Donington. There are industrial uses to the south and east and agricultural land to the west and north.

Current Use: Undeveloped land **Previously Developed:** No

Local Plan Allocation: Employment - Ec3 **Current Permission:** 19/00970/FULM

River Mease Catchment: No **National Forest:** No

Suitable? Yes	The site lies in an area allocated for Employment uses in the Local Plan. It has full planning permission for office, industrial and storage distribution uses granted in May 2019 (19/00970/FULM).
Available? Yes	Site is being actively marketed
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

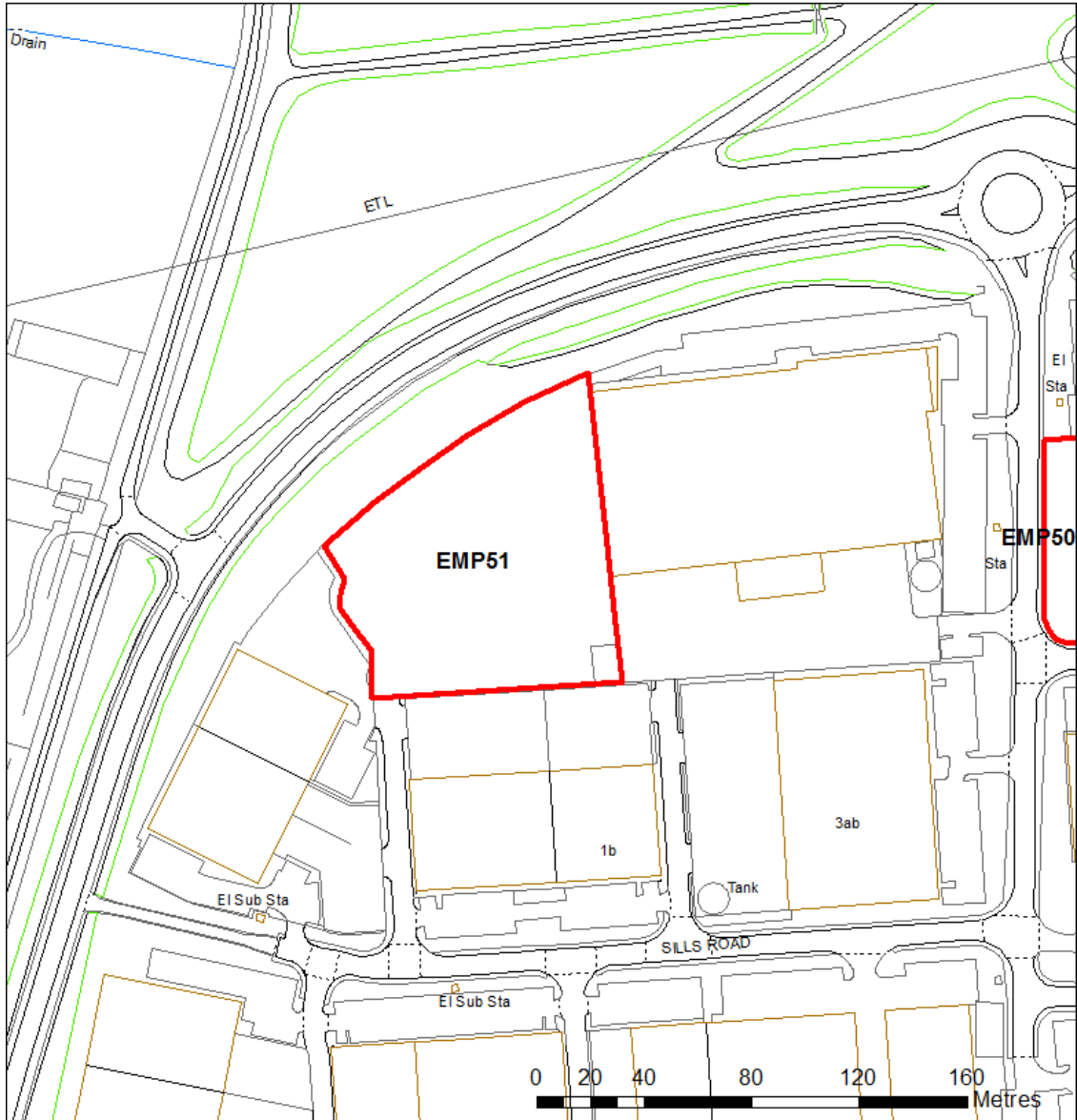
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 3995sqm based on planning permission


Summary: The site is allocated for employment use and has a current, full planning permission. It is also currently being marketed. On this basis, it is expected that the site will come forward within 5 years.

Deliverable/Developable/Non-Developable:	Deliverable
Timeframe:	0 - 5 Years

EMP 51 - Unit 2b, Pond End



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EMP52 – Plot 3 East Midlands Distribution Centre

Address: EMDC, Arundel Avenue, Castle Donington, Leicestershire

Parish/Settlement: Castle Donington

Area: 11.99 ha

Site Description: The site forms the remaining part of the East Midlands Distribution Centre site, which has been allocated for employment use since the 2002 Local Plan. The area to the north of the site is now occupied by Marks and Spencers distribution centre, to the north east is the completed unit on plot 1 and the area to the east is occupied by Moran Logistics. The remainder therefore comprises two plots - one to the SW and one to the NE, both of which have current reserved matters planning permissions.

Current Use: Vacant land

Previously Developed: No

Local Plan Allocation: Employment - Ec3

Current Permission: 16/00891/REMM

River Mease Catchment: No

National Forest: No

Suitable? Yes	The site lies in an area allocated for Employment uses in the Local Plan. The remaining plot 3 benefits from a reserved matters permission (16/00891/REMM) for B8 use. It is therefore considered to be suitable.
Available? Yes	Reserved matters application has been submitted for the site, indicating developers willingness to develop site. Site clearance has commenced.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: storage/distribution

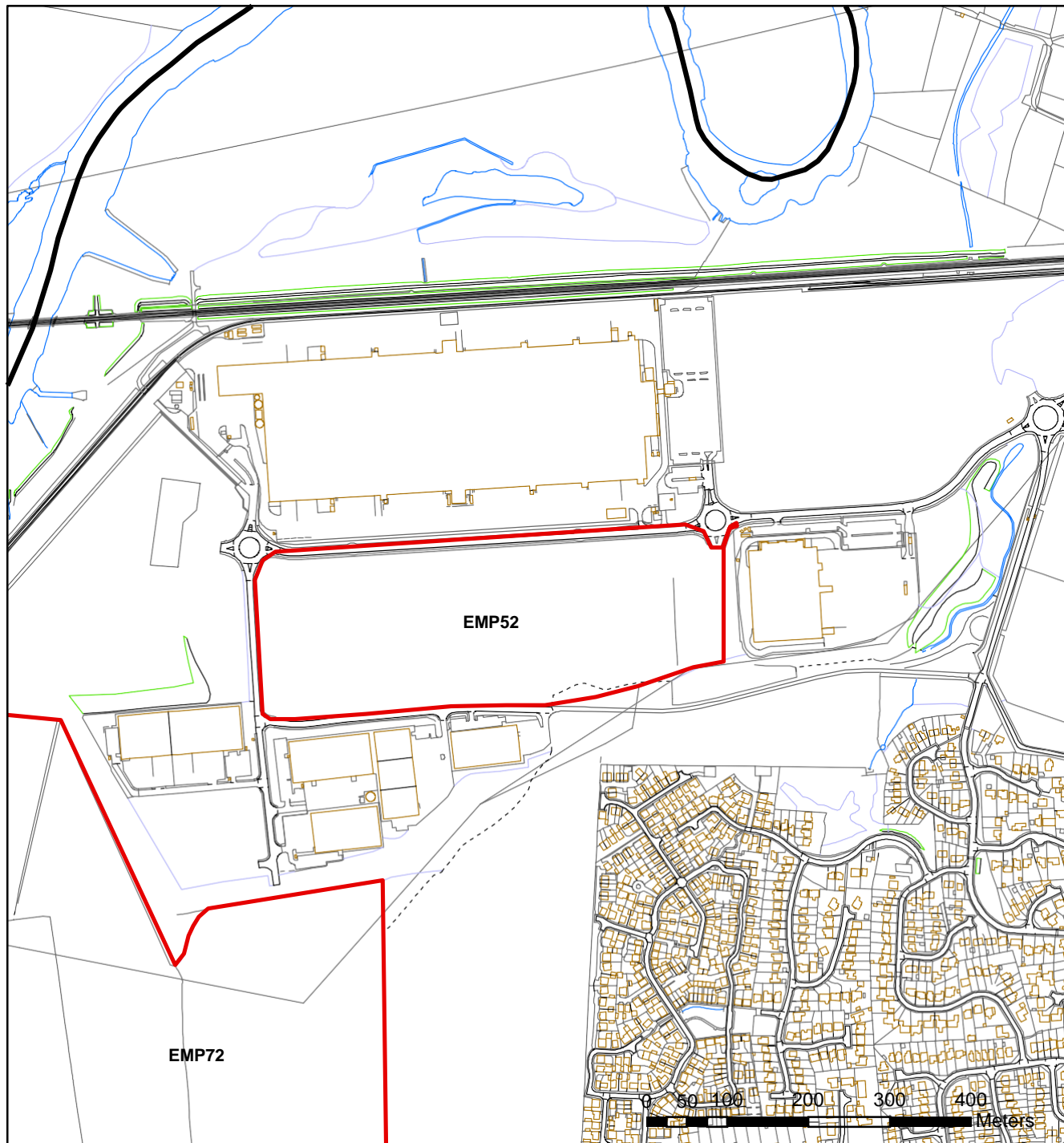
Also considered for residential? No

Potential Employment Floorspace: 52919sqm based on planning permission



Summary: The site is allocated for employment use and has reserved matters permission, with site clearance having commenced. On this basis, we would expect the site to be implemented within the next 5 years.

Deliverable/Developable/Non-Developable:	Deliverable
Timeframe:	0 - 5 Years

EMP 52 - East Midlands Distribution Centre (Remainder)



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EMP54 - Former Sawley Service Area

Address: Site Adjacent A50 (Junction 1), London Road, Shardlow, Leicestershire

Parish/Settlement: Hemington/Lockington **Area:** 0.53 ha

Site Description: The site lies at the northern point of Junction 1 of the A50. It occupies the site of the former Sawley service station, although the former buildings have now been removed and it is overgrown in character. It is surrounded by agricultural uses, although the area to the east, across the B6540, has permission for a regional distribution centre.

Current Use: Vacant **Previously Developed:** Unknown

Local Plan Allocation: Countryside **Current Permission:** 18/01115/FUL

River Mease Catchment: No **National Forest:** No

Suitable? Yes	Planning permission was granted (18/01115/FUL) for 5 B1c industrial units on the southern part of the site in January 2019.
Available? Yes	The site was recently marketed and the new owners have now been granted planning permission indicating a willingness to develop the site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

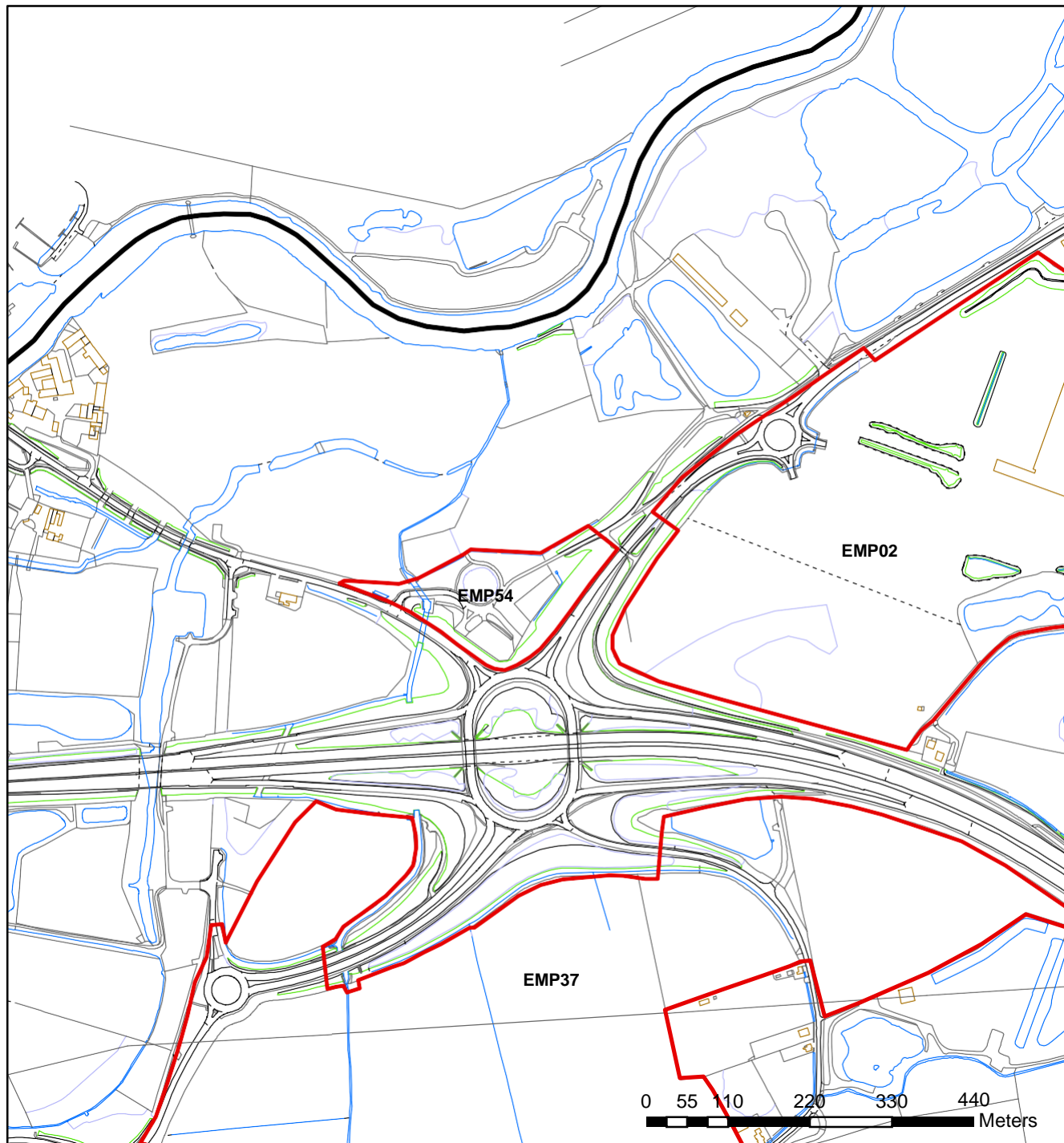
Potential Uses: light industry **Also considered for residential?** No

Potential Employment Floorspace: 448 sqm based on planning permission



Summary: The site has a recent planning permission, and we would expect it to come forward within 5 years.

Deliverable/Developable/Non-Developable:	Deliverable
Timeframe:	0 - 5 Years

EMP 54 - Former Sawley Service Area



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EMP56 - Former Heather Brickworks

Address: Mill Lane, Heather, Leicestershire

Parish/Settlement: Heather

Area: 4.6 ha

Site Description: The site comprises the former Heather Brickworks site, which sits to the south of Mill Lane/Station Road midway between Heather and Ibstock. It is surrounded by a couple of large lakes to the north/west and agricultural uses to the south/east. There are also residential and commercial uses to the north.

Current Use: Open storage-
Partially derelict site,
former brick factory

Previously Developed: Part

Local Plan Allocation: Countryside

Current Permission: 19/01721/OUTM

River Mease Catchment: No

National Forest: Yes

Suitable? Yes	The site has recently been granted outline planning permission for employment development (19/01721/OUTM).
Available? Yes	Site is actively being promoted for development and its availability is supported by the recent granting of planning permission.
Achievable? Yes	There are no other known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: offices; industry;
storage/distribution

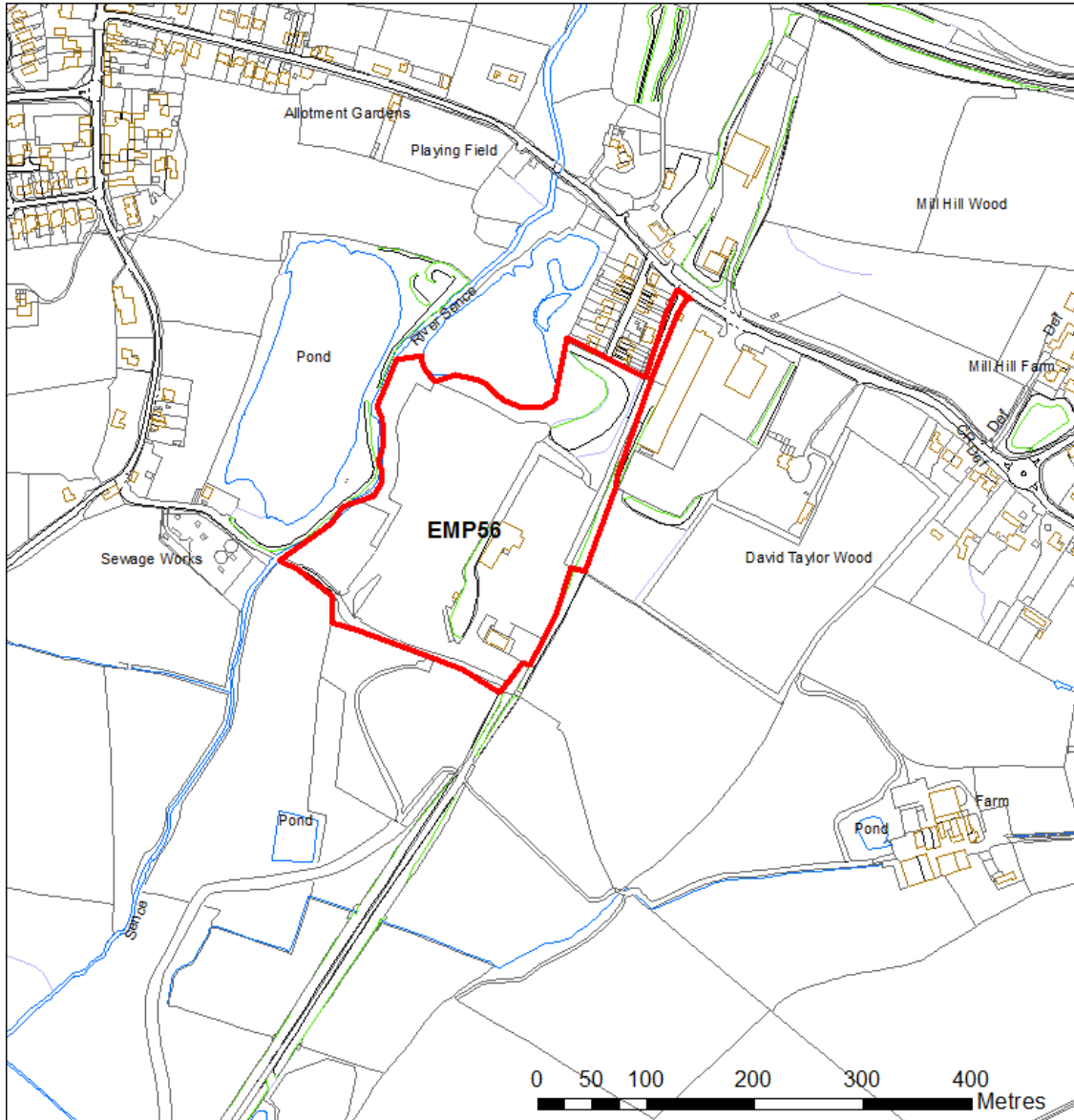
Also considered for residential? Yes - H8

Potential Employment Floorspace: 6800 sqm based on the planning permission.


Summary: The site has outline planning permission and reserved matters will need to be agreed before development can commence. The site is therefore phased for beyond 5 years although it could feasibly come forward sooner.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 years

EMP 56 - Former Heather Brickworks



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EMP57 - Land North of Leicester Road and West of Corkscrew Lane

Address:	Leicester Road / Corkscrew Lane, New Packington, Leicestershire		
Parish/Settlement:	Ashby de la Zouch	Area:	15.3 ha
Site Description:	The site lies to the north east of New Packington, on the corner of Leicester Road and Corkscrew Lane. It comprises an irregular shaped field, currently in use for agriculture. It is surrounded to the south and south west by residential uses, to the north west and east by agriculture and to the north by the former Lounge Disposal site (EMP48).		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Potentially	Although the site adjoins New Packington, it is somewhat detached from the larger settlement of Ashby de la Zouch by the A42 (and, in time, HS2), and sustainable transport links are limited. At the scale proposed, development is also likely to be out of context with the relatively small settlement of New Packington. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. In terms of ecology, development is likely to be acceptable with mitigation/avoidance. There is a Grade II listed Milepost on the southern boundary of site.
Available? Yes	Site is actively being promoted for development
Achievable? Potentially	Subject to overcoming the significant policy constraints, there are no known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: offices **Also considered for residential?** Yes - NP2

Potential Employment Floorspace:

45,900 sqm based on standard office plot ratios and assuming 50:50 split housing and employment:
or

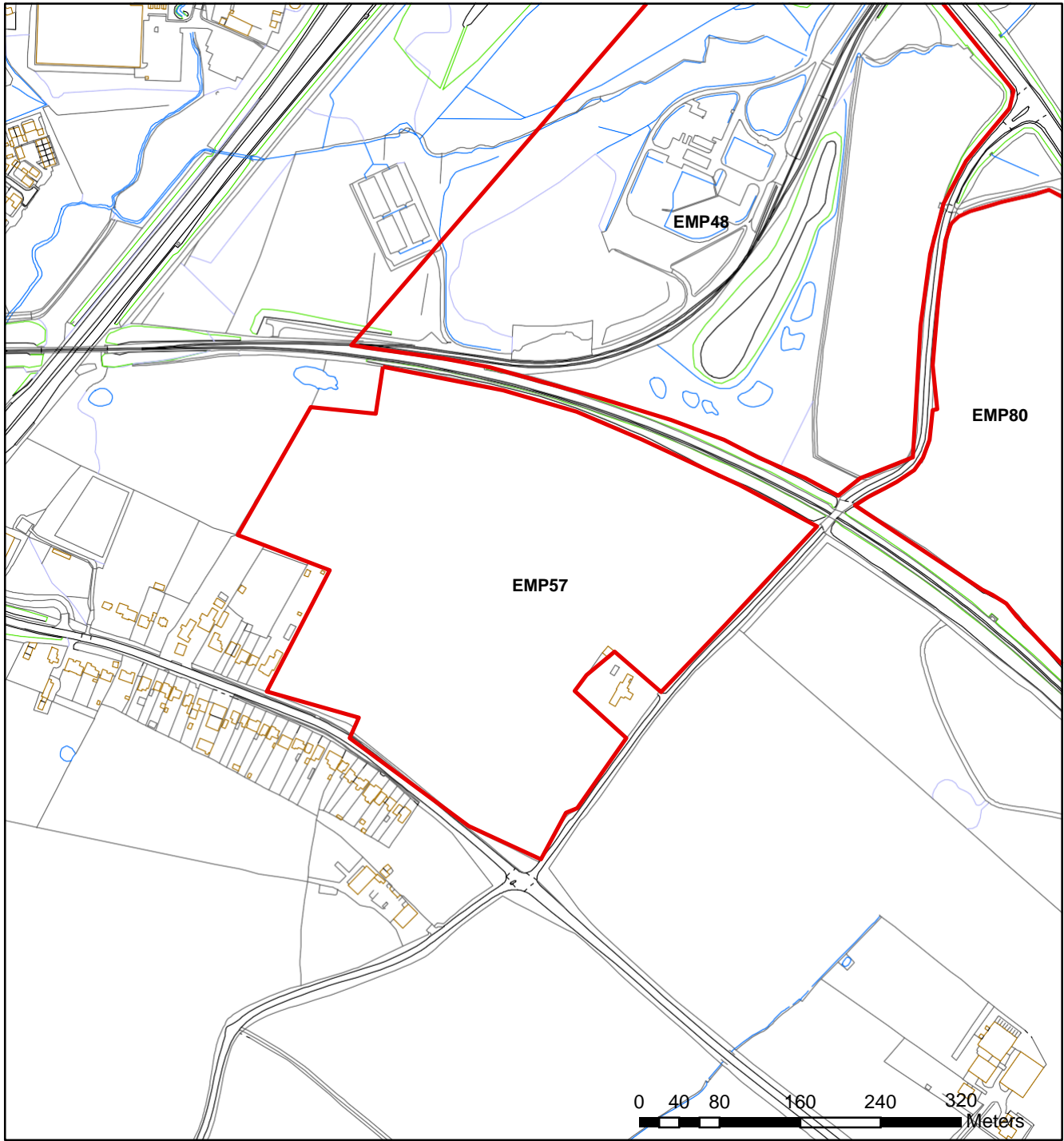
27,540 sqm based on standard office plot ratios and assuming 70:30 split housing and employment:
or

9,180 sqm based on standard office plot ratios and assuming 90:10 split housing and employment.



Summary: Given the site's location, and with relatively poor transport links - particularly by sustainable modes - it is unlikely to be suitable at the present time for large scale employment development, even if residential use is built on part of the site (as is proposed). For the site to be considered for large scale employment development, notwithstanding sustainability concerns, a clear change in policy/strategy would be required.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 years

EMP 57 - Land north of Leicester Road and west of Corkscrew Lane



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EMP58 - Barralochen Farm

Address: Barralochen Farm, East Lane, Bardon, Leicestershire

Parish/Settlement: Ellistown and Battleflat **Area:** 5.58 ha

Site Description: The site lies south of the A511 at the point where it joins Beveridge Lane in Bardon. It is surrounded to the west by residential uses and then an employment area, to the south by agricultural uses and a quarry, to the east by an animal sanctuary and residential uses and to the north by Bardon Park chapel, agricultural uses and a quarry. It adjoins the district boundary and forms part of a larger site with land that falls within Hinckley and Bosworth district.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** Yes

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan, although the NW corner of the site adjoins the Coalville Urban area settlement boundary. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Because of its location, access is a major constraint. Accessing the site from the A511 or B585 would be unacceptable to the Highways Authority, and East Lane and South Lane also do not have the relevant levels of infrastructure to deal with the increase in traffic which is likely to be generated by the development. A solution to this issue would therefore be needed before development could be considered. In terms of ecology, a Phase 1 habitat survey and GCN survey of off-site ponds will be required before a decision can be made - the presence of GCN could impact on the developable area. Bardon Park Chapel, Grade II listed, lies to north of the A511.
Available? Potentially	Owner has expressed a desire to develop the site.
Achievable? Potentially	The access constraints present a potential barrier to achievability. A solution is needed before development can be considered.

