

North West Leicestershire District Council ASSESSMENT OF EMPLOYMENT SITES



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Final Report
August 2010

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This document is formatted for double-sided printing.

CONTENTS

- 1 INTRODUCTION 1
- 2 THE QUALITY OF EMPLOYMENT LAND 3
 - Assessment Method..... 3
 - Sites Proposed for B Class Development..... 4
 - Existing Employment Areas and Sites 6

APPENDICES

- Appendix 1 Summary of Existing and Potential Employment Sites
- Appendix 2 Site Assessments

1 INTRODUCTION

- 1.1 Roger Tym & Partners (RTP), with Innes England, in 2005 produced an employment land study of North West Leicestershire District. This report provides an update of one element of this study, the qualitative assessment of existing and proposed employment sites.
- 1.2 RTP has joined forces in this report with Lambert Smith Hampton (LSH), property consultants and agents. LSH contribute the property expertise and market experience that in the previous study were provided by Innes England.
- 1.3 The assessment covers all sites provided to us by officers at the Council for analysis. These comprise:
 - Employment areas and development sites currently allocated or permitted for employment; and
 - Any additional sites that are not allocated or permitted but are being considered for employment.
- 1.4 Section 2 of the report sets out our analysis. The appendices contain tables of outstanding land supply for office, industrial development and strategic distribution, together with maps and images of each of the sites, and the pro forma completed for each site.

2 THE QUALITY OF EMPLOYMENT LAND

Assessment Method

- 2.1 This chapter is an update of chapter 6 of the original report. In the sections that follow, we describe and assess North West Leicestershire's employment land supply site by site, considering all the sites the Council has asked us to examine. The assessment is in two parts, considering firstly sites proposed for B class development, and secondly existing, occupied employment areas.
- 2.2 Since undertaking the original study we have slightly refined our pro forma for site assessments, though the information gathered and the way it is considered remains broadly the same, partly through desk-based research and partly through site visits. Where possible, we have taken photographs on our site visits, but in a small number of cases this has not been possible due to poor light or where photography is discouraged for security reasons (e.g. at East Midlands Airport). In these cases, where possible we have obtained images from Google Earth Pro.
- 2.3 For each site proposed for B class development, we have assessed quality from a market perspective, i.e. how well the sites match market requirements, having particular regard to the following criteria:
- **Accessibility by road:** this criterion considers access to principal roads ('strategic access') and in particular, takes into account the state of secondary roads that provide linkage from the site to the primary network ('local access'). Connectivity by road is an important (but not sole) consideration when assessing a site's accessibility to labour markets and the ease with which goods can be distributed to and from manufacturing and distribution facilities. In office markets, sites which are readily accessible to labour will have greater appeal than more isolated opportunities.
 - **Accessibility by public transport:** the range and frequency of services are important factors particularly in relation to activities that employ a high level of labour.
 - **External environment:** this criterion takes into account neighbouring uses, proximity to facilities, proximity to activities similar to the potential use of the site, and availability of main services. Generally, the quality of the external environment has a more significant bearing on office markets relative to industrial markets. Attractive outlooks and freedom from noise and other disturbances are prerequisites of a good quality office scheme. Proximity to facilities - shopping, restaurants, banks etc - is also important, as is connectivity to broadband.
 - **Internal environment:** this criterion takes into account the shape, topography, ease of access and the profile and prominence of a site. Under this criterion, we also include exposure to risk - for example flooding and ground contamination/movement.
- 2.4 We have assessed each site against the above criteria in order to make a judgement about the quality of sites. In other words, to what extent do they meet market requirements? This draws on LSH's broad knowledge of sites and existing employment premises in the immediate area.

- 2.5 We have also, as far as possible, considered the availability of sites for development, taking account both of physical constraints such as infrastructure and non-physical constraints such as ownership. We classify as 'available' those sites which are *either* immediately available for development *or* could come forward within a reasonable timescale (around three years) without any need for public intervention.
- 2.6 The assessment of **existing employment areas** uses the same approach and quality criteria, but it considers additionally the quality of buildings on site and scope for intensification. Together with an assessment of the level of vacancy, rental levels, strength of demand and level of market activity, this allows us to reach a judgment about the general attractiveness of the location to the market.

Sites Proposed for B Class Development

- 2.7 In the tables of development land supply set out below, we differentiate between land supply that is exclusively or primarily suited to office use, supply that is best suited to industrial/distribution use and supply that is primarily targeted at the strategic distribution market (viz large distribution units typically in excess of 100,000 sq ft). The sites are summarised in Appendix 1. Gross development area remaining has been measured using GIS, following the identification of the remaining undeveloped part on a site visit and using aerial photography.

Office Sites

- 2.8 Development sites for offices are focussed at four locations: Pegasus Business Park, Ashby Business Park, Ivanhoe Business Park and Stardust in Bardon. The first three of these locations are already significant office areas, while Stardust will be a new office development.
- 2.9 **Pegasus Business Park** (site ref EMA3, also known as simply Pegasus Park) is a high quality site adjacent to East Midlands Airport. Current occupiers include PwC, Regus Serviced Offices and Eon (providing an office base for the firm's distribution business). The site has excellent road accessibility, being located near the junction of the M1, A50 and A42 principal roads, and has direct access to East Midlands Airport. Accessibility by public transport is less impressive although there are regular coach services to the Airport from the surrounding cities, including the Skylink service to Nottingham, and a new railway station has opened on the London - Nottingham line (approximately three miles distant).
- 2.10 Pegasus lies virtually equidistant between Nottingham and Derby (just over 10 miles from each city) and is 15 miles north of Leicester. It can therefore draw from a large labour catchment and is well placed to serve the East Midlands' three core cities. Given its location at the centre of these core cities, the scheme is highly relevant to sub-regional and regional markets, though it has only limited relevance to the needs of businesses indigenous to the District.
- 2.11 It also has an attractive external environment with prestige enhanced by proximity to the Airport, although it lacks retail and other facilities except within the terminal buildings. The

internal environment is reasonably appealing with good quality infrastructure and reasonably smart but functional looking buildings.

- 2.12 However, the masterplan for the airport advises that the operators do not believe that there should be any significant further development of the business park involving activities that do not need to be located at the Airport. Such development, it says, should be encouraged to locate in or on the edge of the major urban areas in accordance with planning policy. It appears, therefore, that the site is unavailable for any employment-related activity other than that associated with the airport.
- 2.13 **Ashby Business Park** (site ref A2) is also a modern business park but inferior to Pegasus. As we advised in our original report, although located adjacent to the A42 (similar to motorway status), road connections are inferior and Ashby is not as centrally located as Pegasus relative to the major conurbations of Nottingham, Derby and Leicester, with consequent limitations on labour catchment and proximity to established markets.
- 2.14 The current planning permission at Ashby Business Park restricts use to B1, including light industrial, and B2 compatible with a high-quality employment site. The B2 consent adds little value, partly because much of the demand is for B8, but more particularly because it is difficult to design a B2 scheme which is consistent with a high-quality park. The area closest to the roundabout is best suited to B1 development.
- 2.15 Additional development sites are at **Stardust** in Beveridge Lane, Bardon (site ref C12) and **Ivanhoe Business Park** (site ref A4). The former is a good development opportunity in a prominent location. The latter suffers in that it is some distance from the M1 corridor and the major conurbations at Nottingham, Derby and Leicester, as well as being off the A42, thus diminishing its appeal to the market. It therefore serves a relatively small catchment and even when the market picks up it will take some time for plots/units to be sold/let.

General Industrial Sites

- 2.16 The largest of the sites available is **Ivanhoe Business Park** (site ref A4). Although some development has taken place (see following section on existing employment areas and sites), substantial land remains. As we explain above in relation to offices, the site suffers in that it is some distance from major employment areas, the M1 corridor and the major conurbations at Nottingham, Derby and Leicester, as well as being off the A42. As noted above, it therefore serves a relatively small catchment and even when the market picks up it will take some time for plots/units to be sold/let.
- 2.17 The next largest site after Ivanhoe is land to the west of the Westminster Estate at Measham, known as Extension to Westminster Industrial Estate (site ref M1). The development land is greenfield and lies adjacent to the A42 but its prominence is low and market interest is limited. Other available sites include part of the Terex Pegson site (site ref C14), which is currently being marketed, with only one third of the site now required by the current occupier¹. LSH advise that there has been demand at this site for employment

¹ See www.thisisbusiness-eastmidlands.co.uk/news/Coalville-s-Terex-Pegson-looks-sell-factory-site-163-3m/article-1315051-detail/article.html

uses, and there is likely to be some demand in the future. Finally, we understand that the former school at Cropston Drive, Coalville (part of the Cropston Drive site, site ref C5) is regarded as a potential employment site. It may have some function in providing for local requirements, but in reality it is unlikely to come forward for development for employment uses without public subsidy.