Potential Uses: offices; industry; storage/distribution **Also considered for residential?** Yes - B2

Potential Employment Floorspace: 22320 sqm based on standard plot ratios (and assuming no residential development takes place on site)

11,160sqm based on standard office plot ratios and assuming 50:50 split housing and employment:
or

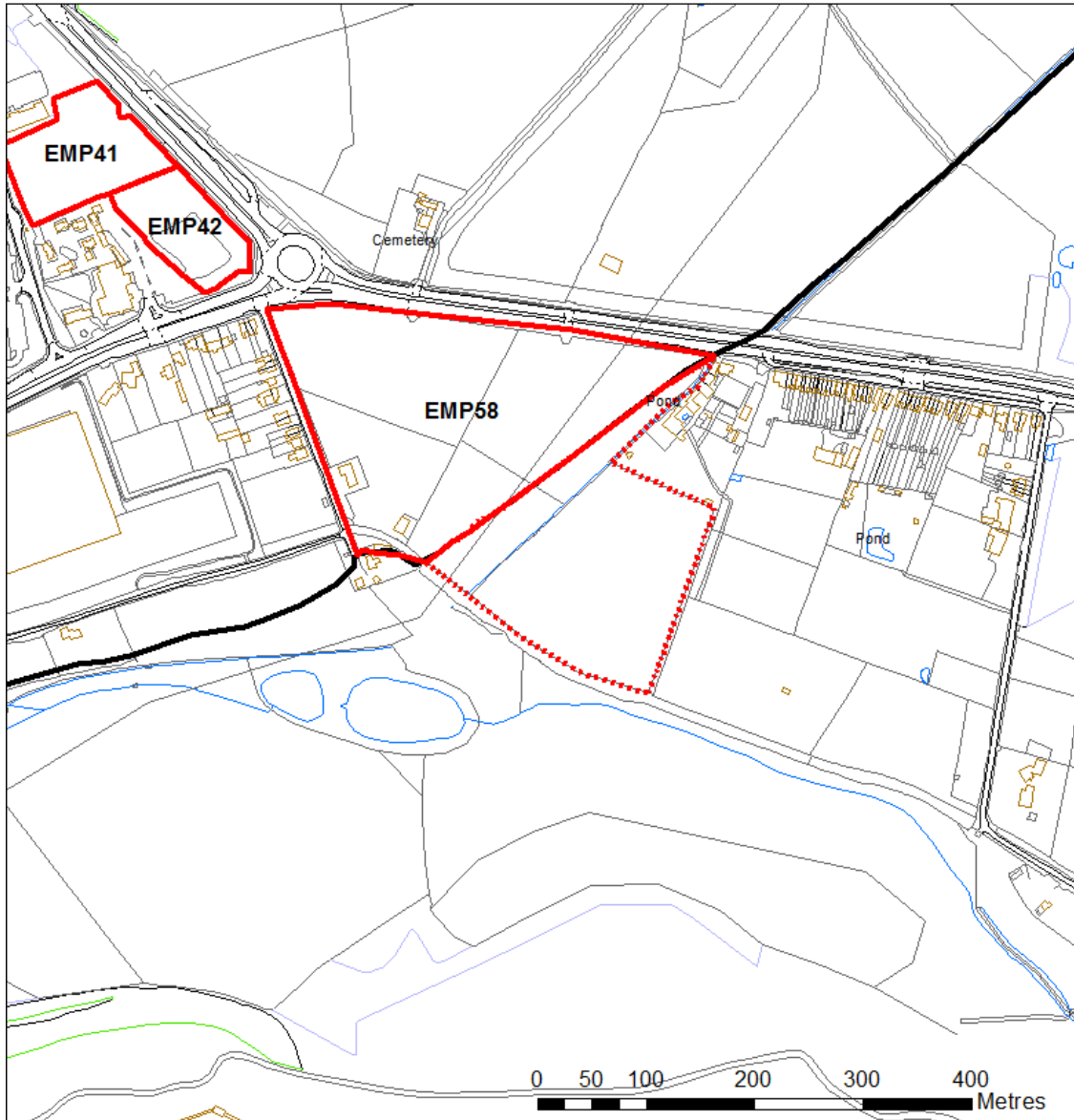
6,696sqm based on standard office plot ratios and assuming 70:30 split housing and employment: or

2,232sqm based on standard office plot ratios and assuming 90:10 split housing and employment.



Summary: The main constraint to the development of this site is gaining suitable access that is acceptable to the Highways Authority. If this can be achieved, then the site is potentially suitable for employment development, subject to consideration of other detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 58 - Barralochen Farm



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-  NWLDC Boundary

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EMP60 - Land at Burton Road

Address:	Burton Road, Oakthorpe, Leicestershire		
Parish/Settlement:	Oakthorpe	Area:	4.48 ha
Site Description:	The site is to the south of Measham Road and to the north of the A42. The site is a greenfield site, currently used for agricultural purposes. There are some residential dwellings to the north of the site on the opposite side of Measham Road, along with a camping shop. The A42 is to the south of the site and there is agricultural land to the west		
Current Use:	Agricultural	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan, although the Measham settlement boundary runs up to the other side of the A42 to the south east of the site. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Because of its location, access is a major constraint. Burton Road is a high speed (50mph speed limit) road with minimal pedestrian walkways. Accessing the site from Burton Road would therefore be unacceptable to the Highways Authority, and there are no other alternative access options. In terms of ecology, the site is a former Parish level designated site. The hedges and grassland on site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey of the grassland would be required as would a badger survey. 5m buffer zones should be retained along hedges/watercourse to ensure habitat continuity and retain connectivity.
Available? Potentially	The site has been submitted by a planning agent acting on behalf of the County Council (who own the site) during a previous call for sites exercise - originally for housing, although they acknowledged that it may be more appropriate for employment use. However it is unknown if it is still being promoted.
Achievable? Potentially	The access constraints present a potential barrier to achievability. A solution is needed before development can be considered.

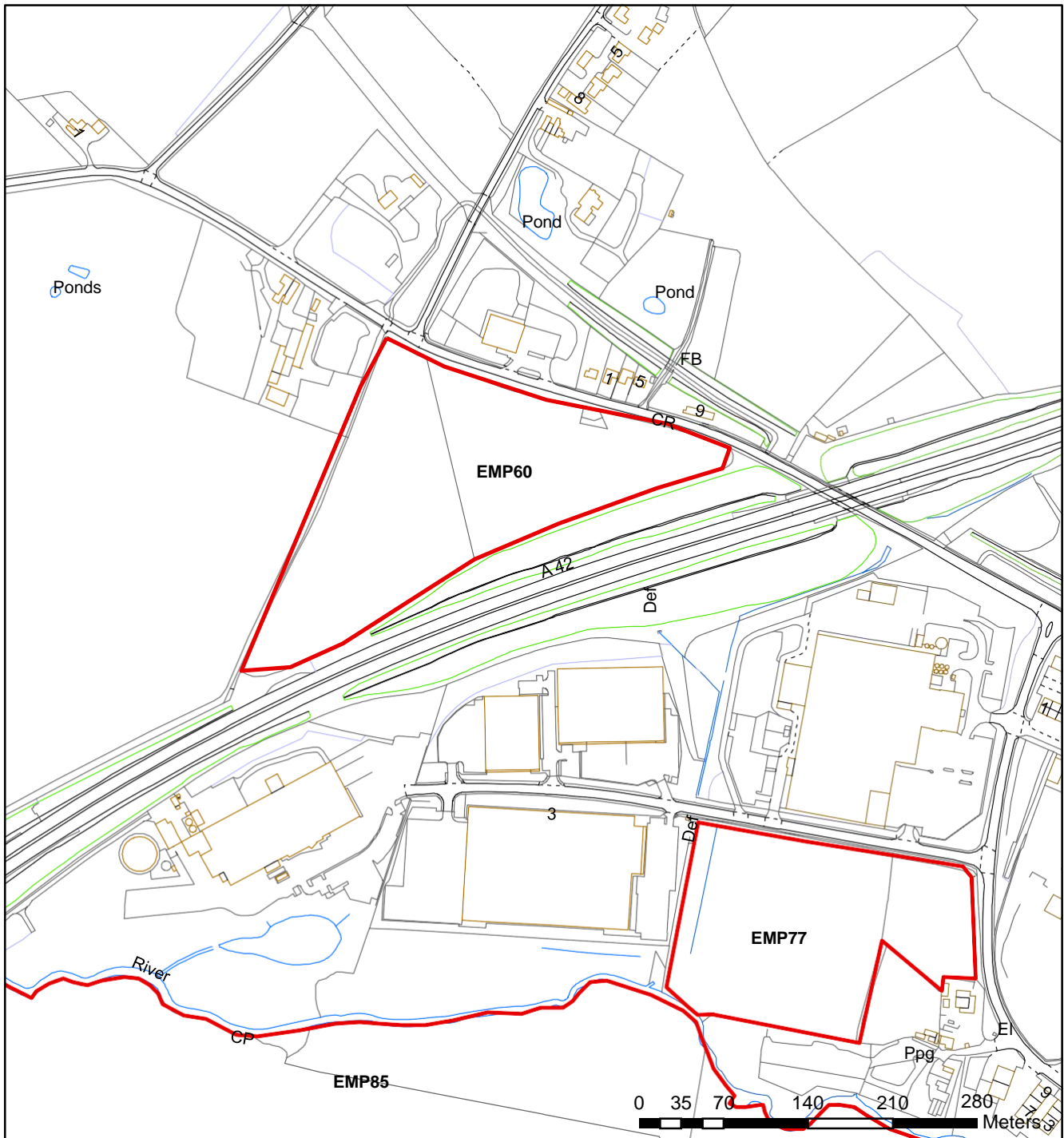
Potential Uses: industry;
storage/distribution **Also considered for residential?** Yes - Oa2

Potential Employment Floorspace: 17,920 sqm based on standard plot ratios and assuming no residential development on the site.

Summary: The main constraint to the development of this site is gaining suitable access that is acceptable to the Highways Authority. If this can be achieved, then the site is potentially suitable for employment development, subject to consideration of other detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 60 - Land at Burton Road



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EMP61 - Land at Hoo Ash roundabout

Address:	Land adjacent to Hoo Ash roundabout/A511/A447/Ashby Road, Swannington		
Parish/Settlement:	Swannington	Area:	0.3 ha
Site Description:	The site lies just off Hoo Ash roundabout at the corner of Hough Hill and Ashby Road. It comprises a single, irregular shaped field and is surrounded to the west and east (across Hough Hill) by fields used for agriculture, to the north by a row of residential properties and to the south, across Ashby Road, by a farm.		
Current Use:	Vacant	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	No	National Forest:	Yes

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan, although the Swannington settlement boundary runs up to the northern edge of the site. As the proposal is for retail and a hotel (rather than 'B' class employment use) then to comply with the NPPF and Local Policy Ec8 a sequential test would need to be undertaken to demonstrate no sequentially preferable sites are available. A scheme is proposed for Hoo Ash Roundabout as part of the Coalville/A511 Growth Corridor; this may have implications on land take. Access will not acceptable off the A511. There are unlikely to be any ecology concerns.
Available? Potentially	Owner has indicated intention to develop the site, but no known market interest.
Achievable? Potentially	There are no known physical constraints, although the economic viability of a hotel in this location is not certain. The site is therefore considered potentially achievable.

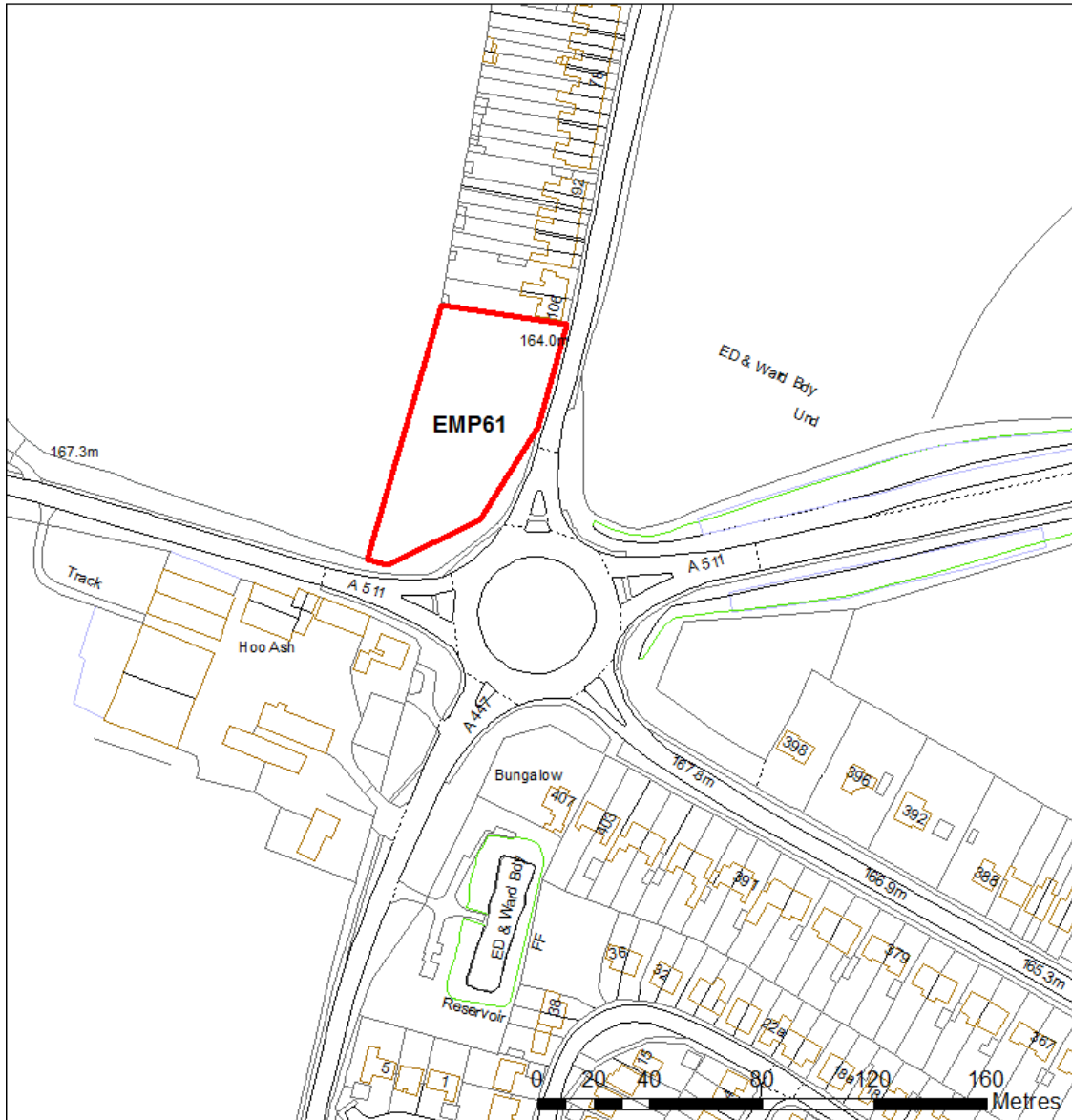
Potential Uses: Retail; café/restaurant; hotel **Also considered for residential?** No

Potential Employment Floorspace: 1200 sqm based on standard plot ratios


Summary: The location of the site, combined with the proposed use for hotel/retail, means that a sequential test will be required to demonstrate that there are no sequentially preferable sites available for such uses. There is no planning permission at present, or any known developer interest. It is therefore unlikely that the site will be developed in the near future.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 61 - Land at Hoo Ash roundabout



Key

 SHELAA Site - Employment

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EMP62 - Land at Netherfields Lane & Tamworth Road

Address:	Land at Netherfields Lane & Tamworth Road, Sawley		
Parish/Settlement:	Lockington - Hemington	Area:	26.4 ha
Site Description:	The site lies between the Aldi distribution centre (currently under construction) to the west, a Gypsy and Traveller site to the north, the M1 to the east and a railway line to the south. It is currently used for agriculture and a shooting school.		
Current Use:	Agriculture, Part Vacant, Shooting School	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	No	National Forest:	No

Suitable? Yes	The site is allocated as Countryside in the Local Plan, and so if it came forward for employment use in the current plan period it would have to satisfy Policy Ec2(2)/S3 - otherwise a change in policy would be required. There are no fundamental Highways concerns at this stage. In terms of ecology, it would need a Preliminary Ecological Assessment (PEA) and a Phase 1 habitat survey before making a decision as a large part is potential species-rich grassland. The site falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate. In addition to assessing the impact on the local highway network, due to the site's location consideration would also be needed of the impact on neighbouring highway authority networks, as well as the Highways England network. Hemington House (Grade II listed) is within the NW corner of the site. An outline planning application to demolish existing structures and to construct up to 78,967sqm of storage and distribution and ancillary offices is subject to a resolution to grant consent (20/00316/OUTM).
Available? Yes	Owner/Agent has indicated intention to seek to develop the site and has submitted an outline planning application for employment uses.
Achievable? Yes	The current planning application supports the achievability of the site.

Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

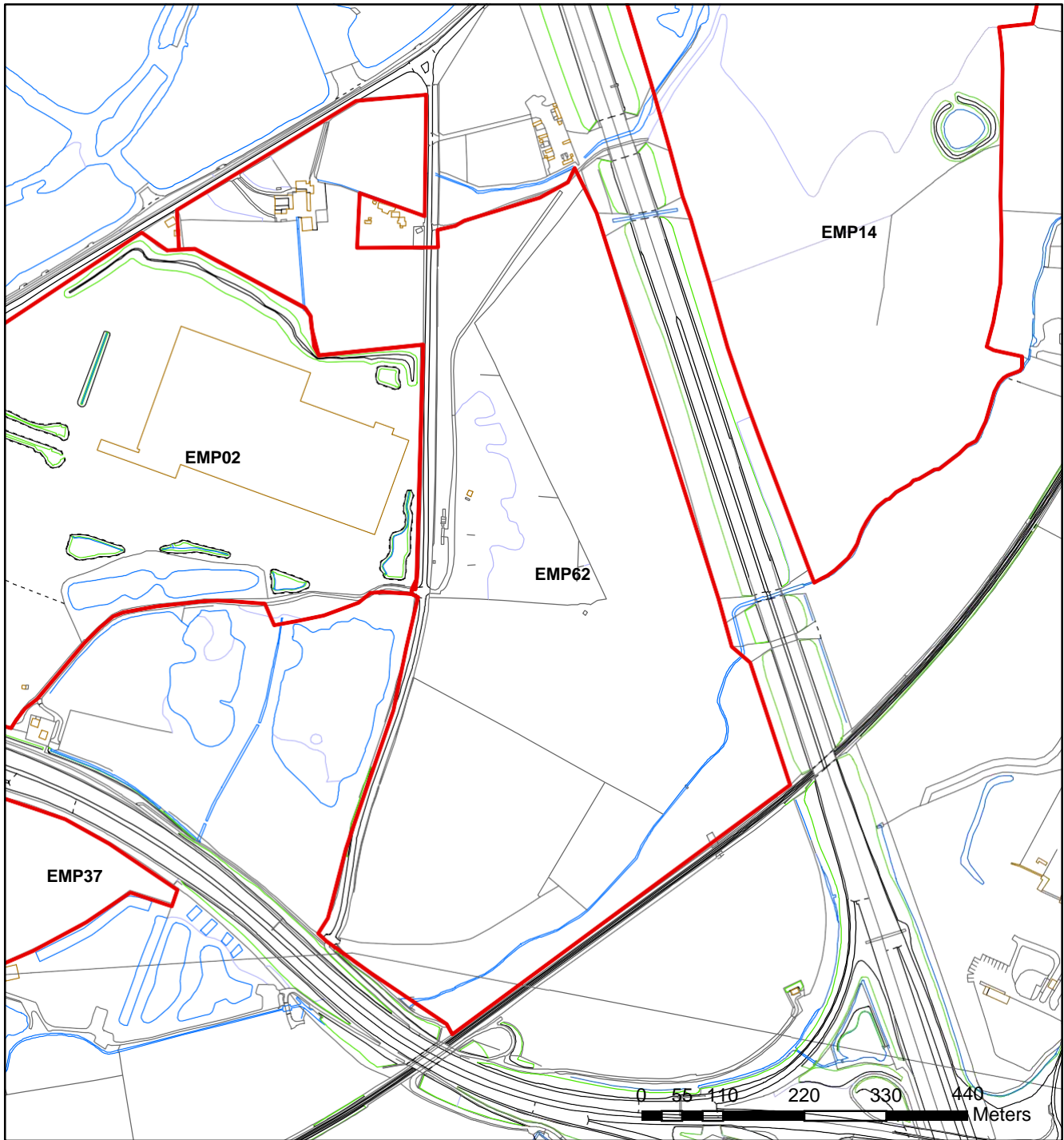
Potential Employment Floorspace: 78967 sqm based on current application

Summary: The site is heavily constrained by the fact that it falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar



circumstances such that subject to implementing flood alleviation measures development may be considered appropriate. The overall suitability of the site has been determined through the current planning application.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	0 - 5 Years

EMP 62 - Land at Netherfields Lane & Tamworth Road



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-  NWLDC Boundary

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EMP63 - Land east of Carnival Way

Address:	Land east of Carnival Way, Castle Donington		
Parish/Settlement:	Castle Donington	Area:	8.7 ha
Site Description:	The sites lies to the east of Castle Donington, off Station Road. The site wraps around a car sales company to the west, while to the north is a storage use and to the south and east agriculture.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	No	National Forest:	No

Suitable? Unsuitable	The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2/S3. A recent planning application for employment development was refused (17/01136/OUTM) and the subsequent appeal was dismissed (APP/G2435/W/20/3246990). The appeal Inspector noted that the gap between Castle Donington and Hemington “is a narrow and noticeably constrained one”. He found that the proposed development would undermine the physical and perceived separation and open and undeveloped character between the two villages and as such he found it would harm the character and appearance of the area, contrary to Policy S3. For the site to be suitable, a form of development would need to be found which would overcome this fundamental issue and, in view of the Inspector’s observations about the nature of the gap, this is considered to be unlikely.
Available? Yes	Owner has indicated intention to develop the site and submitted the recent planning application.
Achievable? Uncertain	In view of the appeal decision, it is uncertain that a policy compliant and viable form of development could be achieved.

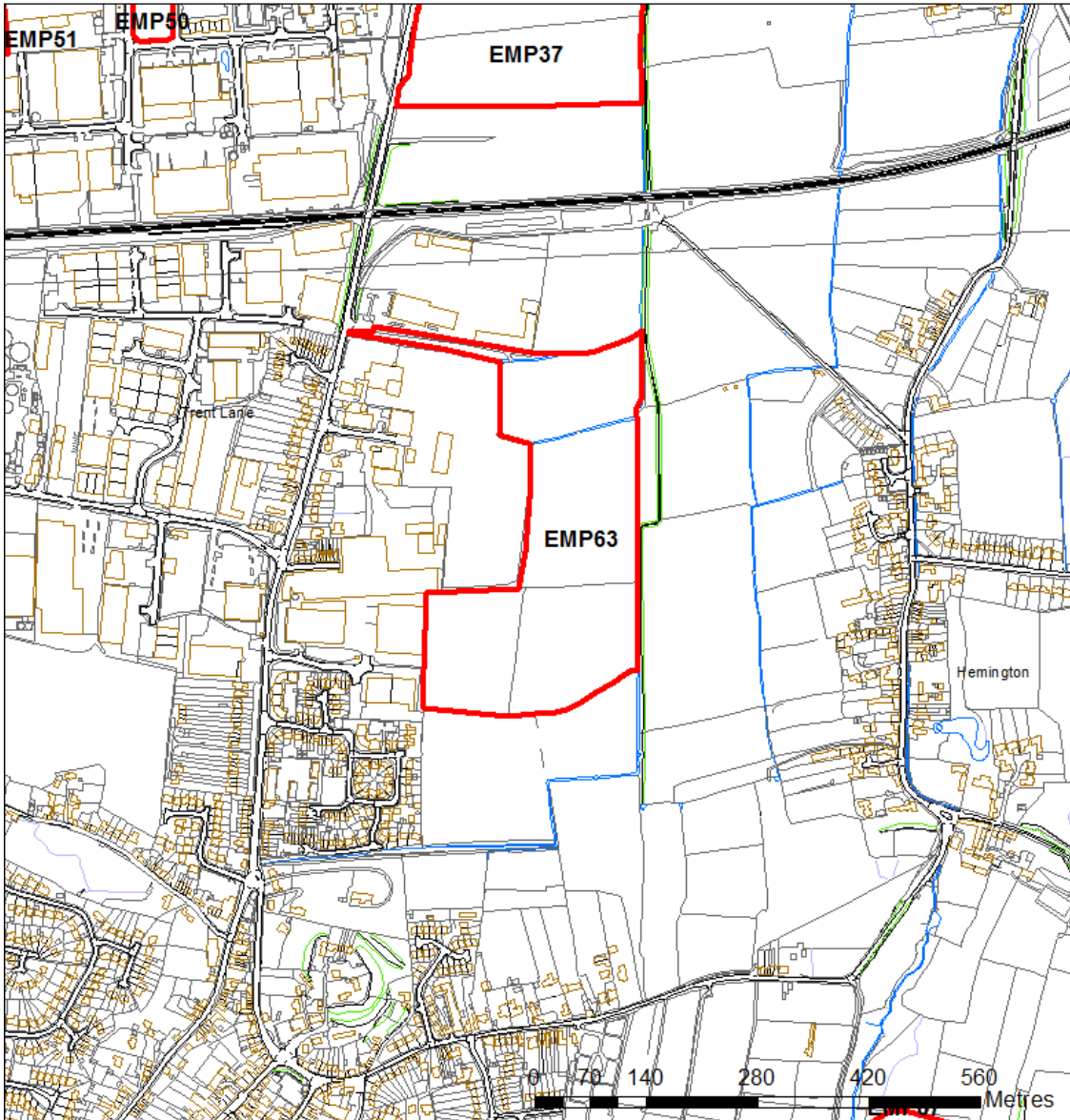
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 34800 sqm based on standard plot ratios


Summary: There has been a recent dismissed appeal on this site for employment development. As a result, it is uncertain at this point that a suitable form of development can be achieved and, if it can, that it will be economically viable. The site is judged to be non-developable.