Strategic Distribution Sites

- 2.18 Strategic distribution supply is concentrated at the **East Midlands Distribution Centre** (site ref EMA2). The site is well located relative to the junction of the M1, A50 and A42, is of regular shape and is large scale. It can therefore accommodate very large requirements. The site also has rail access, and it is a condition of the planning consent for the site that a significant proportion of buildings must have railside access. Core infrastructure is in place and some speculative units have been constructed and are available, though substantial additional land for development remains (see Appendix 1). Some has already been taken by occupiers including Royal Mail.
- 2.19 In addition, some land remains at the **Interlink site** (part of site ref C2)² at which, over time, there has proved to be strong market interest.

Existing Employment Areas and Sites

The Floorspace Stock

- 2.20 In assessing existing employment areas, our main purpose is to identify areas which are no longer suitable for employment use because they have very little or no relevance to market requirements. This assessment is important for two reasons. Firstly, it shows where there are potential opportunities for other kinds of development, especially housing. Secondly, it measures the potential need for new supply to replace land that is lost to employment uses.
- 2.21 The detailed results of the assessments of existing employment sites are set out at Appendix 2.

² See www.wbdevelopments.co.uk/interlinkparkavailability.html Access date: 15 February 2010

Office

- 2.22 Existing office floorspace in the District is concentrated in three locations: Ashby Business Park, Ashby (site ref A2), Willow Farm, Castle Donington (site ref CD4) and Pegasus Business Park, East Midlands Airport (site ref EMA3). Whitwick Business Park in Coalville (site ref C15) also includes some standalone office accommodation. New office space has also been developed at Ivanhoe Business Park (site ref A4). All the space at these sites is of high quality and none of the sites warrant release to other uses. Existing employment areas at Willow Farm, the East Midlands Airport and Ivanhoe Business Park, which we address below, also include vacant plots suitable for office development.

General Industrial

- 2.23 By far the greatest amount of existing employment land in the District is used for general industrial purposes, along with some low key distribution. We now consider, by area, the existing stock.

Coalville (inc Whitwick and Bardon)

- 2.24 Of the sites in the Coalville area with single users, two are occupied by modern buildings: the **Terex Pegson site** (site ref C14)³ and **Marcroft** (site ref C7). One is occupied by older premises: the 'Boythorpe' factory in **Church Lane**, Whitwick (site ref C4). We see no case for release of these sites, though should the operators of the latter site wish to relocate to new premises in an established industrial area then release of their existing site to other uses should be considered.
- 2.25 Sites occupied by multiple users are generally business or industrial parks. The stock on some of these parks is, in some cases, very modern. **Bardon Lodge** (site ref C3), for instance, comprises the 'Forest Business Park', which contains a number of high quality, modern industrial units and ancillary offices. Other modern industrial areas include Bardon 22 (part of **Bardon (B128)**, site ref C2), the **Stephenson Industrial Estate** (site ref C13), **Hermitage Industrial Estate** (site ref C6) and **Whitwick Business Park** (site ref C15). Again, we see no case for release of these sites.
- 2.26 Other business or industrial parks in the Coalville area are formed of older stock. **Highfield Street, Coalville** (site ref C16), for instance, is a small but functional industrial estate, comprising low-rise brick and iron construction sheds. Most units are occupied and in good order, although there are some vacant units. Similarly, both **Owen Street** (site ref C10) and **Scotlands Industrial Estate** (site ref C11) are made up of relatively old yet functional older brick and metal industrial units/sheds. Both sites are mostly occupied, although there is a significant amount of underused space at the Owen Street site. There is no case for release of these sites, and there may in fact be an opportunity for intensification at Owen Street.

³ This site includes land for development which we address in the previous section.