Deliverable/Developable/Non-Developable:	Non-developable
Timeframe:	-

EMP 63 - Land east of Carnival Way



Key

 SHELAA Site - Employment

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EMP64 - Land at M42 Junction 11 (Mercia Park)

Address: Land at M42 Junction 11, Acresford Road

Parish/Settlement: Stretton en le Field **Area:** 97 ha

Site Description: The site lies just off junction 11 of the M42, to the west of Appleby Magna, bounded by the A444 Acresford Road to the north east and B5493 to the south west. The site is currently in agricultural use.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** 18/01443/FULM, 19/02294/REMM

River Mease Catchment: Yes **National Forest:** No

Suitable? Yes	The site lies in an area identified as Countryside in the Local Plan. A hybrid planning application has been approved which grants full consent for a distribution campus (Use Class B8) with ancillary offices (279,007sqm) and outline consent for additional industrial and storage/distribution employment with ancillary offices (70,993sqm) (18/01443/FULM). Reserved matters have now also been approved on part of the area covered by the outline permission (19/02294/REMM). There are a number of listed buildings in the vicinity of the site - including Park Farmhouse, Stretton en le Field and the Old Rectory, Rectory Lane.
Available? Yes	Owner has indicated intention to develop the site. Planning permission is in place and site clearance has commenced.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

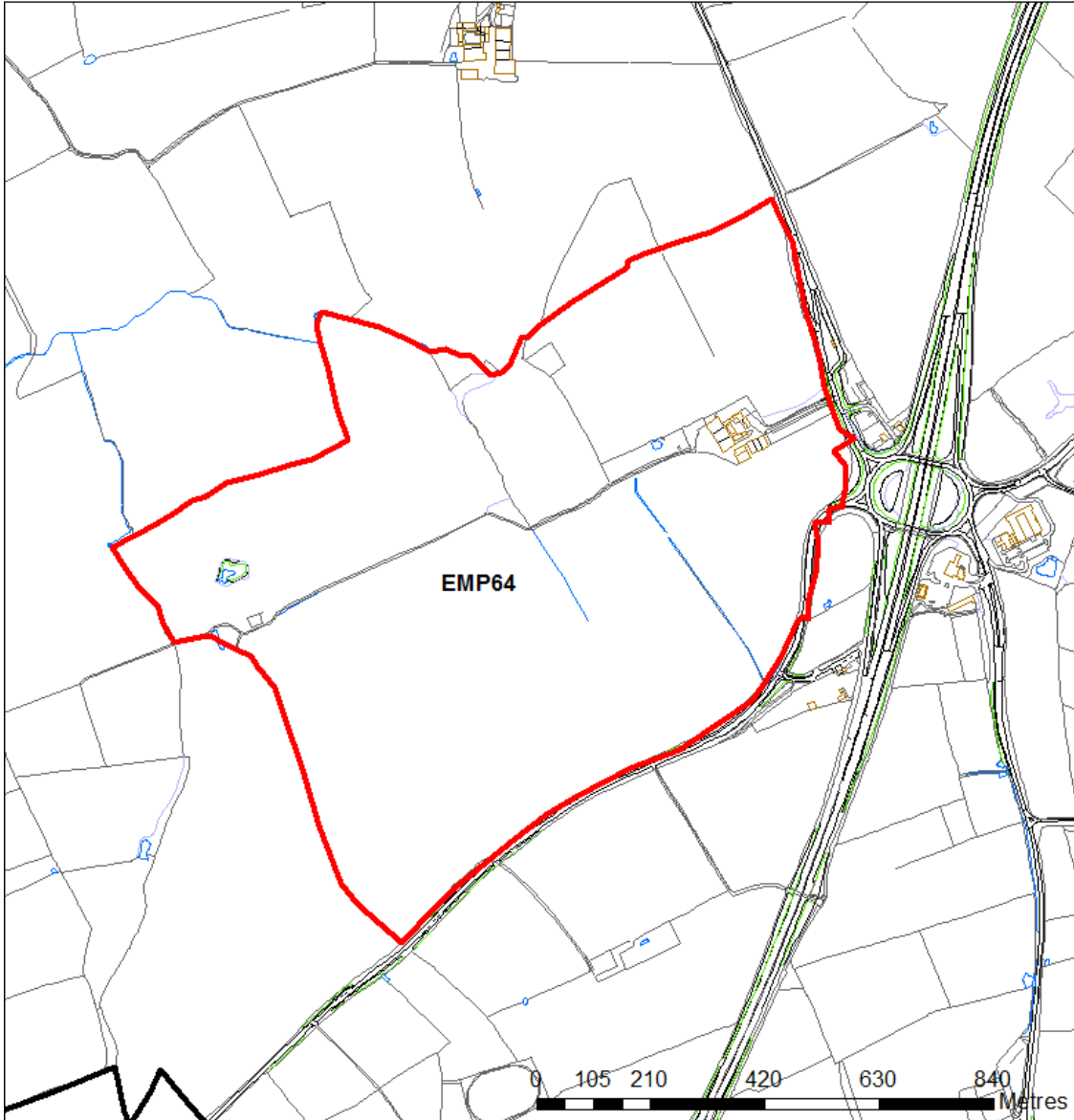
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 350,000 sqm based on the planning permission.


Summary: Planning permission is in place and, as a result, the site is considered suitable for employment development. The owners have indicated that they intend to develop the site and the fact that site clearance has begun suggests the site is indeed available and achievable. The site is expected to come forward in 3 phases. Whilst the early phase/s may be built out within 5 years, completion of the whole site is likely to take a more extended period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	0-10 Years

EMP 64 - Land at M42 Junction 11



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EMP66 - Site of former Measham Colliery

Address: Site of former Measham Colliery, Swepstone Road, Measham

Parish/Settlement: Measham **Area:** 3.6 ha

Site Description: The site is the former location of Measham Mines off the Swepstone Road to the east of Measham. The site has a wooded area to the north, and agricultural uses to the west, south and east.

Current Use: Vacant **Previously Developed:** Partly

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: Yes **National Forest:** Yes

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. In terms of ecology, part of site has been scraped and lost, but a lot of grassland is remaining so an ecology survey would be needed before determining suitability. Vehicular access to the site appears achievable subject to designing access in accordance with adopted standards. Measham House, Grade II listed, is 400m to the north of the site.
Available? Potentially	The site is vacant and available for development.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

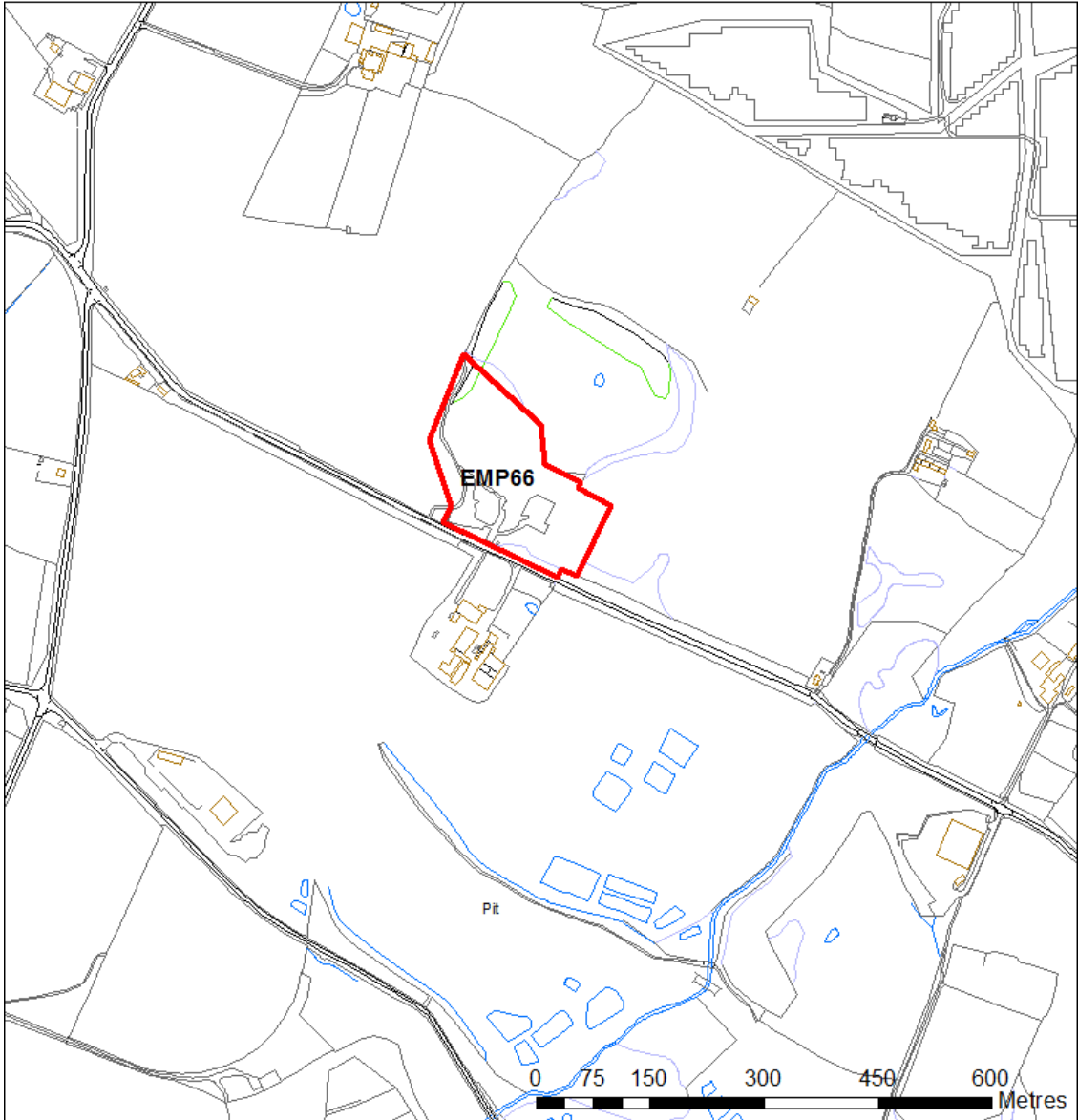
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 14400 sqm based on standard plot ratios


Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 66 - Site of former Measham Colliery



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EMP67 - Occupation Lane

Address:	Land at Occupation Lane, Albert Village		
Parish/Settlement:	Ashby Woulds	Area:	14.1 ha
Site Description:	The site lies to the east of Albert Village on the border of the district. It forms part of a larger site also containing land within South Derbyshire. Currently part of the site is used for employment purposes (including outdoor storage) while part of it remains undeveloped.		
Current Use:	Part B8, Part Vacant	Previously Developed:	Yes
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. In terms of ecology, the grassland appears species-rich so ecology surveys will be needed. Vehicular access to the site appears achievable subject to designing access in accordance with adopted standards. The site is in close proximity to a number of Grade II listed buildings located within South Derbyshire district.
Available? Yes	The site was submitted during the most recent call for sites.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable, however the scale of housing proposed meant that it is unlikely to come forward in the short term.

Potential Uses: offices; industry; storage/distribution **Also considered for residential?** Yes - AV1

Potential Employment Floorspace:

28200 sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses; or

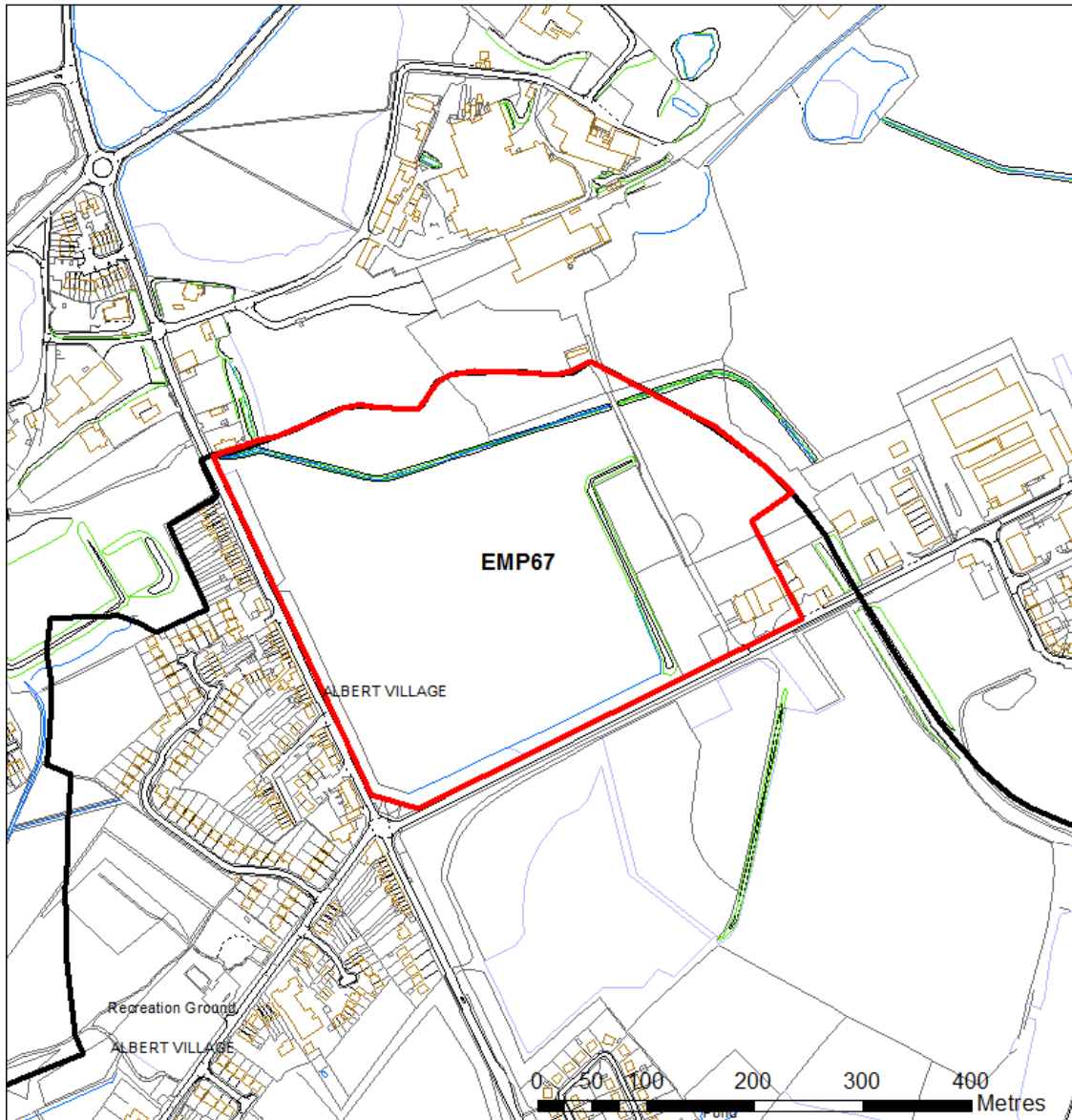
16920 sqm based on standard plot ratios and assuming a 30:70 site split between employment and housing uses; or

5640 sqm based on standard plot ratios and assuming a 10:90 site split between employment and housing uses.



Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 67 - Occupation Lane



Key

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-  NWLDC Boundary

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EMP70 - Land south of East Midlands Airport

Address:

Parish/Settlement: Isley cum Langley

Area: 316 ha

Site Description: The site comprises an extensive tract of agricultural land immediately to the south of East Midlands Airport and extending to the west to include fields to the west and south of Isley Walton and west of A453. The promoters of the site are proposing a new settlement to include land for employment uses as well as housing. The residential element will also include one or more local centres.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Any new access onto the A453 which impacts its primary function is likely to be viewed unfavourably. This site would benefit from a coordinated masterplan and assessments to secure required mitigation. Ecology surveys would be needed before any proposals could be considered, and buffer zones included along the Trent and to the adjoining woodland. Wartoft Grange, Grade II listed, is 250m to the east of the site and there are a number of listed buildings within Isley Walton which lie outside but close to the boundary of the site.
Available? Yes	The site was submitted through the call for sites.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: shops; restaurant/café; drinking establishments; takeaways; offices; industry; storage/distribution; assembly/leisure

Also considered for residential? Yes - IW1

Potential Employment Floorspace: 632,000sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses; or

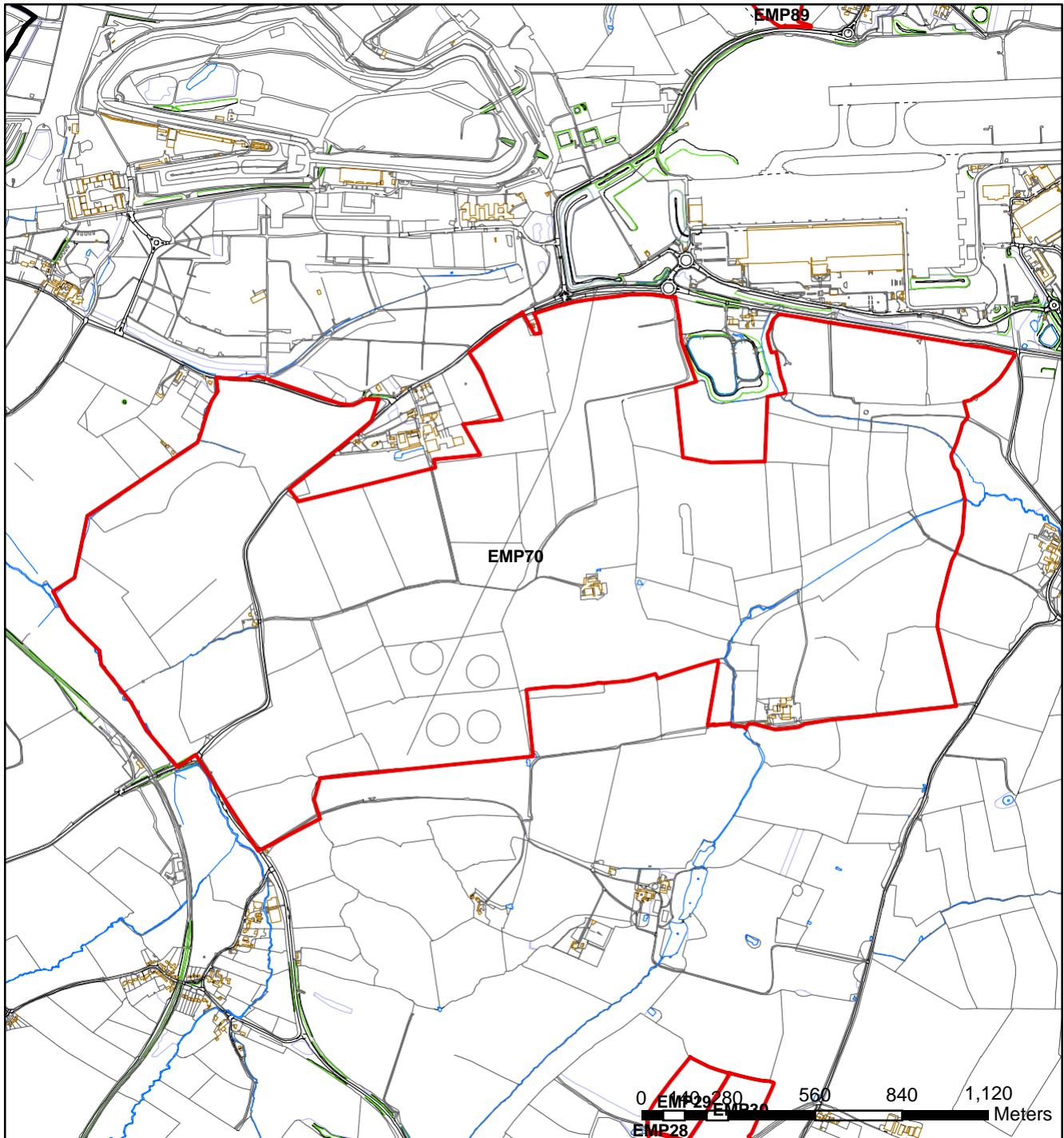
379,000sqm based on standard plot ratios and assuming a 30:70 site split between employment and housing uses; or

126,400sqm based on standard plot ratios and assuming a 10:90 site split between employment and housing uses.



Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. Retail and office proposals would also need to be in compliance with local plan policies for town centres uses if brought forward during the current Local Plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 70 - Land south of East Midlands Airport



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EMP72 - Land at Home Farm, Park Lane

Address: Home Farm, Park Lane, Castle Donington

Parish/Settlement: Castle Donington

Area: 95 ha

Site Description: This substantial site, covering 95ha in total, is divided in to two parcels north and south of Park Lane. They are located to the west of Castle Donington, and south of East Midlands Distribution Centre. Agricultural uses surround the site on all sides, and this is also the current use of both land parcels.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. Ecology surveys would be needed before any proposals could be considered. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Any retail uses would likely to be limited to those serving the proposed new housing. In terms of highways, this site is likely to impact on the forthcoming Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. There are no listed buildings within the site but there are numerous listed buildings immediately to the west including Donington Hall (Grade II*).
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Available? Yes	The site was submitted during the call for sites.
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Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.
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Potential Uses: shops; restaurant/café; drinking establishments; takeaways; offices; industry; storage/distribution; hotel

Also considered for residential? Yes - CD10

Potential Employment Floorspace:

190000 sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses; or

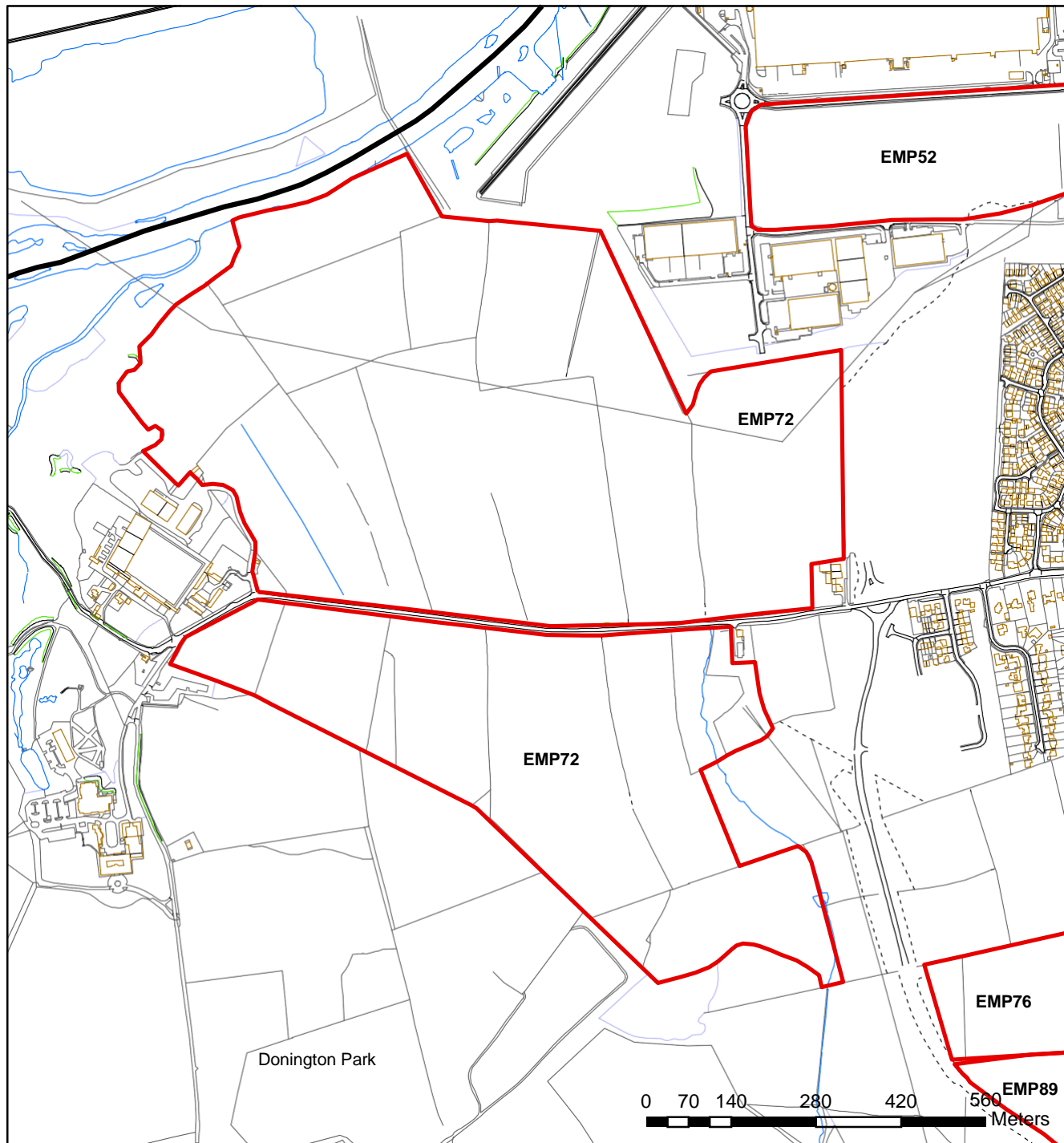
114000 sqm based on standard plot ratios and assuming a 30:70 site split between employment and housing uses; or

38000 sqm based on standard plot ratios and assuming a 10:90 site split between employment and housing uses.



Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 72 - Land at Home Farm, Park Lane



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EMP73 - Land north and south of A6

Address:	Land north and south of A6, Kegworth		
Parish/Settlement:	Kegworth	Area:	31.2 ha
Site Description:	The site comprises three parcels of land - one to the south of the A6 between the computer centre to the east and proposed route of HS2 to the west, another to the north of the A6 between the Cotts factory and the A453 and the third to the north of the A453/east of the M1. All three parcels are currently in use for agriculture, although HS2 is proposed to run directly through the second parcel.		
Current Use:	Agriculture, car parking	Previously Developed:	No
Local Plan Allocation:	Countryside, H1	Current Permission:	19/01757/REM 104 dwellings
River Mease Catchment:	No	National Forest:	No

Suitable? Potentially	The site partly lies in an area identified as Countryside in the Local Plan, with the remaining part falling under H1 as it had a permission for housing, which has since been impacted upon by the proposed route of HS2. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. In terms of highways, any new access onto the A453 or A6 which impacts its primary function is likely to be viewed unfavourably, and as such should be of suitable scale and limited in number. Given its scale this site would benefit from a coordinated masterplan and assessments with adjacent sites to secure required mitigation. The site is adjacent to a Highways England asset. The safeguarded route for HS2 crosses the western edge of the land parcel to the south of A6 and the railway line will be on an embankment at this point. It could still be possible to achieve employment development on this parcel although its timing is likely to be affected by the construction of HS2. The route bisects the parcel to the north of A6 and will be on an embankment/viaduct at this point. It may still be possible to achieve employment development on either side of the HS2 line if satisfactory highway access is possible.
Available? Potentially	The owner is proposing the land for development (housing and employment) so it is considered potentially available.
Achievable? Potentially	The only impact on achievability is that the route of HS2 runs directly through the site. While this would not prevent at least part of the site still coming forward for development, it could have some impact on the economic viability and timescale.

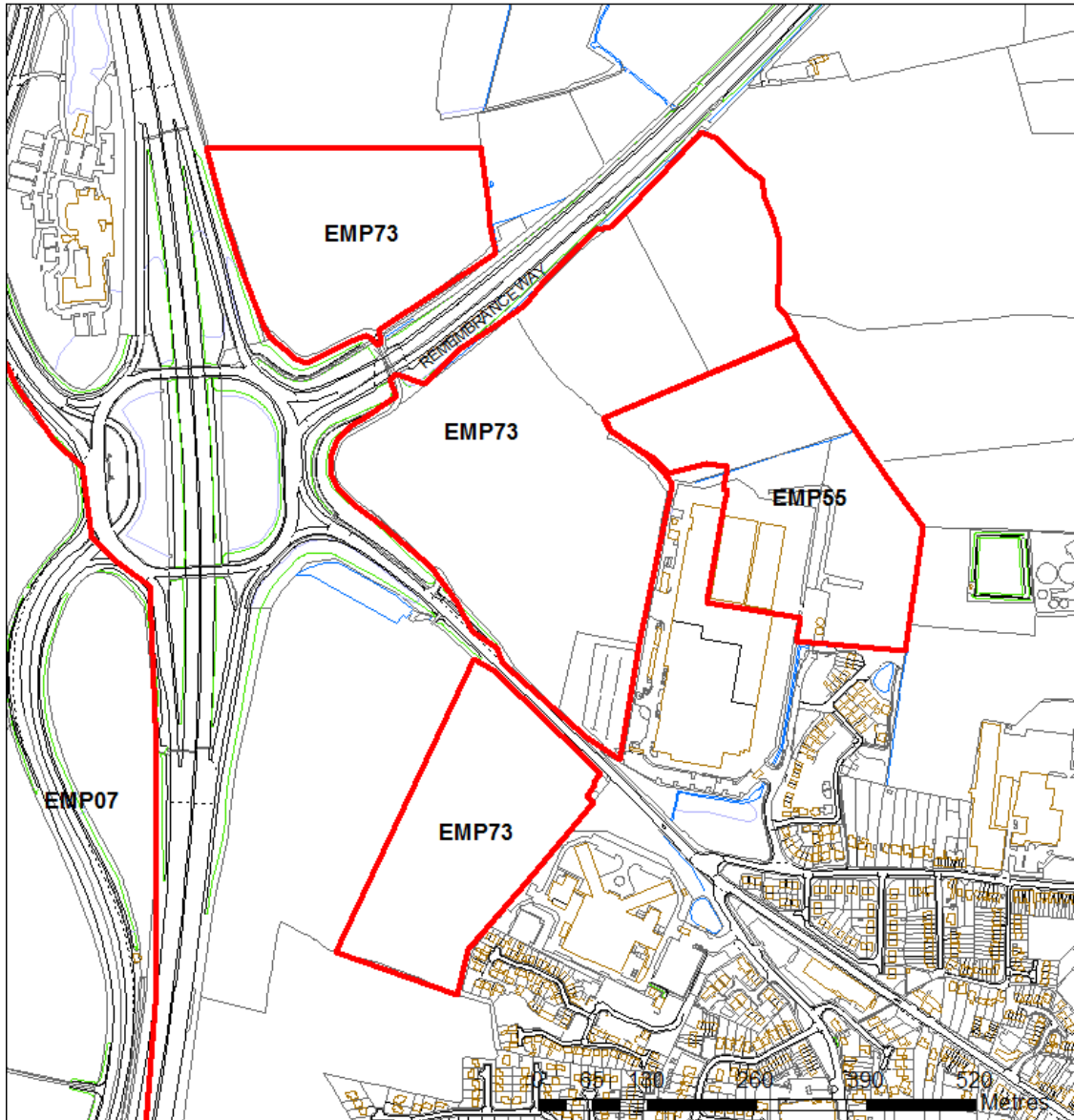
Potential Uses: offices; industry; storage/distribution; hotel
Also considered for residential? Yes - K11

Potential Employment Floorspace: 88800 sqm based on standard plot ratios but excluding those parts of the site likely to be affected by the route of HS2


Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. The construction of the HS2 route, which runs directly through the site, will also impact upon development opportunities and the timetable.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 73 - Land north and south of A6



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 SHELAA Site - Employment

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EMP74 - Land south of Gordon Ellis

Address: Trent Lane, Castle Donington

Parish/Settlement: Castle Donington

Area: 0.3 ha

Site Description: The site is a rectangular piece of land located to the south of Trent Lane industrial area in Castle Donington. It mainly surrounded by open space and sports pitches, although there are industrial units to the north east. It currently appears to be open space and is surrounded by vegetation on all four sides.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: None (but within limits to development)

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site lies within the limits to development of Castle Donington, although it has no specific allocation. A Phase 1 habitat survey would be needed before development could be supported, and a 5m buffer zone is likely to be required around the edge of the site. There is a Grade II listed building - Number 52, the Spittal - across the sports ground from the site.
Available? Yes	The owner is proposing the land for development so it is considered available
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: offices; industry;
storage/distribution

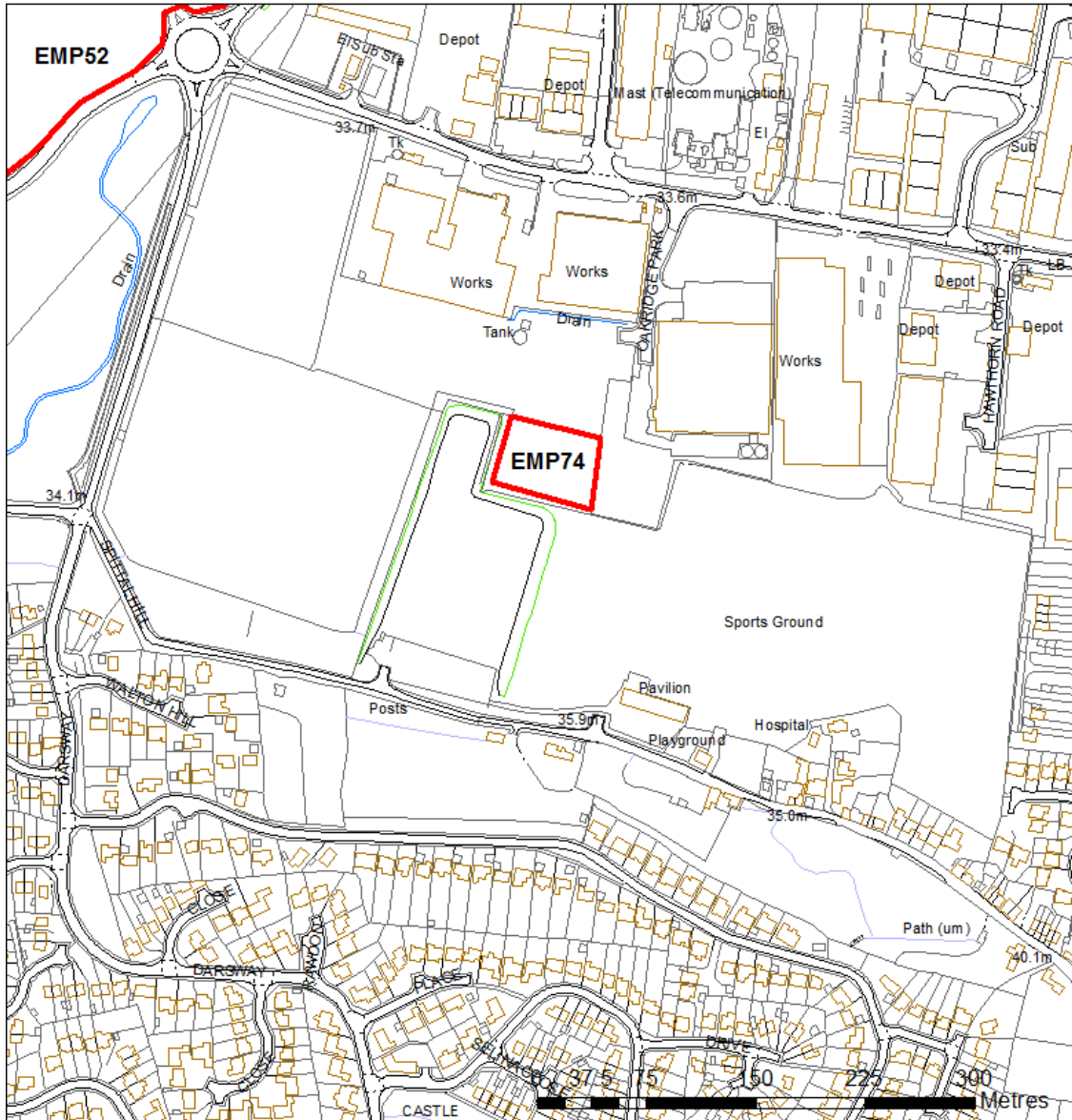
Also considered for residential? No

Potential Employment Floorspace: 1200 sqm based on standard plot ratios


Summary: The site lies within the settlement boundary of Castle Donington, and adjoins an existing employment area. However there are a number of issues which will need to be addressed before any development can occur, including assessing ecology concerns, establishing suitable access arrangements (it appears that the only access is through adjoining land) and the Council being satisfied that the proposed development would not have an unacceptable impact on the surrounding open space/sports pitches uses.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6-10 Years

EMP 74 - Land south of Gordon Ellis



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EMP75 - Pegasus Business Park

Address: East Midlands Airport, Castle Donington

Parish/Settlement: Long Whatton & Diseworth

Area: 10 ha

Site Description: The site consists of two parts - a smaller rectangular piece of undeveloped land to the north of the A453/south of Argosy Road, and a larger, irregular shaped piece of mainly land at the end of Herald Way/west of the A453. The sites are within the wider East Midlands airport complex and are therefore surrounded by airport related uses, business uses and a number of hotels.

Current Use: Undeveloped land **Previously Developed:** No

Local Plan Allocation: Ec3 Existing employment areas **Current Permission:** None

River Mease Catchment: No **National Forest:** No

Suitable? Potentially	The site has long been earmarked for development and falls within an existing employment area within the adopted Local Plan. There are no significant access or ecological concerns at this stage.
Available? Potentially	The site has been marketed.
Achievable? Potentially	There are no known physical constraints, although the site has been on the market for some time without any apparent development interest. However the site is considered potentially achievable.

Potential Uses: offices

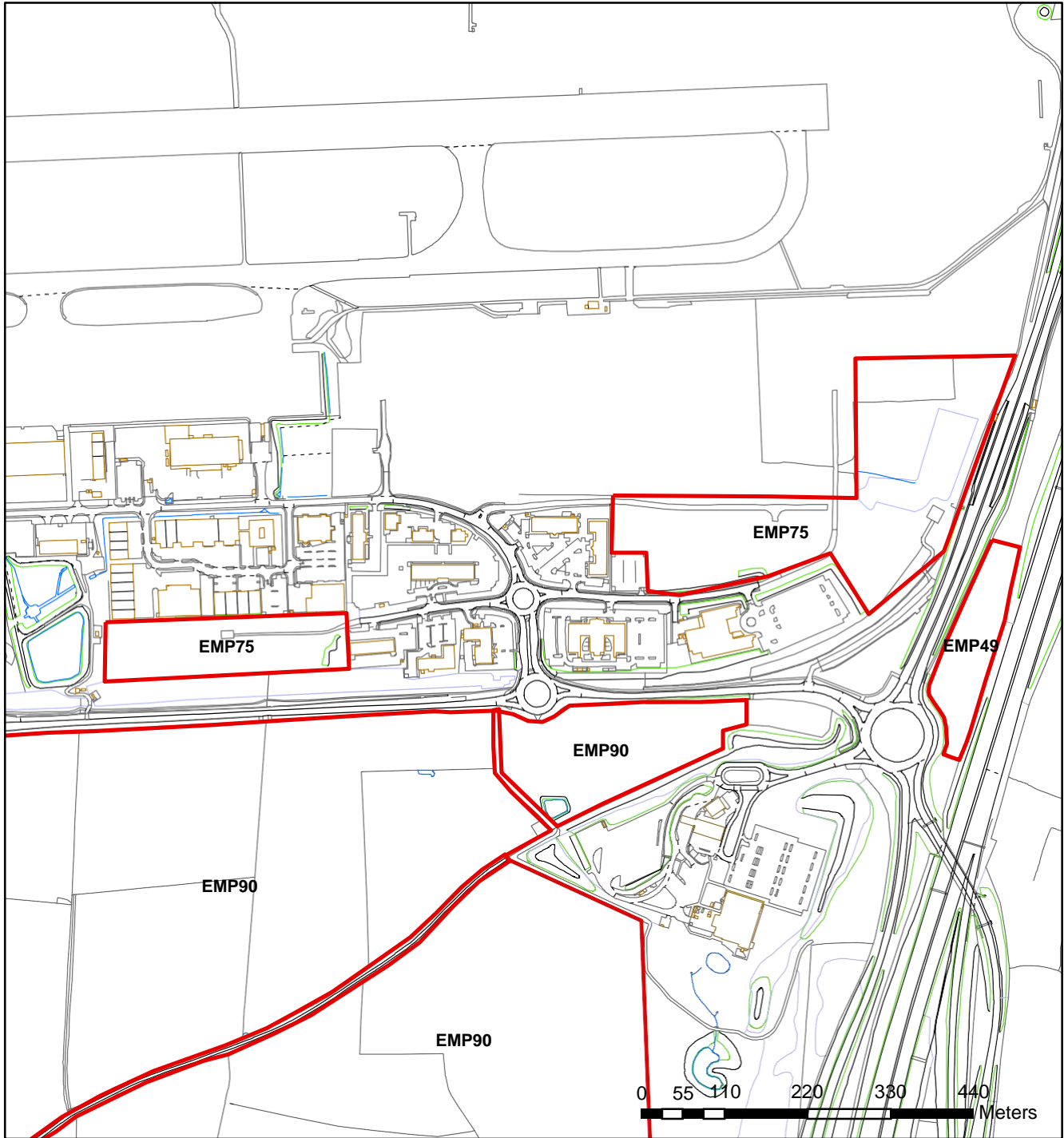
Also considered for residential? No

Potential Employment Floorspace: 60000 sqm based on standard office plot ratios



Summary: The site lies within the wider East Midlands airport complex and is surrounded by other employment uses, including the large cargo facility which has recently been completed. Development of the site is therefore likely to be acceptable in policy terms - however the current market for office uses may impact on delivery timescales.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 75 - Pegasus Business Park



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EMP76 - Land off Park Lane

Address: Land off Park Lane, Castle Donington

Parish/Settlement: Castle Donington

Area: 6.07 ha

Site Description: The site currently consists of agricultural uses, and is located to the south west of Castle Donington. However it forms part of a larger area covered by an outline planning consent for a mixed use development. Construction of the residential element of the scheme has now commenced, which will eventually link the site up to the edge of Castle Donington.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: H1c: Housing Provision/planning permissions

Current Permission: 09/01226/OUTM

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site was included in an outline planning consent for a mixed use residential led scheme so the principle of development on the site has already been established, although no detailed planning consent has yet been sought.
Available? Yes	The owners/developers of the site have indicated a desire to push forward with the scheme.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: offices; industry; storage/distribution

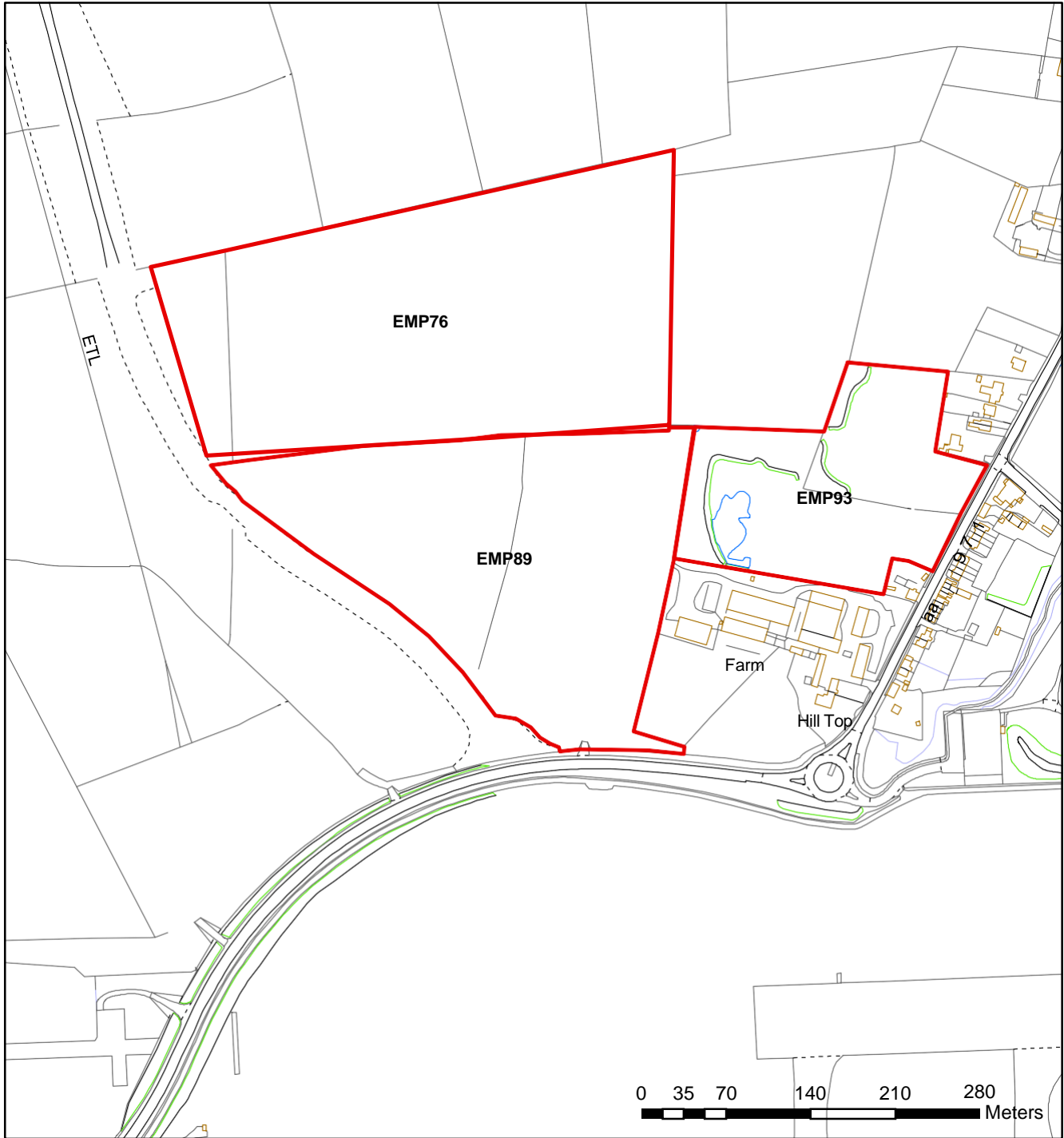
Also considered for residential? Yes - CD4

Potential Employment Floorspace: 24280 sqm based on standard plot ratios



Summary: The site forms the employment element of a larger, mixed use development. The residential part of this scheme has now commenced and, subject to a policy-complaint scheme being submitted, there is no reason to believe that the employment element would not do likewise. However because it does not have a current detailed planning permission, this is more likely to be in the 6 - 10 year time period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 76 - Land off Park Lane



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EMP77 - Land South of Repton Road

Address: Westminster Industrial Estate, Measham

Parish/Settlement: Measham **Area:** 3.3 ha

Site Description: The site comprises an area of previously undeveloped land to the south of Repton Road/west of Huntingdon Way, in Measham. It lies within the Westminster Industrial Estate and is surrounded by employment uses.

Current Use: Undeveloped land **Previously Developed:** No

Local Plan Allocation: Ec3 Existing employment areas **Current Permission:** None

River Mease Catchment: Yes **National Forest:** Yes

Suitable? Potentially	The site falls within an existing employment area (allocated under Ec3 in the Local Plan). However the main issue is that the proposed route of HS2 runs north-south through the majority of the site. The route is on a viaduct at this point and development is likely to be limited to the northern part of the site. The timing of development is likely to be after HS2 has been completed because of the site works needed to construct the viaduct. The site adjoins the river Mease and previous work on the adopted Local Plan suggested that its proximity might preclude development.
Available? Potentially	A planning application had been submitted in 2016 for storage use on the site, indicating a willingness to see the site developed. However the fact that the proposed route of HS2 now runs through the site impacts upon the site's availability - at least in the short term.
Achievable? Potentially	The obvious constraint on the deliverability of this site is the proposed route of HS2, which would take up the majority the site and impact upon access arrangements to the remaining part

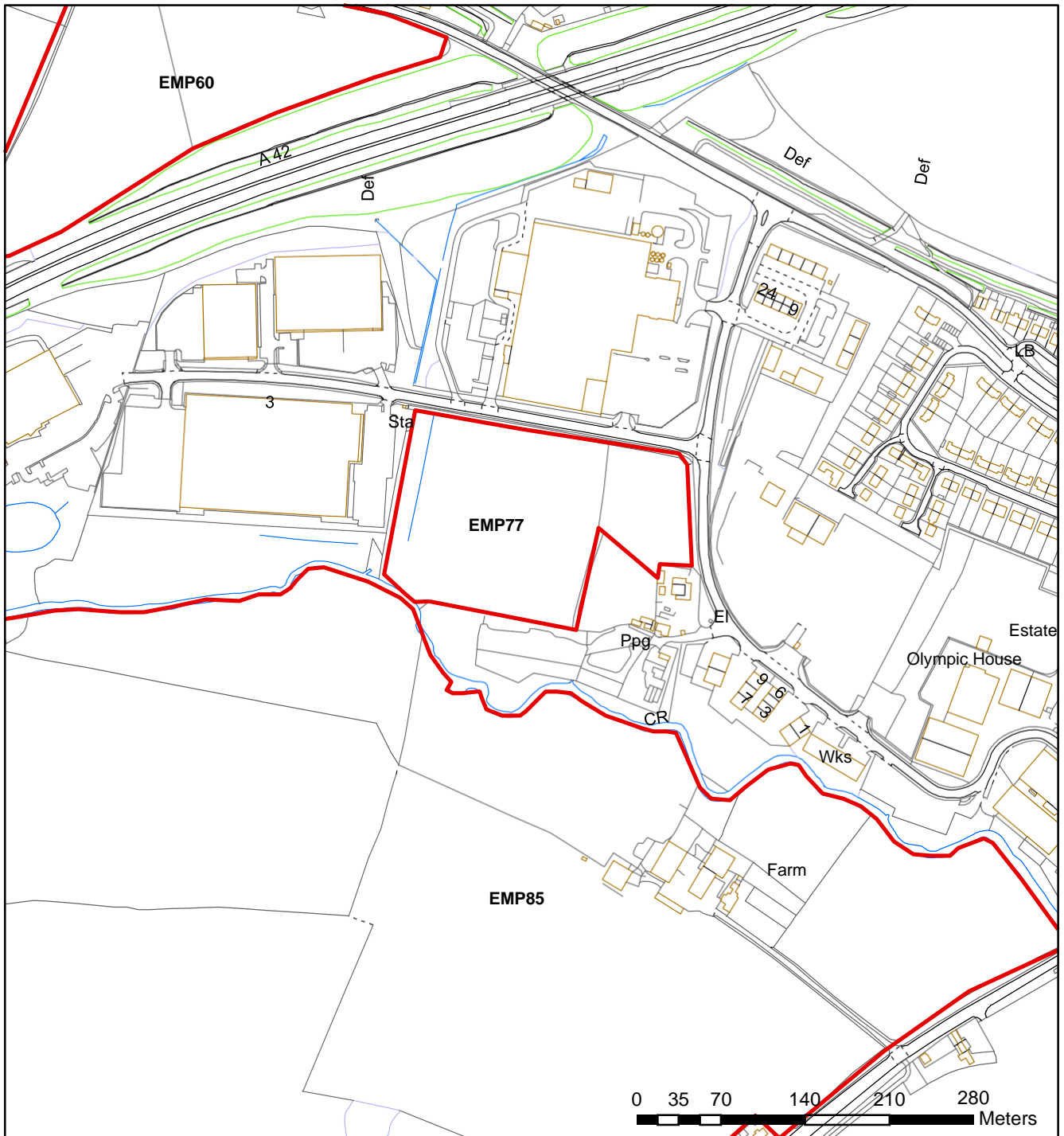
Potential Uses: storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 13200 sqm based on standard plot ratios

Summary: Although the site lies within an existing employment area, the proposed route of HS2 running N-S through the site prevents development on the majority of the site and places a major constraint on its development.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 77 - Land south of Repton Road



Key

- SHELAA Employment Sites
- NWLDC Boundary

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EMP78 - Slaughter House, Ashby Road

Address: Ashby Road, Sinope

Parish/Settlement: Sinope

Area: 0.5 ha

Site Description: The site consists of a rectangular piece of land on the north side of Ashby Road (A511) in Sinope, between Ashby and Coalville. There is a slaughterhouse in the north east corner of the site, while the rest of the site is in agricultural use. There are some residential properties to the east, but the predominant land use locally is agriculture.