- 2.27 The site at **Old Station Close** (site ref C9) is more mixed, with both modern, high quality brick/iron industrial units and older poor quality iron sheds and brick units. There are some vacancies, although the units are mostly occupied, and generally fit for purpose (save for some dilapidated units). There is no case for release of this site, though renovation or redevelopment of the dilapidated units should be encouraged if there is demand.
- 2.28 Finally, **Cropston Drive, Coalville** (site 37) is formed of a wholesale retail building operated by 'Boyz Toys', a former school and, on the southern side of the road, smaller units. We see no immediate case for the release of part of the site on which the existing units are located, not least because there appears to be market interest, with permission recently granted for new premises for the manufacture of kitchen furniture (B1(c) use). We address the vacant school in our earlier section on development sites.
- 2.29 Finally, the site at **Market Street/Baker Street** (site ref C8) comprises a vacant factory and low grade/dilapidated industrial/storage units. The site remains suitable for some form of employment uses, but, as advised in the original report, the quality of the location and the premises is very poor, not least because ground conditions are poor. The prospects for the buildings are poor and significant vacancy in the short to medium term is likely. Redevelopment for employment uses is a possibility, but may not be viable, and release to other uses should be considered.

Ashby de la Zouch

- 2.30 Two of the sites in Ashby are in single occupation: the **Standard Soap Factory** at The Callis (site ref A8) and the **Arla dairy at Smisby Road** (site ref A1). Both are purpose built and in use, and we see no case for their release. If, however, the soap factory is, in the long-term, to relocate to new premises in an established industrial area then release of their site to other uses should be considered, given the site's proximity to housing and restricted access.
- 2.31 Other industrial sites in Ashby are industrial estates or business parks. **Ivanhoe Business Park** (site ref A4) offers modern, brick/metal industrial warehouses, together with new office space. Some of the stock remains vacant. This reflects, as we suggested in the original report, the fact that the site is located 'away from the mainstream'. That is, of the compared to the other employment sites in the District it is less accessible from major employment areas, the M1 corridor and the major conurbations at Nottingham, Derby and Leicester, as well as being off the A42. As we explain earlier, it therefore serves a relatively small catchment and even when the market picks up it will take some time for plots/units to be sold or let. There remains substantial undeveloped land at the site (see previous section).
- 2.32 Additional large-scale industrial (and distribution) units are located at **Flagstaff Industrial Estate** (site ref A3), which also includes a smaller, more modern building for Trelborg Wheel Systems. Part of the site has been developed as a Tesco supermarket, which was recently granted planning permission (subject to a section 106 agreement) for a substantial extension. Large, modern metal sheds are also located at Nottingham Road (site ref A6) and are mostly occupied and in good order. Both sites should be retained.

- 2.33 Slightly older stock, mainly large brick buildings, are located at **Smisby Road Industrial Estate** (site ref A7) and is occupied by United Biscuits. A showroom on the site also sells Hallmark Tractors and Kuhn Farm Machinery. A small scale industrial area is located at **The Maltings in Tamworth Road** and includes low rise brick and metal sheds (site ref A5) and appears to be well let. We see no case for release of either of these sites.

Castle Donington

- 2.34 There are three industrial areas in Castle Donington. First, Trent Lane (site ref CD3), which includes a mixture of some large, modern warehouses alongside lower-grade, older units. Second, Willow Farm (site ref CD4) includes large, modern, purpose built industrial units (and offices). It is well-occupied and in good condition. Both of these sites should be retained.
- 2.35 There are three industrial areas in Castle Donington. First, **Trent Lane** (site ref CD3), which includes a mixture of some large modern warehouses, alongside lower-grade older units. Second, **Willow Farm** (site ref CD4) which includes large, modern, purpose built industrial units (and offices). It is well occupied and in good condition. Both these sites should be retained.
- 2.36 The third area is **Station Road, Castle Donington** (site ref CD2). Although the premises are not of a premium standard they fulfil a market requirement for affordable industrial units. The site should be retained for employment use.

Kegworth (and East Midlands Airport)

- 2.37 The **Cott Beverages site** (site ref K2) and **Slack and Parr** (site ref K3) are well maintained and in active use by a single occupier. There is no case for their release to other uses.
- 2.38 The **Computer Centre** (site ref K1) is partly vacant; according to the agent to bring this vacant floorspace back into office use would need major refurbishment, which would not be financially viable. In our view site K1 is suitable and attractive for offices. Therefore, should there be proposals to redevelop the site for other uses, in our opinion the applicant should be required to demonstrate that it is no longer viable for offices. **East Midlands Airport [East]** (site ref EMA1) is in use for industrial and distribution and other specialist activities related to the airport and should be retained.

Measham

- 2.39 The site north of Repton Road at **Westminster Industrial Estate, Measham** (site ref M2) is occupied by large, modern metal sheds/industrial units. Some new space is available. It is a high quality employment site, most of which is relatively new, and there is no case for its release. There is some additional land for future development.
- 2.40 The site off **Tamworth Road** (site ref M3) is occupied by brick and iron sheds and industrial units. The buildings are in industrial and manufacturing use and although there is some vacancy there is no case for the site's release to other uses.