Current Use: Slaughterhouse and agricultural fields

Previously Developed: Part

Local Plan Allocation: Countryside

Current Permission: 17/0144/FULM

River Mease Catchment: No

National Forest: Yes

Suitable? Yes	The site benefits from planning permission (17/0144/FULM) for the conversion of the existing slaughterhouse to offices, the erection of new offices and a new slaughterhouse. The principle of employment development on the site has therefore been established.
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Available? Yes	The recently submitted planning application is evidence that the owner wishes to develop the site.
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Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.
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Potential Uses: offices

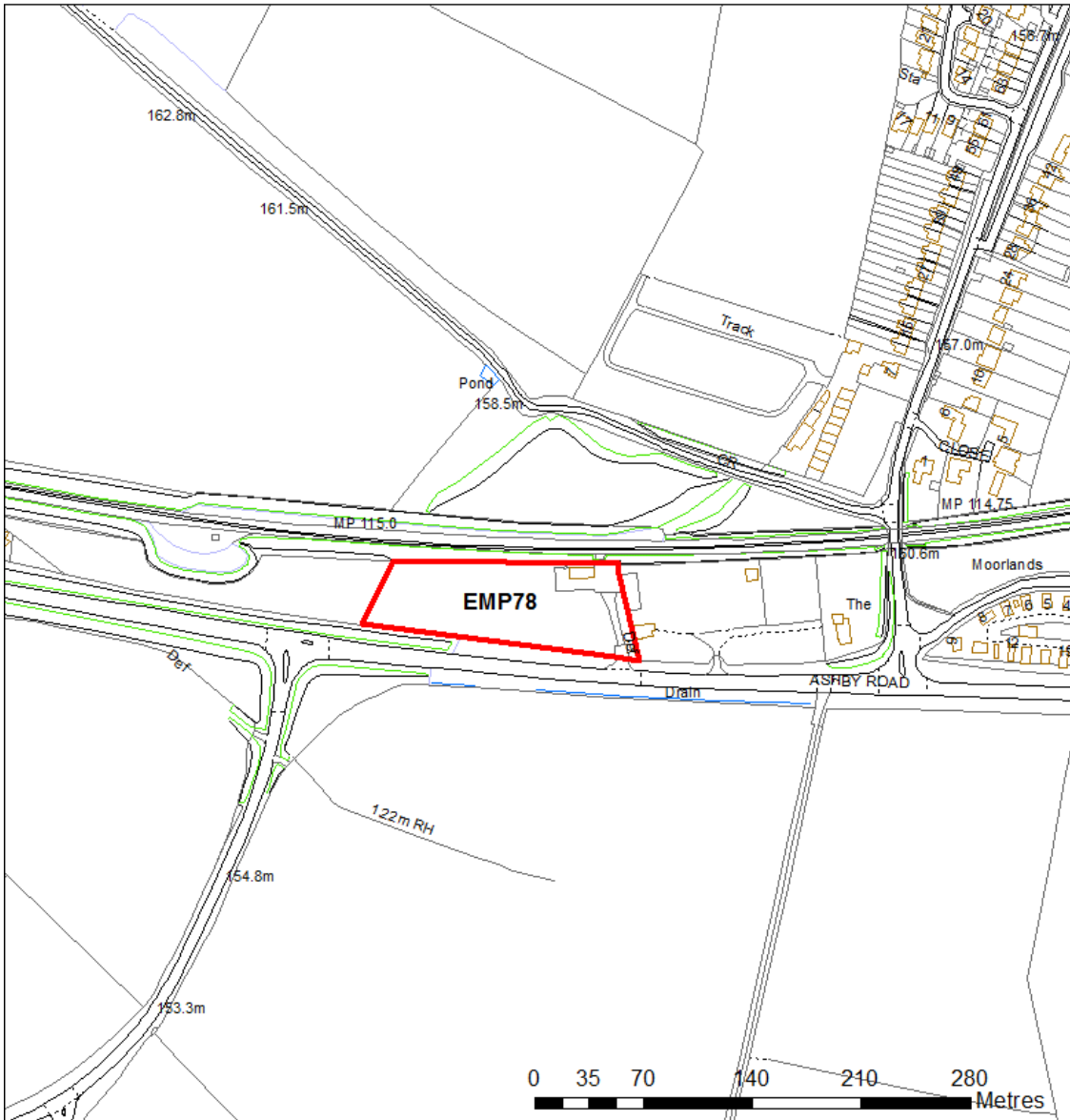
Also considered for residential? No

Potential Employment Floorspace: 660 sqm based on planning permission


Summary: The site has the benefit of planning permission which establishes the principle of employment development. We would therefore expect the site to be completed within 5 years.

Deliverable/Developable/Non-Developable:	Deliverable
Timeframe:	0 - 5 Years

EMP 78 - Slaughter House, Ashby Road



Key

 SHELAA Site - Employment

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EMP79 – Land at Gallows Lane, Measham

Address:	Land at Gallows Lane, Measham		
Parish/Settlement:	Measham	Area:	3.2Ha
Site Description:	The site is located at the northern side of the junction of Gallows Lane and Atherstone Road. To the west of the site there is a residential property and the grounds of the Oak Tree Business Centre. To the north the site adjoins the Fonterra building supplies plant and to the north east are further residential properties.		
Current Use:	Vacant land	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Potentially	<p>The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy Policy EC2(2).</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.</p> <p>With respect to ecology, the site is potentially significant habitat. As a result it would be necessary to demonstrate that an up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation. The presence of Great Crested Newts nearby is likely to require survey/mitigation or District Level Licensing arrangements. There is a candidate Local Wildlife Site located to the south east of the site on the opposite side of Gallows Lane.</p> <p>Highways: Gallows Lane is a B classified road subject to the National Speed Limit of 60mph along the development frontage. Access to the site from Gallows Road would therefore be contrary to the Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy', and would therefore not be supported by the LHA. Atherstone Road where it adjoins the site is a one-way northbound link road between the main part of Atherstone road and Gallows Lane and is C classified and subject to the National Speed Limit. Given the nature of this part of Atherstone Road, an access would need to be left in and left out and routes to and from the site would be restricted and not legible to drivers unfamiliar with the site. It may also not be possible to achieve suitable visibility splays, subject to the findings of a speed survey. Safe and suitable access to the site is therefore not likely to be possible.</p> <p>The site is not well located for access by sustainable modes of travel.</p> <p>The PROW along the western and part of the northern boundary of the site and the proximity of residential properties may impact on the site layout. The land is of Grade 3 agricultural land quality (Natural England regional records) and the site is 350m to the south of the Grade 2 listed Measham lodge.</p>
Available? Potentially	The site is vacant and is being promoted by the landowners (a property firm) as available for development.

Achievable? Potentially	The location of the site within the River Mease catchment and the Highways Authority's concerns that a safe means of access cannot be achieved may both affect its achievability.
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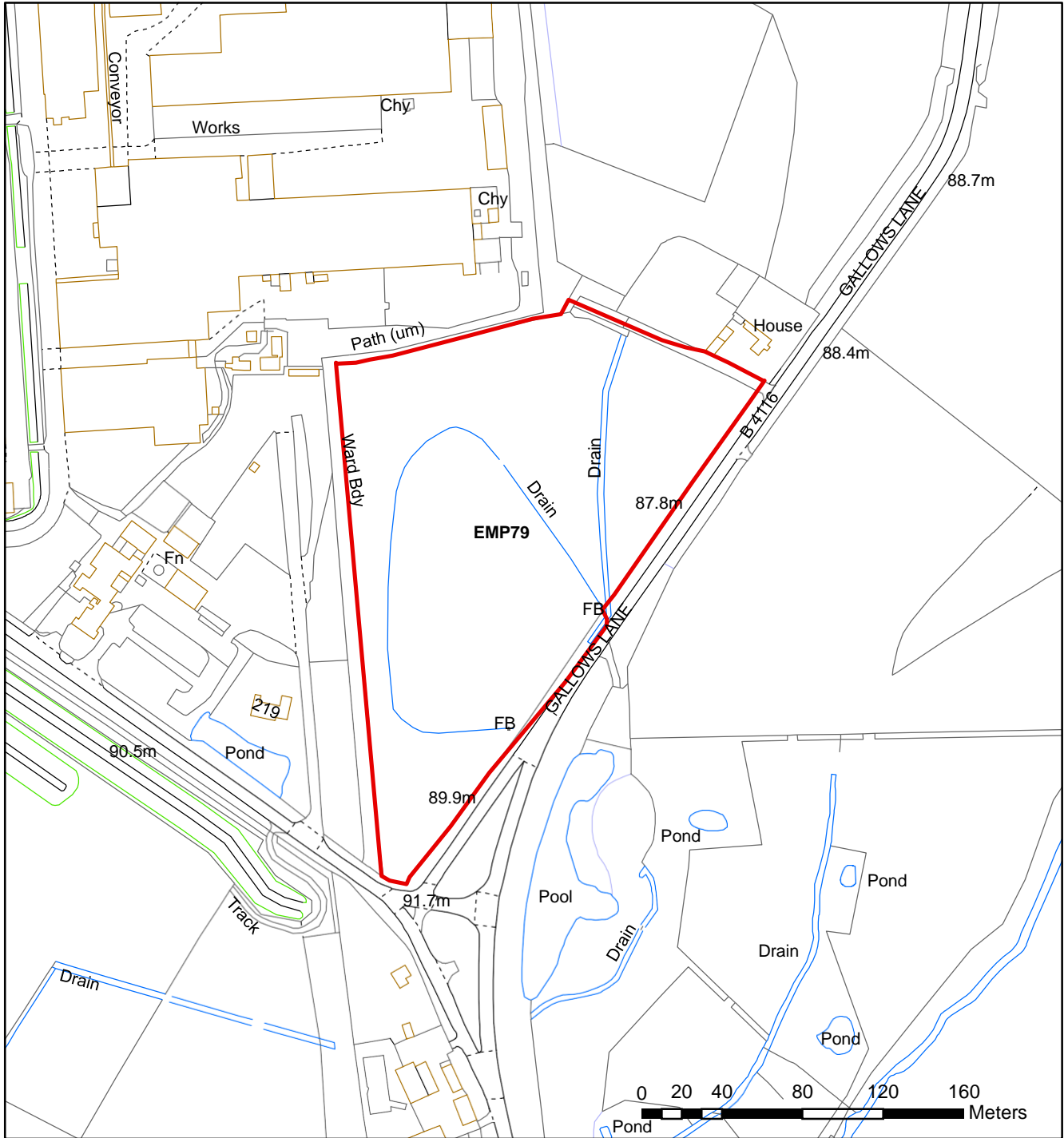
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 12,800 sqm using standard plot ratios

Summary: The site is removed from Measham village itself but it is immediately adjacent to a large plant manufacturing building materials. The site is potentially suitable for employment development provided the technical concerns of the highway authority can be overcome and if mitigation for impacts on the River Mease catchment can be found in addition to detailed matters, including in respect of ecology. Proposals would also need to comply with Policy EC2(2) if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 79 - Land at Gallows Lane



Key

- SHELAA Employment Sites
- NWLDC Boundary

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EMP80 – Land East of Corkscrew Lane Ashby de la Zouch

Address:	Corkscrew Lane, Coleorton, Leicestershire		
Parish/Settlement:	Coleorton parish	Area:	11.49 ha
Site Description:	This roughly triangular site is bounded to the west by Corkscrew Lane, to the east by A511 and to the south west by a railway line. With the exception of a wooded copse at the most northerly point of the site, it is currently in agricultural use. The land rises gently from Corkscrew Lane. To the west, on the opposite side of Corkscrew Lane, is the Former Lounge site which has an extant consent and a more recent resolution to grant planning permission (subject to a s106) for warehousing.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Potentially	<p>The site lies within an area of Countryside in the adopted Local Plan. Whilst it is adjacent to the consented ex-Lounge site, it is not well related to existing settlements and would represent a significant extension of development into open land to the east of A42/A511 junction. If it were to come forward for employment use in the current plan period it would have to satisfy Policy EC2(2), otherwise a change in policy would be required.</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.</p> <p>In terms of ecology, the retention of hedges with 5m buffer zones of natural vegetation is likely to be required and the site is within the Great Crested Newts Red Zone so mitigation for impacts would be needed.</p> <p>Highways: Ashby Road is an A classified road subject to the National Speed Limit along the development frontage. Access to the site from A511 Ashby Road would be contrary to the Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy', and would therefore not be supported by the LHA.</p> <p>Corkscrew Lane is an unclassified road which is subject to the National Speed Limit. Safe and suitable access is likely to be possible, however this would need to take into account the proposals for the ex-Lounge site and would also be subject to the findings of speed surveys. Given the development at the ex-Lounge site, it is likely that there will be insufficient spare capacity at the junction of A511 Ashby Road junction with Corkscrew Lane, which will therefore need to be improved to accommodate development traffic.</p> <p>The site is poor in terms of sustainable accessibility; however, it may be possible to take advantage of, or collaborate in, bus service improvements associated with the ex-Lounge site.</p> <p>The land is of Grade 3 agricultural land quality (Natural England regional records).</p>
Available? Potentially	The site is being promoted for development by the landowner.
Achievable? Potentially	The site's location within the River Mease catchment may impact on its achievability.

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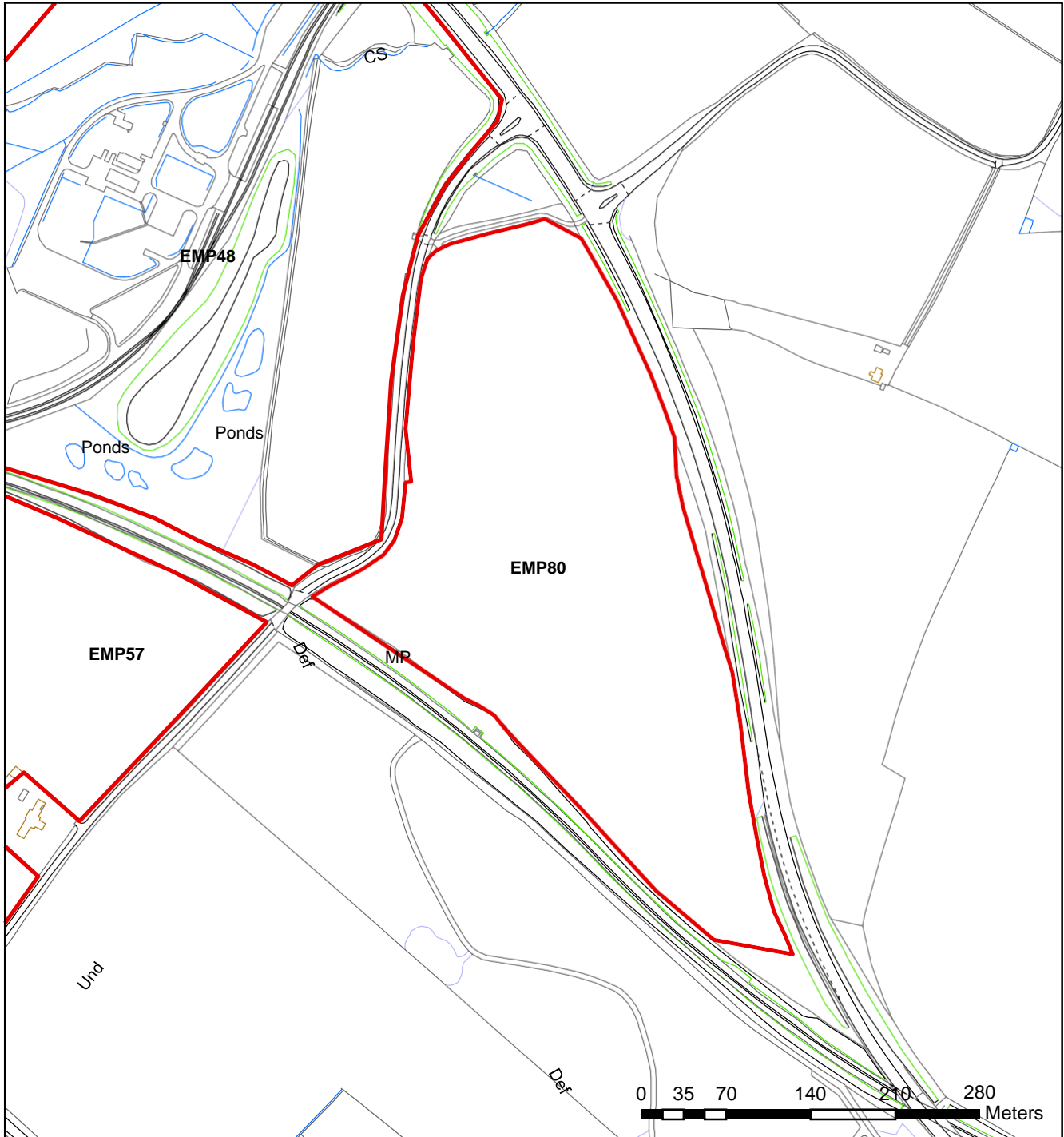
Potential Uses: storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 45,960sqm based on standard plot ratios.



Summary: The site is removed from Ashby de la Zouch but it is immediately adjacent to a site with planning permission for storage/distribution. The site is potentially suitable for employment development provided highway issues can be overcome and adequate mitigation for the River Mease catchment is identified and subject to the consideration of detailed matters, including ecology. Proposals would need to comply with Policy EC2(2) if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 80 - Land off Corkscrew Lane



Key

-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP81 – Land south of South Lane Bardon

Address: Land south of South Lane, Bardon

Parish/Settlement: Ellistown & Battleflat

Area: 0.97Ha

Site Description: The land is at the boundary between NWL district and Hinkley & Bosworth district. The site assessed here comprises the land within NWL only although a wider site is being promoted which extends into Hinkley & Bosworth. The site lies to the south of South Lane. On the north side of South Lane the site faces an agricultural field and, further to the west, the Interlink 225 industrial unit which itself is situated in the wider Bardon Employment Area. To the east and west, facing South Lane, are a number of residential properties.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** Yes

Suitable? Potentially	<p>The site in an area identified as Countryside in the Local Plan although the Coalville Urban Area boundary runs along South Lane immediately to the north of the site. To comply with current Local Plan policy it would need to satisfy part (2) of Policy Ec2.</p> <p>Ecological considerations would support the retention of hedges with 5m buffer zones of natural vegetation.</p> <p>PROWs run to the west of the site.</p> <p>Highways: The closest adopted highways are the unclassified East Lane (circa 5m wide, 30mph speed limit, weight restricted) and the unclassified South Lane (narrow and single track, 30mph speed limit, weight restricted). East Lane is accessed via a left in / left out priority junction with the westbound carriageway of the 70mph B585 Beveridge Lane dual carriageway, in close proximity with its roundabout junction with Shaw lane. South Lane is accessed via a priority junction with the 50mph B585 West Lane, in close proximity to its roundabout junction with Interlink Way East. The LHA does not consider that either junction (nor East Lane or South Lane themselves) would be ideal for significant intensification of use. Accordingly, the LHA considers it unlikely that safe and suitable access to the site can be achieved.</p> <p>The site is approximately 400m from the nearest bus stops, which are on Beveridge Lane.</p>
Available? Potentially	The site is being promoted for development by the owner.
Achievable? Potentially	The access constraints present a barrier to achievability. A solution is needed before development can be considered acceptable.

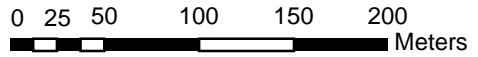
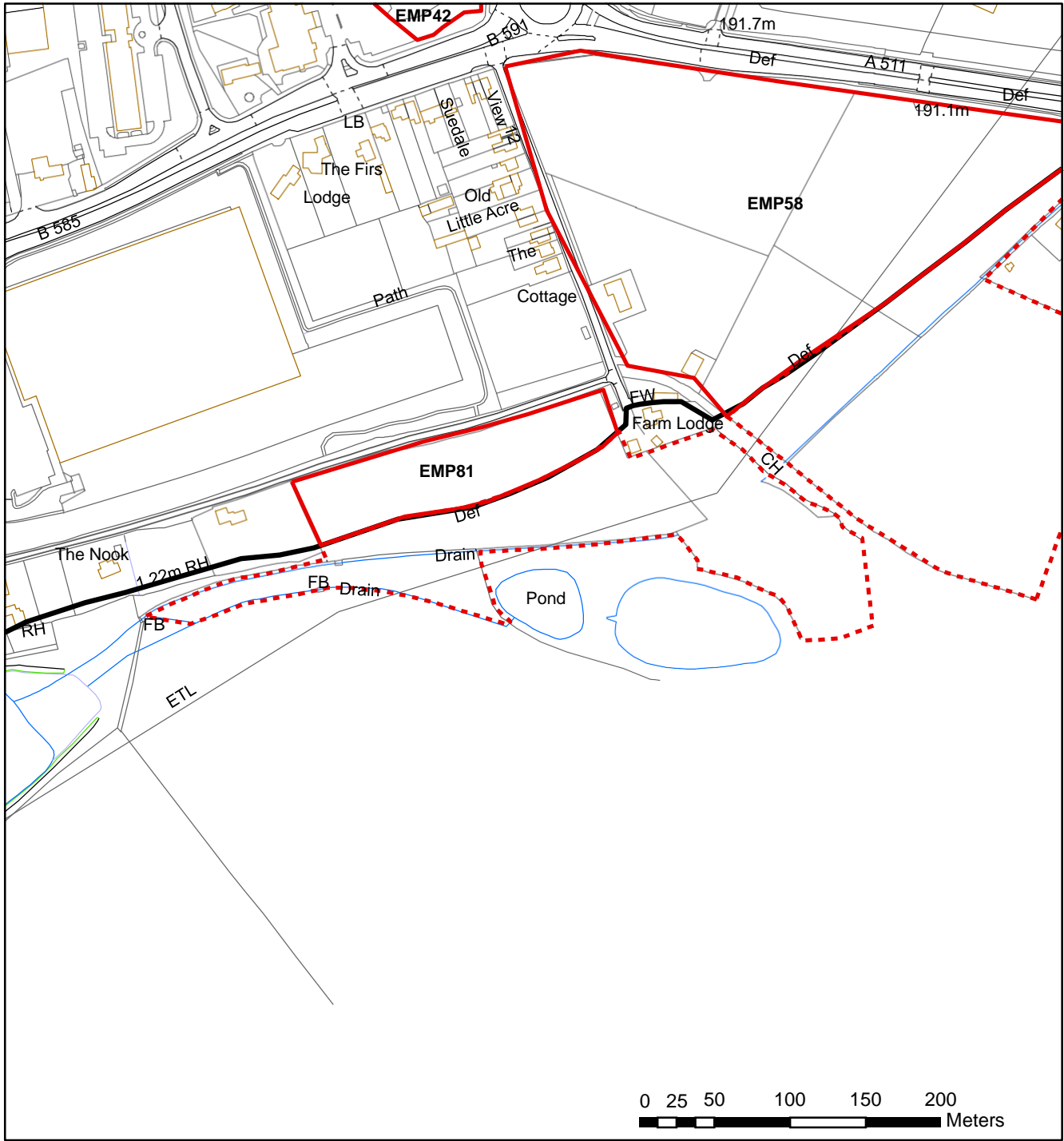
Potential Uses: Offices; industrial **Also considered for residential?** Yes (B4)

Potential Employment Floorspace: 3,880sqm based on standard plot ratios.

Summary: The main constraint is overcoming the technical concerns of the Highways Authority. If this can be achieved, then the site can be potentially suitable for employment development, subject to the consideration of the other detailed matters at planning application stage and compliance with Local Plan Policy Ec2 if developed during the current Local Plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 81 - Land south of South Lane



Key

- SHELAA Employment Sites
- NWLDC Boundary

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EMP82 – Land East of A444 and West of A42

Address: Land east of A444 and west of A42, Stretton en le Field, near Appleby Magna, Leicestershire

Parish/Settlement: Stretton en le Field, **Area:** 28.0 ha

Site Description: This site comprises a wedge of agricultural land between A444 to the west and A42 to the east to the north of M42 Junction 11. The land rises from the south towards the north. The site's northern extent is defined by hedgerows. Further agricultural fields lie beyond the site to the north and, beyond A42 to the east. Facing the site to the west, on the opposite side of A444, is the site known as Mercia Park which has planning permission for industry and warehousing with ancillary offices (18/01443/FULM). Construction is underway. Immediately to the south of the site is a residential property called Hill Top Cottage.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** No

River Mease Catchment: Yes **National Forest:** No

Suitable? Potentially	<p>The site lies within an area identified as Countryside in the adopted Local Plan. For development to come forward within the current plan period, it would need to comply with Policy Ec2(2). Whilst the site is well connected to the strategic road network, sustainable transport connections are currently poor and the site is not well related to existing settlements. The site's immediate surroundings will change however with the development of the adjacent Mercia Park, particularly the southern part of the site which is closest to the new development, and the visual impact of development will need to be judged in this context.</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.</p> <p>The land is of Grade 2 agricultural land quality (Natural England regional records). Nearby listed properties are the Church of St Michael at Stretton en le Field (Grade II*) some 620m to the north and Park Farmhouse (Grade II) approximately 340m to the west.</p> <p>With respect to ecology, a phase 1 habitat survey will be necessary and the site layout should incorporate natural vegetation buffer zones of 5m to hedges and 10m to the pond. Survey/mitigation for Great Crested Newts or participation in the District Licensing scheme will be required. There are also candidate LWS to the south of the site (roadside verge) and to the west.</p> <p>Highways: the site shares a common boundary with the M42 motorway, which is under the control of Highways England and from which direct access would not be possible, and with the adopted highway of A444 Burton Road and its laybys. Burton Road is an A classified Road with a speed limit of 50mph along the development frontage. Access from A444 Burton Road would be contrary to Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy'. The LHA would not, therefore, support access from this frontage. Safe and suitable access to the site would not therefore be possible.</p>
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	The site is not accessible by sustainable modes of transport and, given its location, the vast majority of trips would be by vehicle.
Available? Potentially	The site is being promoted by the landowner.
Achievable? Potentially	The site's location within the River Mease catchment may impact on the site's achievability. Whilst the Highway Authority has stated that access from A444 Burton Road would be contrary to Leicestershire Highway Design Guide Policy IN5, this would not necessarily preclude development but would require the provision of evidence to demonstrate that a safe means of access can be achieved. Therefore, potentially achievable.

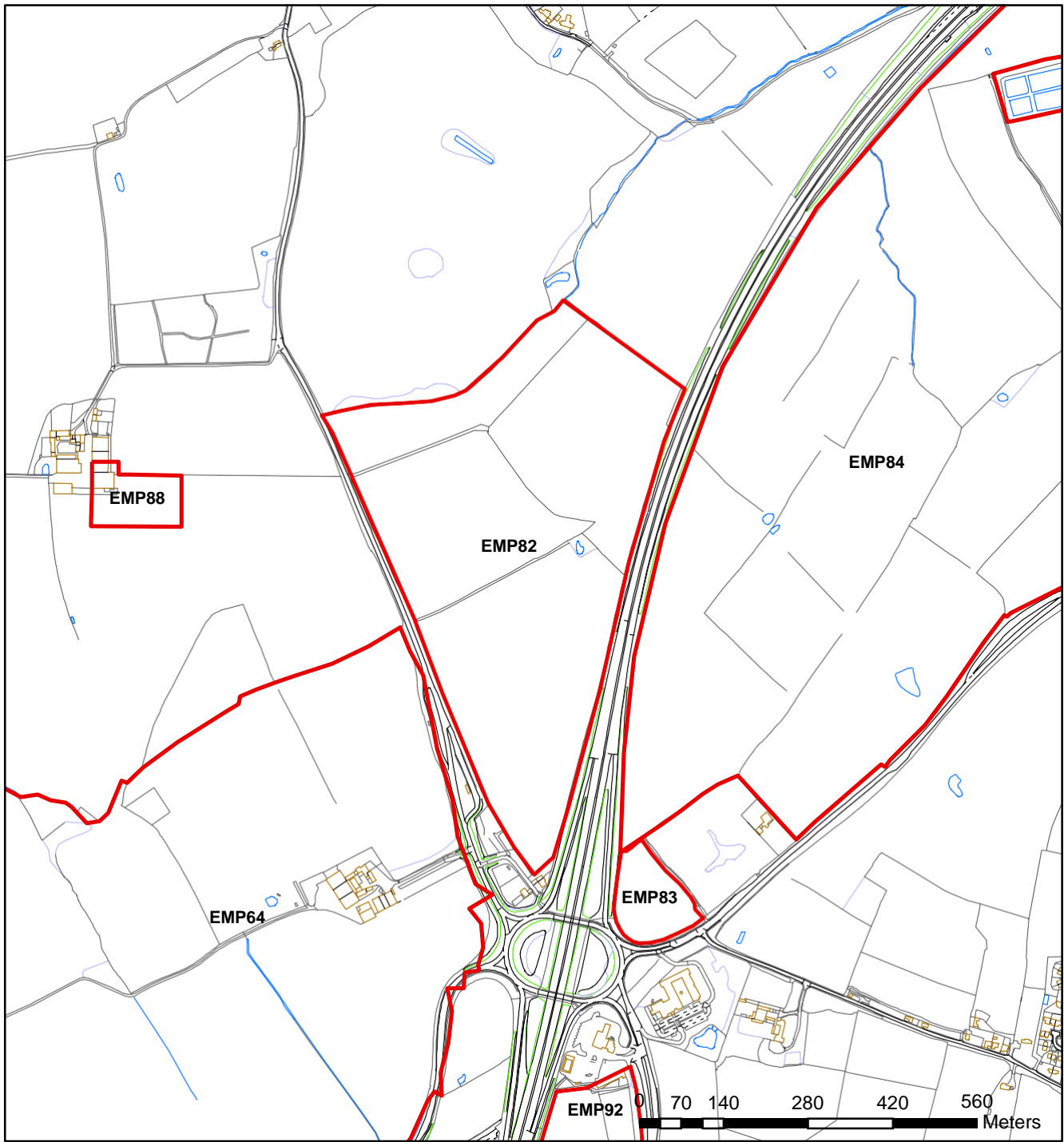
Potential Uses: Light industrial (part of Class E), industrial; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 112,000 based on standard plot ratios



Summary: The site is poorly related to existing settlements and has limited sustainable transport links, unless improvements associated with Mercia Park can be shared. If it were to come forward for employment use in the current plan period the proposal would have to satisfy Policy EC2(2) and address detailed matters including the technical concerns raised by the Highway Authority. It is more likely that a clear change in policy/strategy would be required.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 82 - Land east of A444 and west of A42



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-  NWLDC Boundary

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EMP83 – Land adjacent (north east) of Junction 11 A42

Address: Land adjacent (north east) of J11 A42, Tamworth Road, Appleby Magna

Parish/Settlement: Appleby Magna **Area:** 1.56 ha

Site Description: This parcel of agricultural land is situated at Junction 11 A42 between the southbound off-slip and Tamworth Road. Hedgerows define the boundaries of the site with the exception of north eastern edge which is marked by a farm track. The site is fairly level. Nearby uses are a hotel facing the site on the opposite side of Tamworth Road and a drive-thru and petrol filling station further to the south.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: No **Current Permission:** No

River Mease Catchment: Yes **National Forest:** No

<p>Suitable? Potentially</p>	<p>The site is identified as countryside within the adopted Local Plan. Development which is employment generating would need to satisfy Policy Ec2(2). Additionally, a proposal which included town centre uses (drive-thru restaurant, hotel) would need to follow a sequential approach as required by Policy Ec8.</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.</p> <p>The site is poorly related to existing settlements but its good connection to the Strategic Road Network would be a benefit for B2/B8 uses on the site. The Mercia Park development is underway on land immediately to the west of J11. A phase 1 habitat survey will determine the presence of important habitats including, potentially, improved grassland. Hedges should be retained with 5m buffer zones of natural vegetation. Survey/mitigation for Great Crested Newts may be required or participation on the District Licensing process.</p> <p>The land is of Grade 2 agricultural land quality (Natural England regional records). The Old Rectory (Grade II) on Rectory Lane is approximately 220m from the site.</p> <p>Highways: The site shares a common boundary with the M42 motorway southbound off-slip, from which direct access would not be possible, and with the adopted highway of Tamworth Road. Tamworth Road is an C classified Road subject to the National Speed Limit along the development frontage. Safe and suitable access from the section of Tamworth Road fronting the development site is unlikely to be possible. This is due to the proximity of the roundabout junction with the M42, the curvature of Tamworth Road, its single lane dualled nature (for part of the frontage), and the presence of existing accesses and junctions on the opposite side of the road. Access to the site may be possible through site Emp 84 if it were brought forward as a combined proposal.</p> <p>The site location does lend itself to access by sustainable modes of travel.</p>
<p>Available? Potentially</p>	<p>The site is being promoted for development by the landowner.</p>
<p>Achievable? Potentially</p>	<p>The site's location in the River Mease catchment and the technical concerns raised by the Highways Authority may impact on the site's achievability.</p>

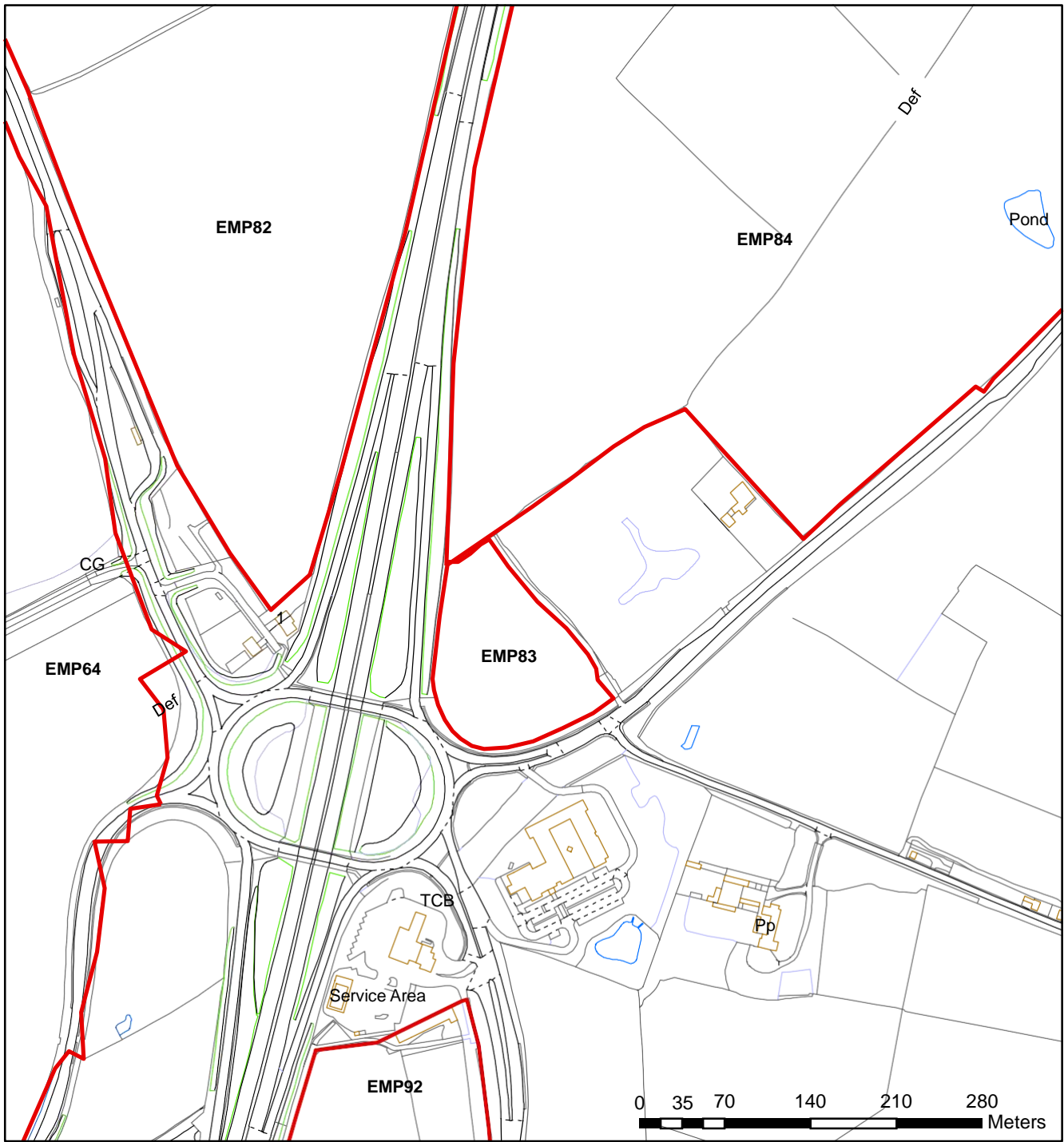
Potential Uses: Roadside commercial uses (drive thru; hotel; petrol filling station); offices, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 6,240sqm based on standard plot densities.



Summary: This site is potentially suitable for employment uses subject to solutions being found to the technical highways matters, mitigation for the River Mease catchment being identified and compliance with Policy Ec2 during the current plan period and, for town centre uses, the sequential test.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 83 - Land adj. (north east) of J11 A42



Key

-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP84 – Land at Junction 11 A42 between A42 and Tamworth Road

Address: Land at J11 A42, Tamworth Road, Appleby Magna

Parish/Settlement: Appleby Magna/Stretton en le Field

Area: 76.7ha

Site Description: This substantial site is located between A42, to the north east of J11, and Tamworth Road. Measham is to the north east and Appleby Magna to the south. The edges of the site are marked by A42 to the north west and Tamworth Road to the south east and elsewhere by field boundaries. It comprises a series of agricultural fields divided by hedgerows. The land falls away from Tamworth Road towards the A42. Within the site is a complex of farm buildings (Manor House Farm). Adjoining land is in agricultural use in the main and there are a limited number of residential properties in the vicinity of the site which front onto Tamworth Road. Beyond Junction 11 to the west, construction of the Mercia Park distribution campus has started.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: No

River Mease Catchment: Yes

National Forest: No

Suitable?
Potentially

The site is identified as countryside within the adopted Local Plan. For the site to be developed in the current plan period it would need to satisfy Policy Ec2 and, in view of its scale, it is more likely that it will require a change of policy/strategy. The proposed route of HS2 crosses the eastern corner of the site which will reduce the overall development capacity. Development is contingent on an acceptable highway access being achieved.

The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.

Regarding ecology, the River Mease SAC/SSSI runs just to the north of the site and an area on its southern banks which is adjacent to the site is a candidate LWS. A Phase 1 habitat survey will be needed with, potentially, Great Crest Newt mitigation measures (or participation in the District licensing process). Hedges should be retained with 5m natural vegetation buffer zones increased to 10m around ponds.

A small proportion of the site close to the river falls within Flood Zones 2 and 3. The land is of Grade 2 agricultural land quality (Natural England regional records). The Old Rectory (Grade II) on Rectory Lane is approximately 310m from the site at its closest point and Side Hallows Farmhouse (Grade II) on the outskirts of Measham is approximately 800m away. The PROW which runs along the northern edge of the site, adjacent to A42 and then bisects the site to connect with Tamworth Road will impact on the design of the site layout.

Highways: the site shares a common boundary with the adopted highway of Tamworth Road. Tamworth Road is an C classified Road subject to the National Speed Limit along the development frontage. A safe and suitable access from Tamworth Road would appear to be possible subject to recorded design speeds being no greater than the 60mph speed limit. Tamworth Road is served by an

hourly service between Measham and Fenny Drayton. Additional bus stops as well as service improvements would be likely to be required if the site is to be considered to be accessible by sustainable modes of travel. A footway along Tamworth Road will be required to link the site to Measham.

Available?

Potentially

The site is being promoted for development by the landowners.

Achievable?

Potentially

The site's achievability may be impacted by the proposed route for HS2 and its location within the River Mease catchment.

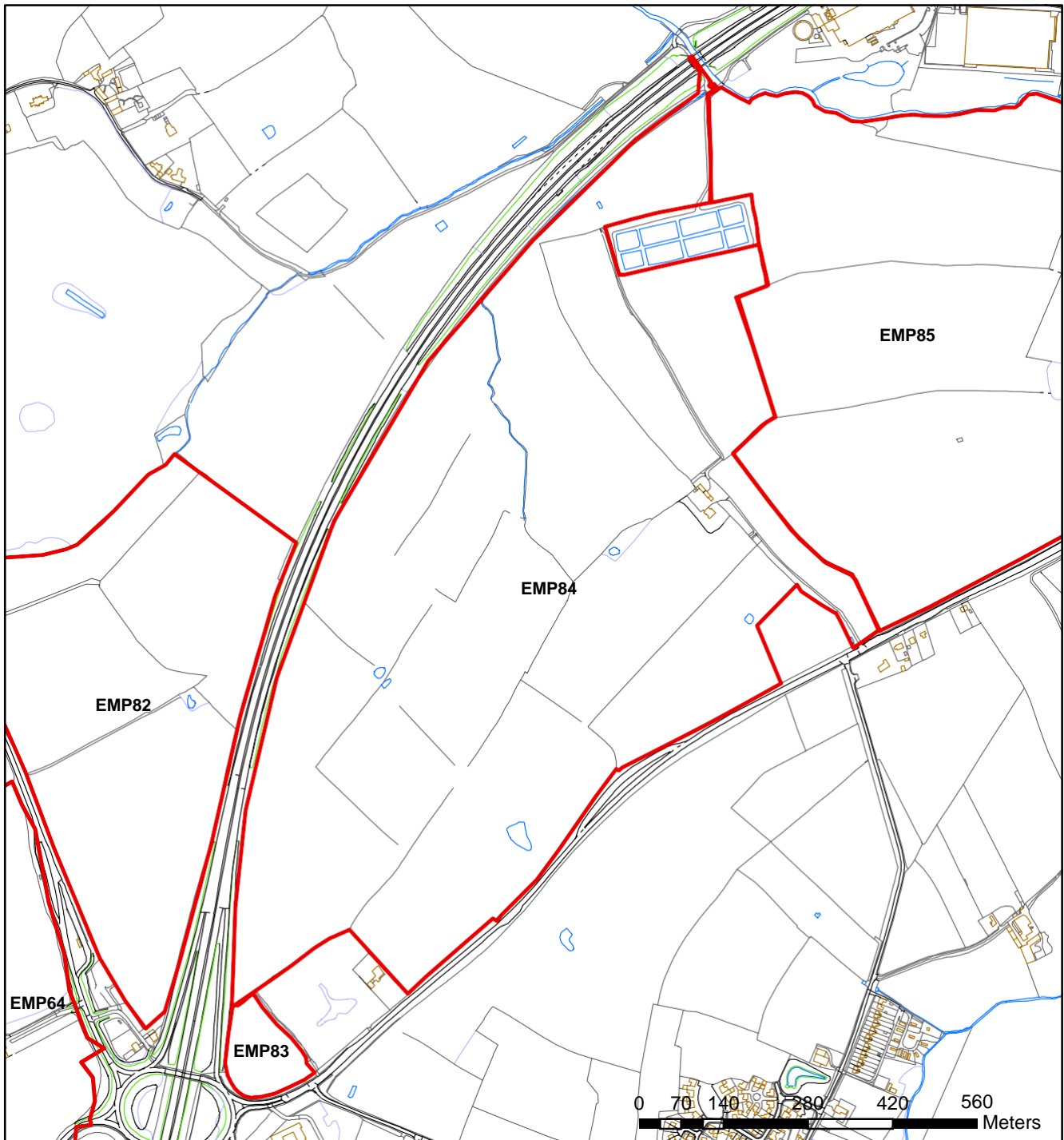
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** N

Potential Employment Floorspace: 272,200sqm based on standard plot densities and a reduction to the site area (by 7.67ha) to accommodate HS2 safeguarding.



Summary: The site is poorly related to existing settlements but well located relative to the strategic road network (M/A42). If it were to come forward for employment use in the current plan period the proposal would have to satisfy Policy EC2(2) and address detailed matters including the implications for the River Mease catchment. It is more likely that a clear change in policy/strategy would be required. The route of HS2 across the site will affect overall development capacity and the likely timing of development.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 years

EMP 84 - Land at J11 A42 between A42 and Tamworth Road



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-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP85 – Land west of Measham north of Tamworth Road

Address: Land west of Measham

Parish/Settlement: Measham

Area: 60.01ha

Site Description: This substantial site is roughly triangular in shape and is located to the west of Measham. It comprises agricultural fields and it is bordered by the River Mease to the north, Tamworth Road to the south east and field boundaries to the west. The land rises quite steeply from Measham to a high point towards the south of the site. Beyond the River Mease is the Westminster Industrial Estate at Measham and elsewhere adjoining land is in agricultural use in the main. Side Hollows Farmhouse (Grade II listed) is within the site and there are a some further residential properties outside the site but close to its boundaries which front onto Tamworth Road. The land immediately to the west is also being promoted for employment development (EMP84).

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** No

River Mease Catchment: Yes **National Forest:** No

Suitable? Potentially	<p>The site is identified as countryside within the adopted Local Plan. For the site to be developed in the current plan period it would need to satisfy Policy Ec2 and, in view of its scale, it is more likely that it will require a change of policy/strategy. The site is bisected by the proposed route for HS2 and additional land at the northern edge of the site, closest to Measham, is also within the safeguarding area. The result is the site is split into two potential development parcels to the NW and SE of the proposed route. The NW parcel would only be achievable if a crossing of the HS2 line were feasible or if access could be secured from the adjacent site (EMP84). In addition, the sloping nature of the land could require cut and fill to create level development platforms. Subject to the views of Natural England, a natural vegetation buffer of >25m to the River Mease SAC/SSSI will be needed. An area within the site on the river’s southern banks is a candidate LWS. Further ecology measures are the retention of existing hedges with 5m buffer zones of natural vegetation and, potentially, Great Crest Newt survey/mitigation (or participation in the District licensing process). A small proportion of the site close to the river falls within Flood Zones 2 and 3. The land is of Grade 2 agricultural land quality (Natural England regional records). Assessment will be required on the impact of development on the listed Side Hallows Farmhouse (Grade II) and its setting.</p> <p>Highways: the site shares a common boundary with the adopted highway of Tamworth Road. Tamworth Road is an C classified Road part of which is subject to the National Speed Limit (60mph) and part of which has a 50mph speed limit along the development frontage. A safe and suitable access from Tamworth Road would appear to be possible subject to recorded design speeds being no greater than the speed limit and subject to careful positioning due to the vertical alignment of Tamworth Road.</p> <p>Tamworth Road is served by an hourly service between Measham and Fenny Drayton. Additional bus stops as well as service improvements would be likely to be required if the site is to be considered to be accessible by sustainable modes of travel. Part of the site is within walking distance of local amenities and facilities</p>
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	within Measham. A footway along Tamworth Road will be required to link the site to Measham.
Available? Potentially	The site is being promoted for development by the landowners.
Achievable? Yes	There are no known viability constraints which would prevent development of the site.

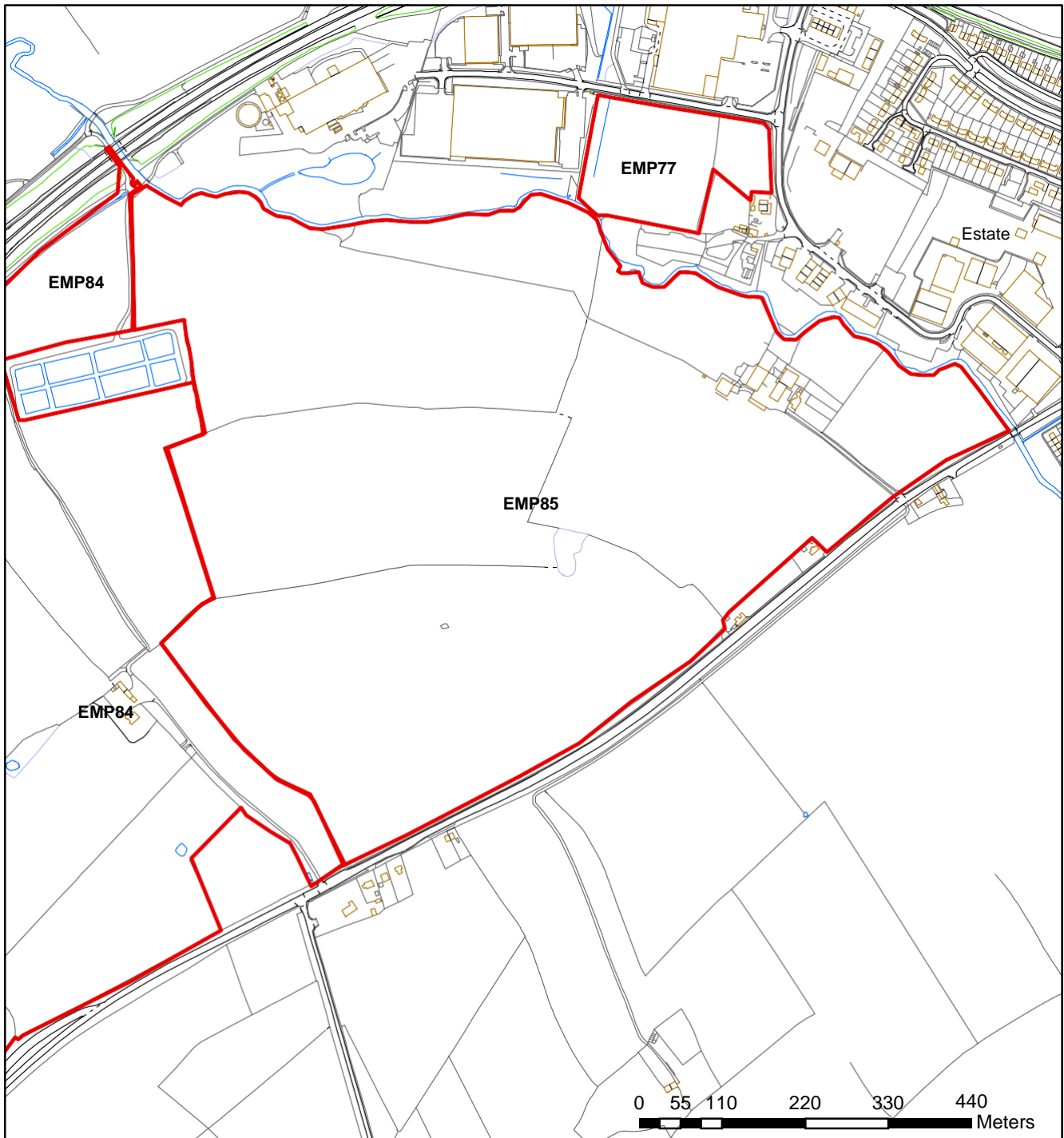
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 112,680sqm based on standard plot densities and a reduction in the site area (31.84ha) to accommodate HS2 safeguarding.



Summary: If it were to come forward for employment use in the current plan period the proposal would have to satisfy Policy EC2(2) and address detailed matters including the implications for the River Mease catchment. It is more likely that a clear change in policy/strategy would be required. The safeguarding of part of the site for the route of HS2 could affect the timing of the delivery of the northern part of the site.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 85 - Land west of Measham, west of Tamworth Road



Key

-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP86 – Land at Nottingham Road Ashby de la Zouch

Address:	Land at Nottingham Road, Ashby de la Zouch		
Parish/Settlement:	Ashby de la Zouch	Area:	2.85ha
Site Description:	This parcel of land lies between Nottingham Road and A42, to the east of Ashby de la Zouch. Approximately half the site is an agricultural field and the remaining portion is a plantation. There is a residential property immediately adjoining the site to the north and further residential properties facing it on Nottingham Road which are set back from the road. To the south east are the Flagstaff Island roadside facilities (restaurant, petrol filling station and drive-thru).		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	No
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Potentially	<p>The site is identified as countryside in the Local Plan and if it came forward in the current plan period it would need to satisfy Policy Ec2, otherwise a change of policy would be required.</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.</p> <p>With respect to ecology a Phase 1 habitat survey will be necessary to confirm the habitat and species present. The development scheme should provide for the retention of the existing hedges with 5m natural vegetation buffer zones, increasing this to 10m adjacent to woodland. The retention of the plantation woodland will significantly reduce the overall development capacity of the site.</p> <p>Highways: the site shares a common boundary with the adopted highway of the B classified Nottingham Road, which is subject to an 60mph speed limit in the vicinity of the site. Access from Nottingham Road would be contrary to Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy'. The LHA would not, therefore, support access from this frontage. Safe and suitable access to the site would not therefore be possible. The site is not accessible by sustainable modes of transport. A footway would be required along Nottingham Road to link the site to Ashby, where safe pedestrian crossing facilities of the A511 would need to be considered.</p>
Available? Potentially	The site is being promoted by the landowner (NWLDC).
Achievable? Potentially	The site's location within the River Mease catchment may impact on its achievability. Whilst the Highway Authority has stated that access from Nottingham Road would be contrary to Leicestershire Highway Design Guide Policy IN5, this would not necessarily preclude development but would require the provision of evidence to demonstrate that a safe means of access can be achieved. Therefore, potentially achievable.

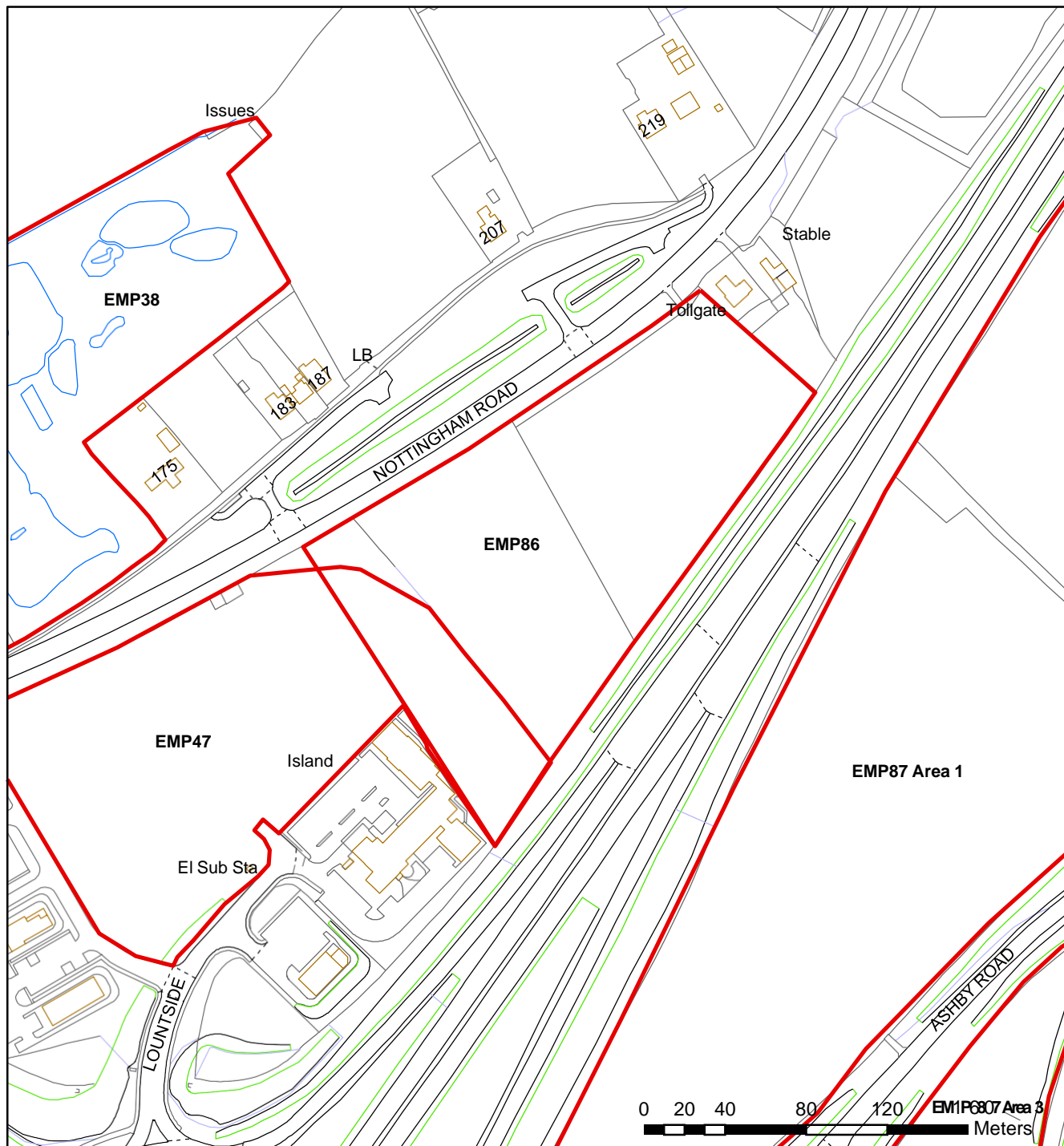
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 11,400sqm based on standard plot densities.

Summary: This site is potentially suitable subject to the technical matters identified by the Highways Authority being overcome, mitigation for the River Mease catchment being identified, detailed matters being resolved through a planning application and compliance with Policy Ec2 if the site were to come forward in the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 years

EMP 86 - Land at Nottingham Road



Key

- SHELAA Employment Sites
- NLWDC Boundary

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EMP87 (Areas 1,2,3) – Land East of Ashby de la Zouch

Address: Land east of Ashby de la Zouch

Parish/Settlement: Ashby and Coleorton

Area: Area 1 - 54.12Ha
Area 2 - 26.29Ha
Area 3 - 0.75Ha

Site Description: This submission comprises 3 land parcels. Area 1 is an irregular shaped parcel of land situated to the north east of Junction 13 A42 to the east of Ashby. The land is bordered by A42 to the north west, A512 to south east and follows field boundaries elsewhere. The site comprises agricultural fields in the main, divided by hedgerows but also includes tracts of woodland. Adjoining land is also in agricultural use and there is also Hall Farmhouse (Grade II listed) to the east.

Area 2 lies to the south of A512 and comprises a series of agricultural fields with a farm complex at its centre. The site boundaries follow the broad alignment of A512 and elsewhere follow field boundaries. The site includes part of a wooded copse to the north of the farm buildings. To the south are rail sidings associated with the ex-Lounge site and elsewhere the site adjoins agricultural fields.

Area 3 is a smaller, triangular parcel of scrub/rough pasture enclosed by A521 to the north west, the ex-Lounge site to the south east and an access track to the east.

Current Use: Agriculture/vacant **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** No

River Mease Catchment: Area 1 – majority
Area 2 – yes
Area 3 - yes **National Forest:** Yes

Suitable? Potentially	<p>Areas 1, 2 and 3 lie within an area identified as Countryside in the adopted Local Plan. If one area, or a combination, were to come forward for employment use in the current plan period the proposal would have to satisfy Policy EC2(2). The scale of Areas 1 and 2 individually is such that it is more likely that a change of strategy/policy would be required.</p> <p>Areas 2 and 3 and the majority of Area 1 are located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment. For Areas 1 and 2, ecological habitat and species surveys will be required and measures include the retention of existing hedgerows and wooded areas with 5m and 10m natural vegetation buffers respectively and Great Crested Newt survey/mitigation or participation in the district licensing scheme. Area 3 is reported to be plantation woodland which is an important habitat and it would be necessary to demonstrate that an up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation, including for Great Crested Newts. It is part of a wider area associated with the former Lounge site which is identified as a candidate LWS. The safeguarded route for HS2 bisects Area 1 and would create two land parcels, east and west of the HS2 line. The HS2</p>
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line itself is shown to be in cutting changing to an embankment at the very northern edge of Area 1. It is possible that the two parcels could be developed independently of one another if acceptable highway accesses can be achieved, or their development could be linked if a crossing of the HS2 line is feasible. The western portion of Area 3 also falls with the safeguarding area.

A PROW bisects Area 1 and would need to be accommodated in the design of a future scheme although it is likely to be affected more fundamentally by the proposed route of HS2. A PROW also crosses the southern portion of Area 2 and this will also need to be accommodated in the design of a future scheme.

In respect of heritage, Coleorton Hall Conservation Area is located 175m from the edge of Site 1 and 115m from the closet point of Area 2 albeit separated by A512. The Conservation Area contains a number of listed buildings and features notably Coleorton Hall itself (Grade II*) and Church of St Mary (II*). Hall Farmhouse (Grade II) is immediately adjacent to Area 1.

Highways: Areas 1, 2 and 3 share a common boundary with the adopted highway of the A classified Ashby Road, which is subject to the National Speed Limit (60mph). Access from A512 Ashby Road would be contrary to Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy'. The LHA would not, therefore, support access from this frontage. Safe and suitable access to the site (all areas) would not therefore be possible. In addition, for Area 3, the limited length of the site frontage and the presence of an adjacent access could further limit the opportunities for access to this site.

The site (all areas) is not accessible by sustainable modes of travel.

Available?
Yes

The site is being promoted by a commercial developer who has an agreement with the landowner.

Achievable?
Potentially

The safeguarding of part of Areas 1 and 3 for HS2 and the implications for the River Mease catchment may affect the achievability of development. Whilst the Highway Authority has stated that Access from A512 Ashby Road would be contrary to Leicestershire Highway Design Guide Policy IN5, this would not necessarily preclude development but would require the provision of evidence to demonstrate that a safe means of access can be achieved. Therefore, potentially achievable.

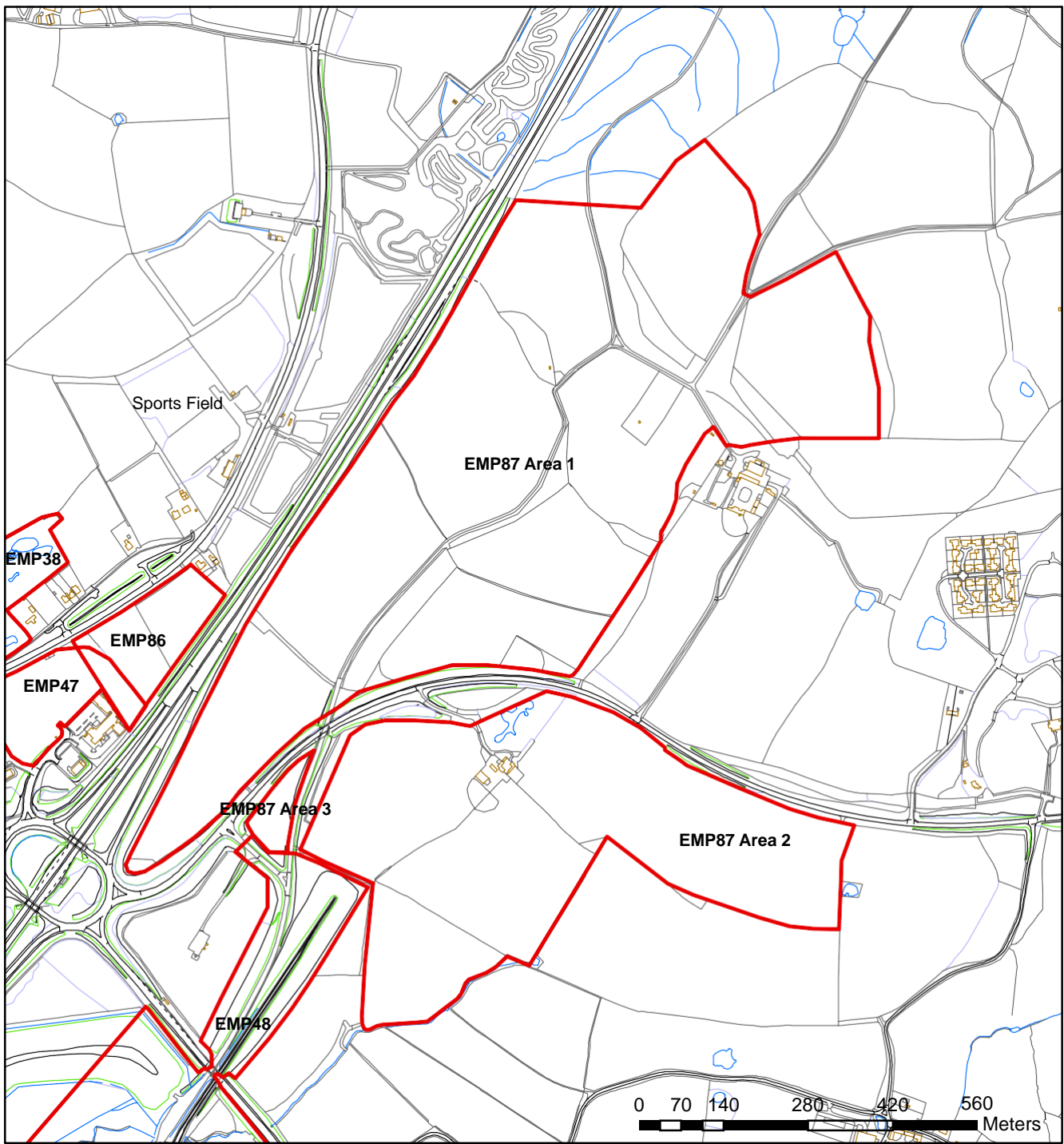
Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 261,200sqm for the site as a whole based on standard plot ratios and taking account of HS2 safeguarding (Area 1 – 155,000sqm; Area 2 – 105,160sqm; Area 3 – 1,040sqm).



Summary: If one area, or a combination, were to come forward for employment use in the current plan period the proposal would have to satisfy Policy EC2(2) in addition to addressing the technical issues raised by the Highways Authority and other detailed matters. The scale of Areas 1 and 2 individually is such that it is more likely that a change of strategy/policy would be required. The route of HS2 across the site (Areas 1 and 3) will affect overall development capacity and the likely timing of development.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 years

EMP 87 - Land east of Ashby



Key

-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP88 – Park Farm Buildings, Park Farm, Stretton en le Field

Address:	Park Farm, Stretton en le Field		
Parish/Settlement:	Stretton en le Field	Area:	1.22ha
Site Description:	The site comprises farm buildings, which are part of a wider farm complex, and part of an undeveloped agricultural field immediately to the south. Agricultural uses surround the site. The Mercia Park development is some 300m to the south.		
Current Use:	Agricultural	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	Yes
River Mease Catchment:	Yes	National Forest:	No

Suitable? Potentially	<p>The site is located identified as countryside in the Local Plan. Policy S3(k) allows for small scale employment generating development so compliance with this policy will be dependant on the scale of the development being proposed. Otherwise a planning application for additional employment land would need to comply with Policy Ec2.</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.</p> <p>Highways: The site does not share a common boundary with the adopted highway. The closest adopted highway is A444 Burton Road, which is an A classified road subject to the National Speed Limit (NSL). New or intensified access from A444 Burton Road would be contrary to Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy'. The LHA would not, therefore, support access from the A444, and safe and suitable access to the site would not be possible. The site is not accessible by sustainable modes of transport</p> <p>The land is of Grade 2 agricultural land quality (Natural England regional records).</p>
Available? Potentially	The site is being promoted for development by the landowners.
Achievable? Potentially	The site's location within the River Mease catchment may affect the achievability of development. Whilst the Highway Authority has stated that access from A444 Burton Road would be contrary to Leicestershire Highway Design Guide Policy IN5, this would not necessarily preclude development but would require the provision of evidence to demonstrate that a safe means of access can be achieved. Therefore, potentially achievable.

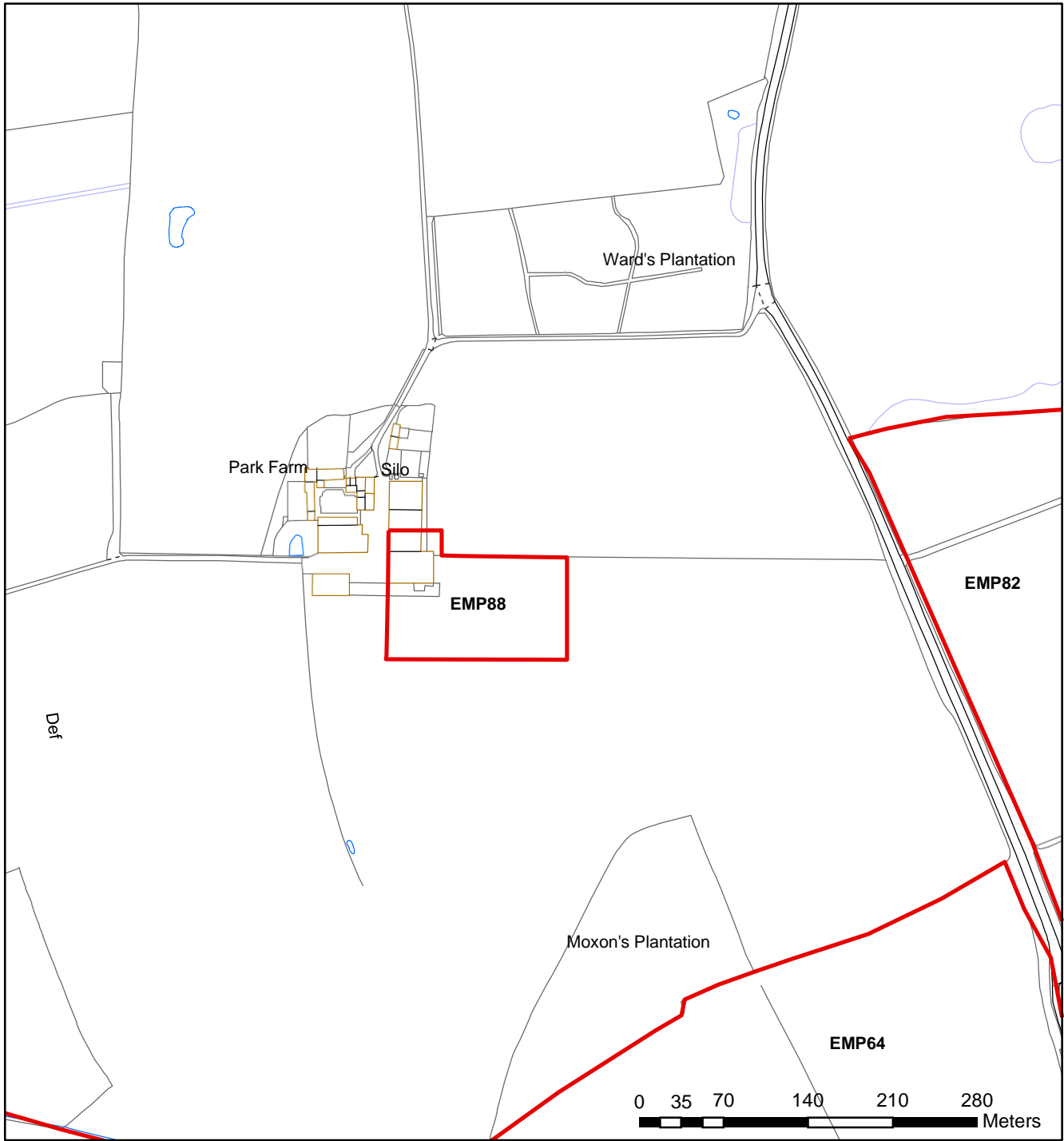
Potential Uses: Offices **Also considered for residential?** No

Potential Employment Floorspace: 7,320sqm using office standard plot ratios



Summary: This is a relatively small scale rural site. Its suitability will depend on compliance with S3(k) or alternatively meeting the requirements of Ec2 and detailed matters at planning application stage, including in respect of highways.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 years

EMP 88 - Park Farm Buildings



Key

-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP89 – Land to the west of Hilltop Farm, Castle Donington

Address:	Land to the west of Hilltop Farm, Castle Donington		
Parish/Settlement:	Castle Donington	Area:	6.39ha
Site Description:	This site comprising agricultural fields is situated to the south west of Castle Donington. Land to the north and west has planning permission for mixed use development of which the residential element is currently under construction. A farm complex is to the east of the site.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	No
River Mease Catchment:	No	National Forest:	No

Suitable? Potentially	<p>The site is outside but adjacent to the Castle Donington Limits to Development. To the north it adjoins the site known EMP76 which is shown in employment use in the indicative masterplan for the outline consent for the mixed use residential-led scheme at Park Lane (09/01226/OUTM). Proposals would need to demonstrate compliance with Policy EC2 if developed in the current plan period. With respect to ecology, surveys will be required to determine the habitat and species present and the scheme design should incorporate existing hedgerows with 5m buffer of natural vegetation. Mitigation for Great Crested Newts may be required or participation in the district licensing process.</p> <p>Highways: the site shares a common boundary with an adopted unnamed C classified road with a 40mph speed limit along its southern boundary, however it does not share a common boundary with the Castle Donnington Relief Road along its western boundary. Safe and suitable access may be possible from the southern boundary of the site, but existing vehicle speeds and the proximity to the nearby roundabout junction would require careful consideration. Access via site CD12/EMP93 could also be considered subject to compatible land uses. It would be necessary to provide new bus stops along the southern boundary of the site to take advantage of existing bus services.</p>
Available? Potentially	The landowner is promoting the site for development.
Achievable? Yes	There are no known viability issues that would render the site unachievable.

Potential Uses: offices; industry; storage/distribution **Also considered for residential?** No

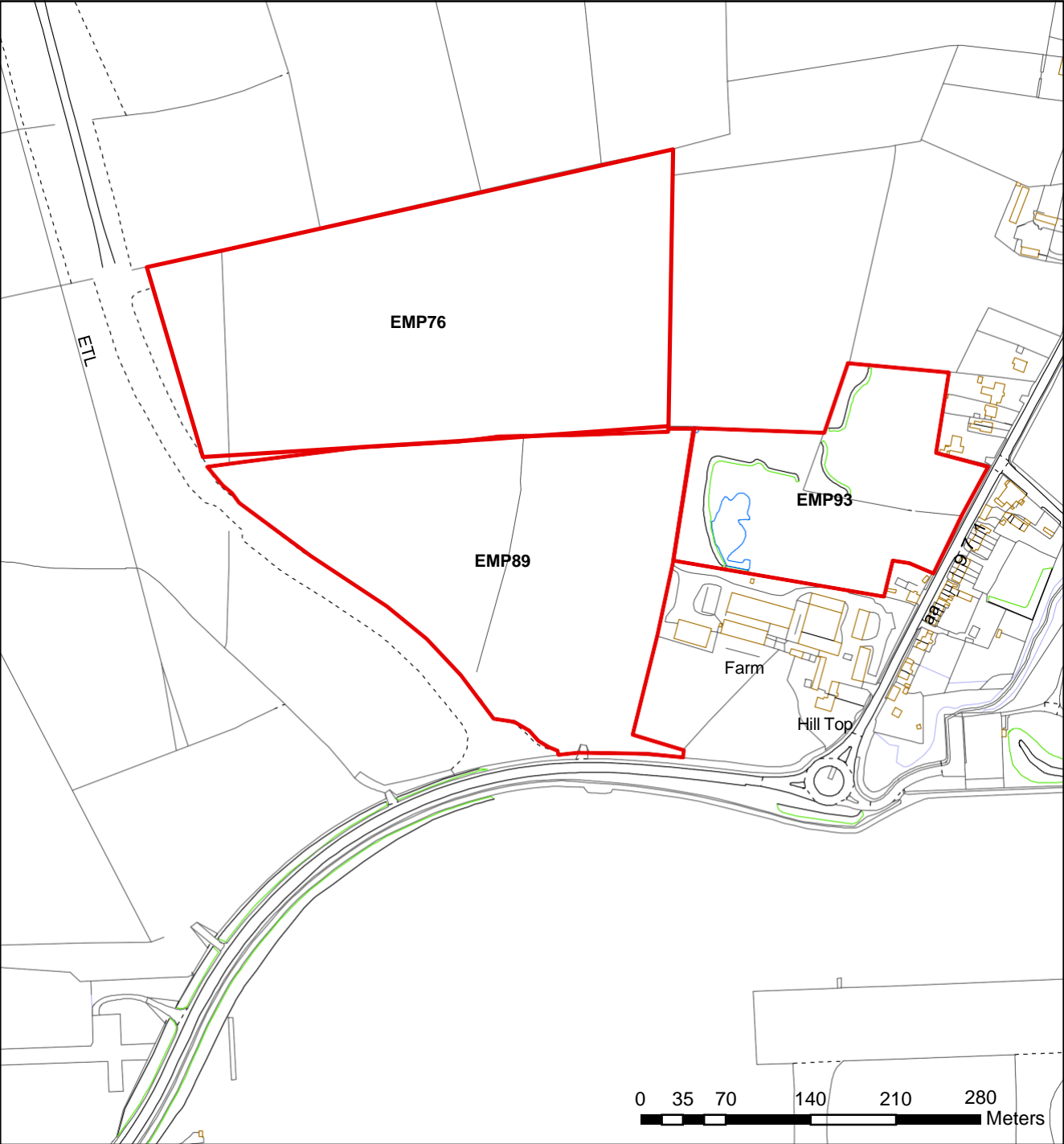
Potential Employment Floorspace: 25,560sqm using standard plot ratios

Summary: Development of this site could be seen as a logical extension to the mixed-use development to the north and west subject to detailed matters including highways access being resolved. Compliance with Policy Ec2 would need to be demonstrated if a planning application were submitted in the current plan period.



Deliverable/Developable/Non-Developable:	Developable
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Timeframe:	11-20 Years
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EMP 89 - Land west of Hilltop Farm



Key

-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP90 – Land south of East Midlands Airport and south west of M1 J23a

Address:	Land south of East Midlands Airport, Diseworth		
Parish/Settlement:	Long Whatton and Diseworth	Area:	100ha
Site Description:	This tract of agricultural land lies to the south of EMA and A453 and to the west of the junction between A42 and A453. Long Holden marks the boundary to the south and the site extends towards Diseworth in the east. Adjoining uses are agricultural, the airport complex, the Moto Services off A42 and residential properties and allotments in Diseworth village. Hyam's Lane which is a PROW bisects the site. The site incorporates the site EMP01 from the previous edition of the SHELAA.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	No
River Mease Catchment:	No	National Forest:	No

Suitable? Potentially	<p>The site lies in an area identified as Countryside in the Local Plan and to comply with current Local Plan policy it would need to satisfy Policy Ec2(2). In view of its scale, it is more likely that a change to policy/strategy would be required. In respect of ecology, natural vegetation buffers of 5m to existing hedgerows and 10m to offsite ponds are recommended and survey/mitigation for Great Crested Newts or participation in district licensing may be necessary. The site is adjacent to Donington Services LWS and there are LWS trees on boundary.</p> <p>Highways: the site shares a common boundary with the following adopted highways:</p> <ul style="list-style-type: none"> • A453 Ashby Road, which is an A classified Road subject to the National Speed Limit (NSL) of 60mph; • Hyam's Lane, which is an unclassified single-track lane, circa 3m in width, subject to the NSL. It is accessed from the village of Diseworth; and • Long Holden, which is an unclassified narrow unsurfaced track, subject to the NSL where it borders the site. It is accessed from the village of Diseworth. <p>The provision of an access from A453 Ashby Road would be contrary to Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy', and the LHA would not normally support such an access. However, the LHA notes that the provision of access from Hyam's Lane or Long Holden would not be appropriate as it would require the traffic to pass through Diseworth, which is a village. Accordingly, the LHA may be prepared to consider an access from the A453 providing any junctions were formed by the amendment or upgrading of the existing junctions with employment development on the northern side of the A453, providing this were supported by a convincing argument.</p> <p>The site, which is not sustainably located, would need to be supported by a comprehensive sustainable access strategy, including new/enhanced bus services. The site is grade 3 agricultural land (Natural England records). Diseworth Conservation Area which contains numerous listed buildings is some 75m away at its closest point.</p>
Available? Yes	The site is being promoted by landowners and developers with interest in the land and is considered to be available for development.

Achievable? Potentially	Highways matters need to be resolved. Potentially achievable.
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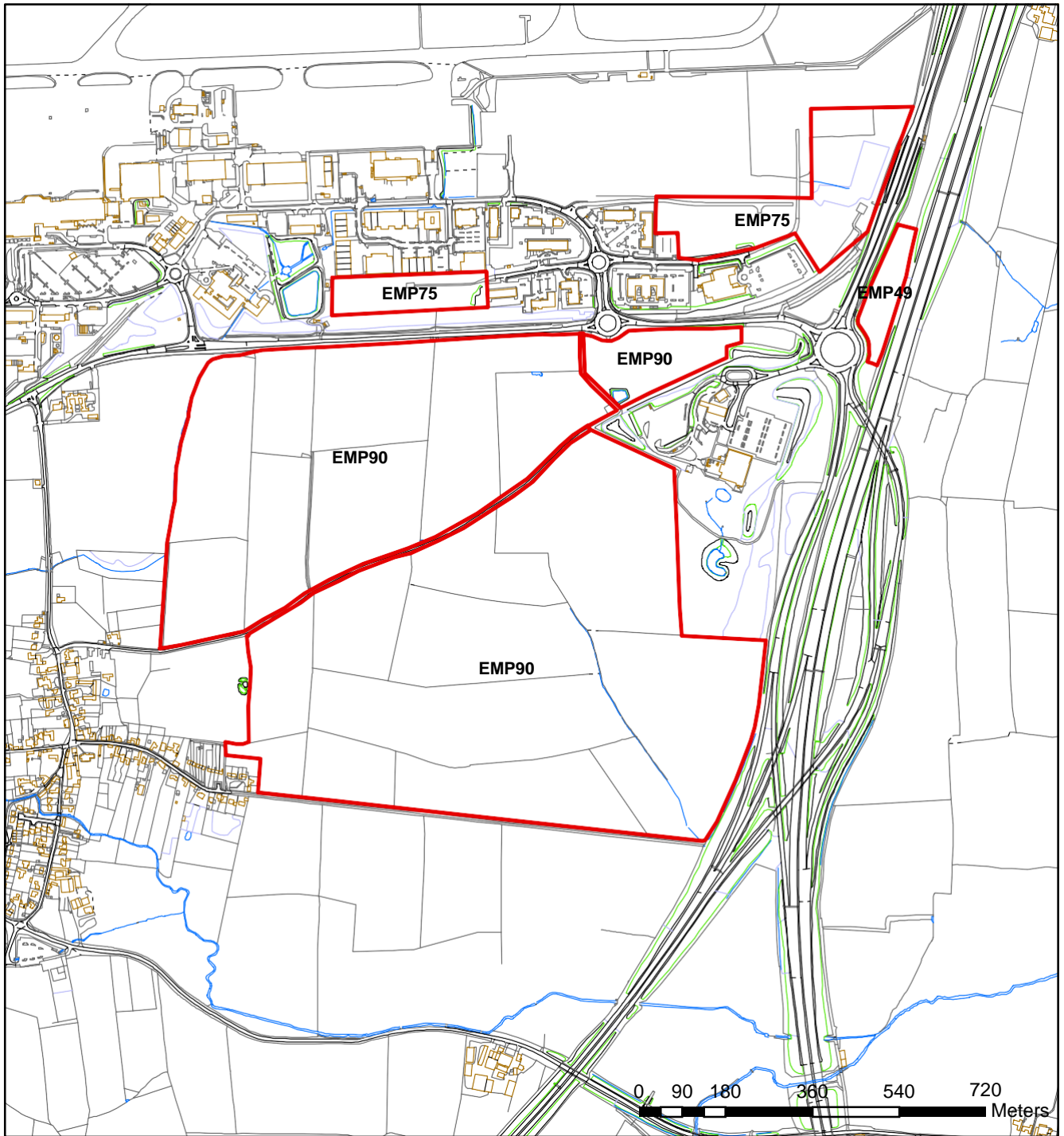
Potential Uses: offices; industry;
storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 400,000 sqm using standard plot ratios



Summary: The site is well located relative to the strategic and non-strategic road network and development could represent a consolidation with the existing employment uses nearby, including the airport itself. However A453 currently marks the boundary between the commercial uses to the north and rural/agricultural uses to the south (notwithstanding the motorway services to the east) and the impacts of development of this scale on the wider landscape and on Diseworth itself would require careful consideration and mitigation. Development on the parts of the site closer to Diseworth is also likely to be sensitive for heritage and residential amenity reasons. Technical matters raised by the Highway Authority would also need to be addressed. Compliance with Policy Ec2(2) would be required if the site were to come forward in the current plan period. It is more likely that a clear change in policy/strategy would be required.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6-10 Years

EMP 90 - Land south of East Midlands Airport and south west of J23a M1



Key

-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP91 – Land off Wood Lane Battram

Address: Land off Wood Lane, Battram

Parish/Settlement: Ibstock **Area:** 10.38ha

Site Description: This irregular shaped agricultural field is situated between Ellistown and Bagworth. The field access is onto B585. The land rises gently from its frontage with the road and powerlines cross the site. Adjoining uses are agriculture, a small open storage compound and an area of regenerating woodland (candidate LWS).

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** Yes

<p>Suitable? Potentially</p>	<p>The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy Policy EC2(2) and, in view of its scale, is more likely to require a change in policy/strategy. The site is not well related to existing settlements. It is physically and visually separated from the nearest established employment site which is the Pall-Ex site fronting Wood Lane. In ecology terms, the retention of existing hedge boundaries with 5m natural vegetation buffers is likely and survey/mitigation for Great Crested Newts or participation in the district licensing process.</p> <p>Highways: the site shares a common boundary with the B585 Wood Road, which is a B classified road with a 50mph speed limit across the site frontage. The provision of an access from B585 Wood Road would be contrary to Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy', and the LHA would not therefore support such an access. Whilst there is a footway across the site frontage, it is not well located to for access by sustainable modes of transport.</p> <p>A PROW runs along part of the northern edge of the site. The grounds of Pickering Grange Farmhouse (Grade II listed) are some 220m from the eastern edge of the site. The land is of Grade 3 agricultural land quality (Natural England regional records).</p>
<p>Available? Potentially</p>	<p>The site is being promoted by the landowners as available for development.</p>
<p>Achievable? Potentially</p>	<p>Whilst the Highway Authority has stated that access from B585 Wood Road would be contrary to Leicestershire Highway Design Guide Policy IN5, this would not necessarily preclude development but would require the provision of evidence to demonstrate that a safe means of access can be achieved. Therefore, potentially achievable.</p>

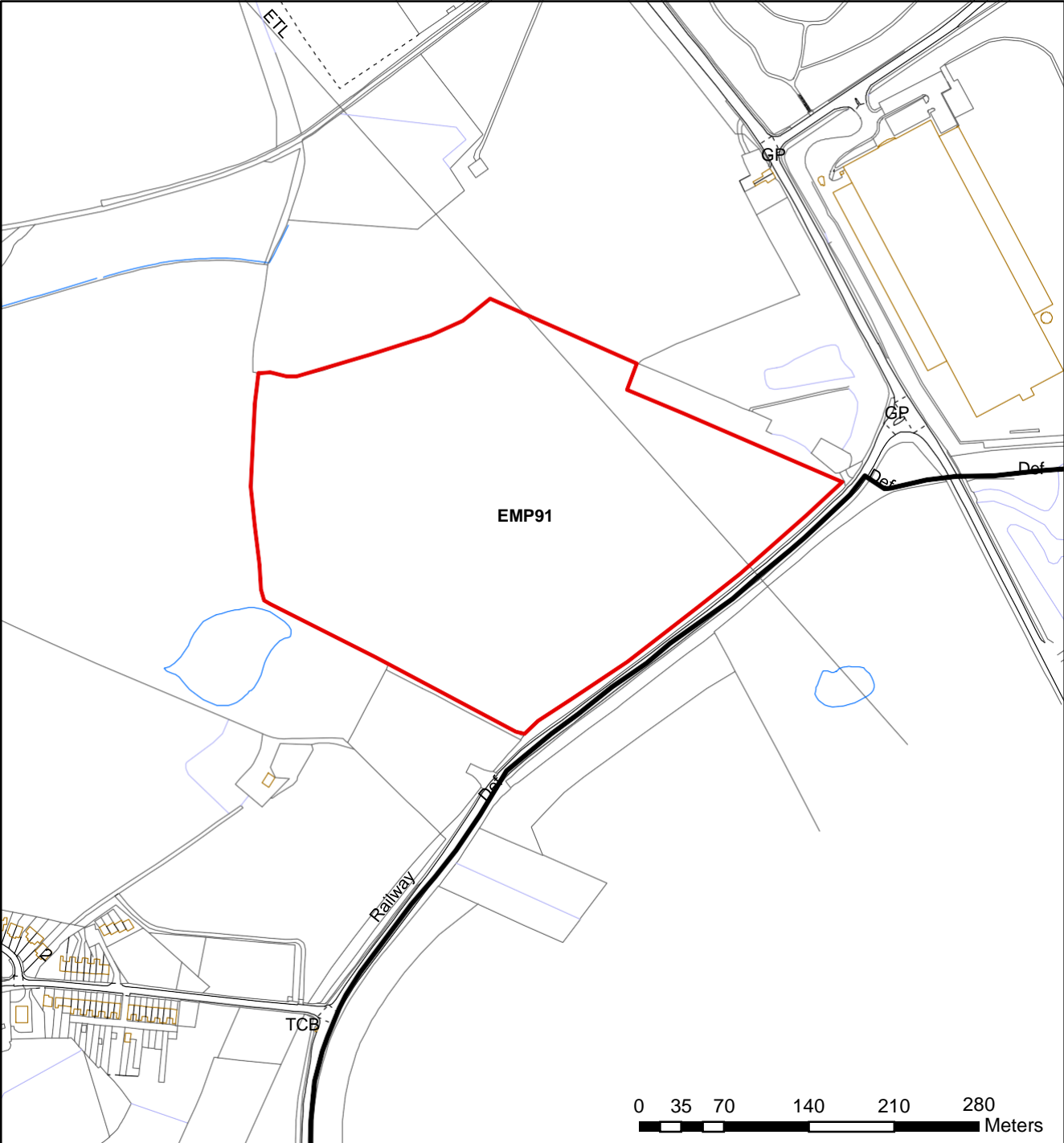
Potential Uses: industry; storage/distribution **Also considered for residential?** No

Potential Employment Floorspace: 41,520sqm using standard plot ratios



Summary: The site is not well related to existing development and, at the scale proposed, is unlikely to be suitable at the present time for employment development. A change in policy/strategy would be required.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 91 - Land off Wood Road



Key

-  SHELAA Employment Sites
-  NWLDC Boundary

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EMP92 – part Dingle Farm adjoining M42 J11

Address:	Part Dingle Farm, Atherstone Road, Appleby Magna		
Parish/Settlement:	Appleby Magna	Area:	33.74ha
Site Description:	This an extensive tract of agricultural land lying at the south of M42 J11 bounded by M42 and A444 Atherstone Road. To the north is a petrol filling station and drive-thru at Junction 11 and a hotel. The land to the south and to the east, on the opposite side of Atherstone Road, is in agricultural use.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	Yes	National Forest:	No

Suitable? Potentially	<p>The site is being promoted for mixed use. The site lies within an area identified as Countryside in the adopted Local Plan. For the employment element of the proposed development to come forward within the current plan period, it would need to comply with Policy Ec2(2). In view of its scale, and mixed-use nature, it is more likely that a change of policy/strategy would be required. Whilst the site is well located for the strategic road network, the site is not well related to existing settlements.</p> <p>The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment. Ecology surveys will be needed to establish the species and habitats present covering birds, bats, badgers and Great Crested Newts and the measures needed, including incorporating natural vegetation buffers of 5m to hedges and 10m to ponds.</p> <p>The safeguarded route for HS2 bisects the site and would create two land parcels, east and west of the HS2 line. The HS2 line itself is shown to be part in cutting and part at grade as it crosses the site. It is possible that the eastern parcel may be able to come forward in conjunction with the construction of HS2 whilst access to the western parcel will require a separate access from A444 or a bridge over HS2 from the eastern parcel.</p> <p>Highways: the site shares a common boundary with the M42 motorway (which is under the control of Highways England and from which direct access would not be possible) and with the adopted highway of A444 Atherstone Road. Atherstone Road is an A classified Road with a speed limit of 50mph along the development frontage. Access from Atherstone Road would therefore be contrary to Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy'. The LHA would not, therefore, support access from this frontage.</p> <p>The site is not accessible by sustainable modes of transport and, given its location, the vast majority of trips would be by vehicle.</p> <p>Nearby listed buildings are Appleby House (Grade II), Westhill Farmhouse (Grade II), 4 Atherstone Road (Grade II) and The Old Rectory (Grade II) and the centre of Appleby Magna is a conservation area. There are views towards the village from the site. A bridleway runs along the southern boundary of the site. The land is of Grade 2 agricultural land quality (Natural England regional records).</p>
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Available? Potentially	The site is being promoted by the landowners as available for development.
Achievable? Potentially	Impacts on the River Mease catchment and the HS2 route may impact on the achievability of the site. Whilst the Highway Authority has stated that Access from A444 Atherstone Road would be contrary to Leicestershire Highway Design Guide Policy IN5, this would not necessarily preclude development but would require the provision of evidence to demonstrate that a safe means of access can be achieved. Therefore, potentially achievable.

Potential Uses: Restaurant/café; offices; industry; storage/distribution; hotel

Also considered for residential? Yes – Ap20

Potential Employment Floorspace: Taking account of the reduction in developable area (by 13.18Ha) due to HS2 safeguarding:

41,120qm using standard plot ratios and assuming a 50:50 split between employment and housing;
or

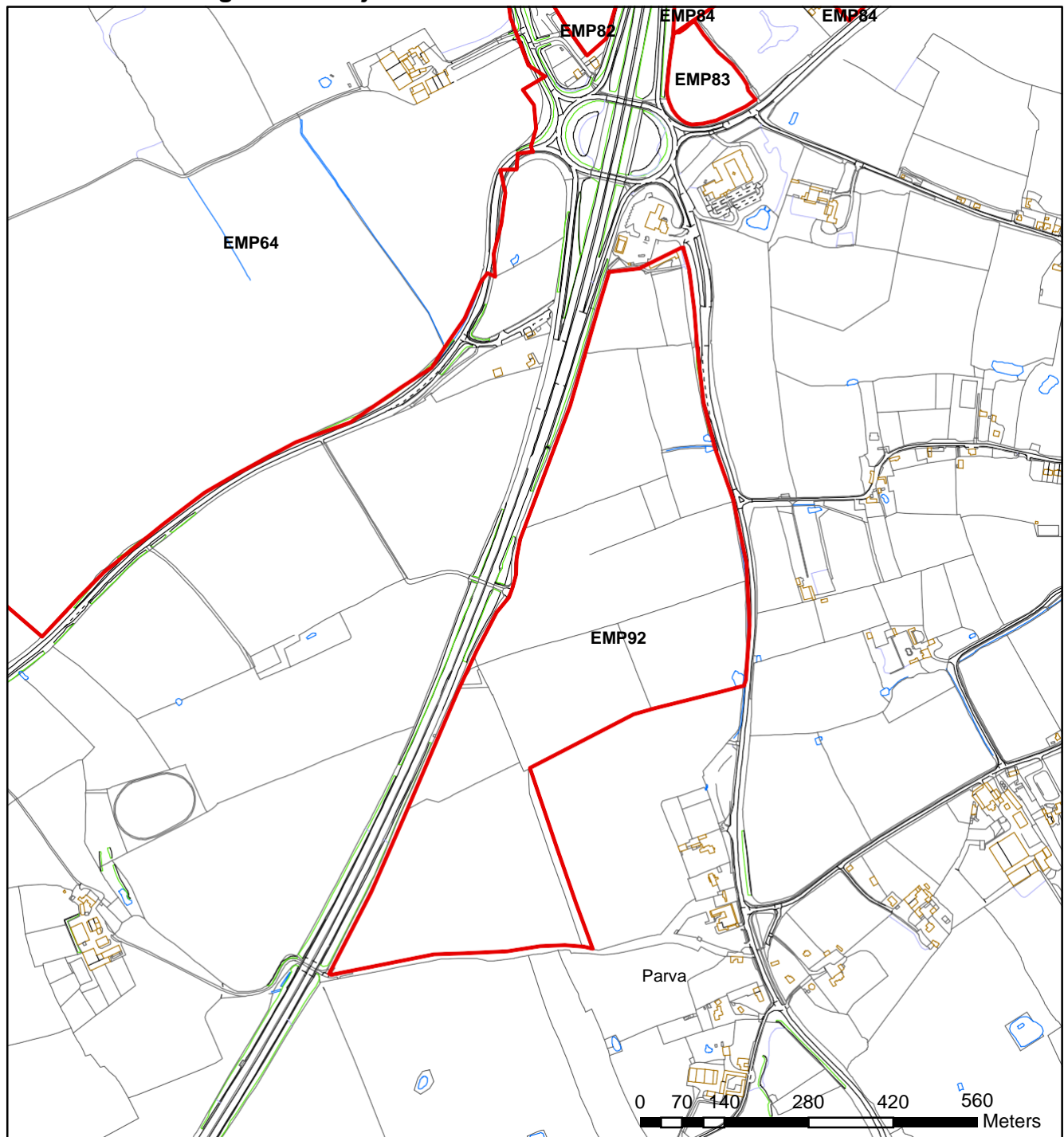
24,672sqm using standard plot ratios and assuming a 30:70 split between employment and housing;
or

8,224sqm using standard plot ratios and assuming a 10:90 split between employment and housing.



Summary: The site is poorly related to existing settlements but well located relative to the strategic road network (M/A42). If it were to come forward for employment use in the current plan period, as part of a missed use development, the proposal would have to satisfy Policy EC2(2) and address detailed matters including the technical matters raised by the Highways Authority. It is more likely that a clear change in policy/strategy would be required. The HS2 route though the site affects overall development capacity and is also likely to impact on the timing of development.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 92 - Part Dingle Farm adj. J11 A42



Key

-  SHELAA Employment Sites
-  NLDC Boundary

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EMP93 – Land to the north of Hilltop Farm, Castle Donington

Address:	Land to the north of Hilltop Farm, Castle Donington		
Parish/Settlement:	Castle Donington	Area:	3.2ha
Site Description:	This irregular shaped site lies to the west of Hilltop and comprises agricultural fields with a copse of trees surrounding a pond at the western edge of the site. Adjoining uses are agricultural, including a farm complex to the south, and residential properties fronting Hilltop on both sides.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	No
River Mease Catchment:	No	National Forest:	No

<p>Suitable? Potentially</p>	<p>The site is outside but immediately adjacent to the Castle Donington Limits to Development. Land to the north has planning permission for mixed use development (Policy Hc1 in the Local Plan). Proposals would need to demonstrate compliance with Policy EC2 if developed in the current plan period.</p> <p>Ecology may be a constraint as the pond is a LWS and is of high habitat value. As a result it would be necessary to demonstrate that an up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation. The remainder of the site may be species rich and this should be determined by survey. The scheme design should incorporate existing hedgerows with 5m buffer of natural vegetation and 10m to ponds. Mitigation for Great Crested Newts may be required or participation in the district licensing process. The boundary of Castle Donington Conservation Area is some 50m to the north at the closest point and development here may impact on its setting, albeit that the intervening land is within the area with planning permission for mixed use development.</p> <p>Highways: the site shares a common boundary with the adopted highway of Hill Top, which is a C classified road with a 30mph speed limit along the site frontage. Safe and suitable access via a simple priority junction would appear to be possible, subject to recorded design speeds (for which a speed survey would be required), however careful consideration would need to be given if a ghost right turn junction were required based on traffic flows.</p> <p>There are bus stops adjacent to the site on Hill Top which provide access to services to destinations including Castle Donington, East Midlands Airport, Coalville, Leicester, Derby and Nottingham.</p> <p>The land is potentially Grade 3 agricultural quality (Natural England East Midlands Region).</p>
<p>Available? Potentially</p>	<p>The landowner is promoting the site for development.</p>
<p>Achievable? Yes</p>	<p>There are no known viability issues that would render the site unachievable.</p>

Potential Uses: offices; industry; storage/distribution **Also considered for residential?** Yes – CD12

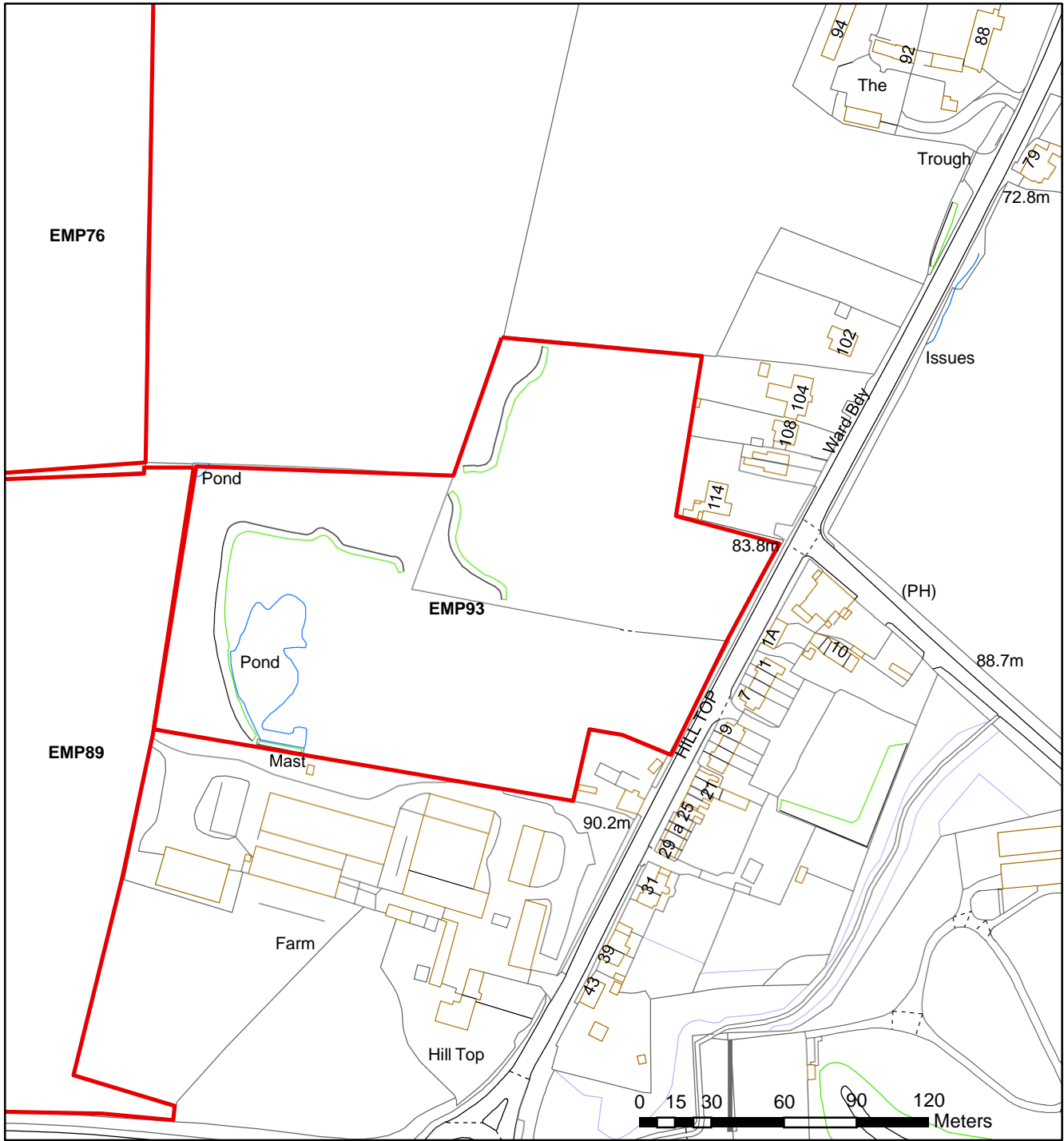
Potential Employment Floorspace:

6,400sqm using standard plot ratios and assuming a 50:50 split housing and employment; or
3,840sqm using standard plot ratios and assuming a 70:30 split housing and employment; or
1,280sqm using standard plot ratios and assuming a 90:10 split housing and employment.

Summary: Development of this site could be seen as a logical extension to the mixed use development to the north and west however the ecological value of the site would need to be determined first. Compliance with Policy Ec2 would need to be demonstrated if a planning application were submitted in the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 93 - Land north of Hilltop Farm



Key

- SHELAA Employment Sites
- NWLDC Boundary

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