Hugglescote

- 2.41 Technigraphic operate from small premises in **Ashburton Road** (site ref C1). There is no case for release to other uses for as long as they require the premises. Should they vacate the premises, it is likely that they would be reoccupied for employment uses as there is a market for this kind of floorspace. However, if the building was to be unsuccessfully marketed for a substantial period of time, release for other uses should be considered.

Ibstock

- 2.42 **Brookside Industrial Estate** (site ref Ib1) is a small industrial estate, comprising a number of relatively small, low-rise brick built industrial units and a single, large warehouse/shed. It is largely occupied and functional. It should be retained for employment use.

Moira

- 2.43 There are established employment uses at **Marquis Drive (Rawdon Colliery)** (site ref Other6). There is no case for release to other uses.

Ellistown

- 2.44 **South Leicester Industrial Estate at the South Leicester Colliery site** (site ref Other3) comprises a mixture of modern warehouses and low-rise brick built industrial units. It is mostly occupied. There is no case for release to other uses..

Lount

- 2.45 Brick built industrial/manufacturing premises with ancillary offices are located at **Lount Works** (site ref Other5), with vehicle marshalling area adjacent. We understand from Council officers that the site is vacant, although when we visited there appeared to be some low intensity use. If the current occupier's requirements are only short term, release of the site to other uses should be considered, given the site's remoteness..

Heather

- 2.46 **Dawson's Yard in Sweystone Road, Heather** (site ref Other4) is a low grade site occupied by corrugated iron sheds. Nevertheless, it appears to be serving its intended purpose. Redevelopment might be appropriate if employment use ceased, though we note that the site is located some distance from the main built area which is not in the site's favour.

Ravenstone

- 2.47 The **Oaks Industrial Estate** (site ref Other8) is a well maintained and fit for purpose industrial estate, with little, if any vacancy. It should be retained for employment use.

Swadlincote

- 2.48 **Swainspark** (site ref Other1) on Occupation Road in Albert Village is located adjacent to premises operated by Tarmac. The site has poor access and any demand is likely to be

localised. Release to other uses might be considered, and nor should a return to scrubland be discounted.

- 2.49 **Occupation Lane, Woodville Woodlands** (site ref Other9) is of mixed quality. Part of the site is occupied by Dyson in a building which is in good/moderate condition; adjacent buildings are, in contrast, largely derelict and in poor condition. There is scope for redevelopment of the derelict part of the site, but given the remoteness of the site demand is likely to be low and limited to local firms. Release of this derelict part of the site to other uses could therefore be considered.
- 2.50 **Woodville Woodlands** (site ref Other10) is a committed employment site. However, the site is remote and demand is likely to be low for the foreseeable future. Release of part, or all, of the site to other uses might therefore be considered.

Strategic Distribution

- 2.51 The strategic distribution stock is very modern and of a high quality. It include the **Pall-Ex distribution centre at Ellistown** (site ref Other2), **TNT's premises at Newbold Coleorton** (site ref Other7), the **DHL air cargo building at East Midlands Airport (West)** (site ref EMA2), and the **Interlink building which lies on part of the Bardon (B128) site** (site ref C2). New units at the **East Midlands Distribution Centre, Castle Donnington** (site ref CD1) and **Ivanhoe Business Park** (site ref A4) are similarly modern. McVities also operates a relatively new distribution facility at **Flagstaff Industrial Estate, Ashby** (site ref A3). None of these sites warrant release to other uses.

APPENDIX 1

Summary of Existing and Potential Employment Sites

Development Sites

Office

Ref	Site	Gross Dev Area Remaining (ha)	Comment
A2	Ashby Business Park	10.9	Current planning permission at Ashby Business Park restricts use to B1, including light industrial, and B2 compatible with a high-quality employment site. The B2 consent adds little value, partly because much of the demand is for B8, but more particularly because it is difficult to design a B2 scheme which is consistent with a high-quality park. The site should retained with B2, and possibly B8, encouraged at the rear.
A4	Ivanhoe Business Park	6.6	Site should be retained for medium- to long-term development
C12	Stardust, Bardon	1.2	Currently a commitment for new office development (Stardust 22)
EMA3	Pegasus Business Park	18.5	Although the site is highly relevant to sub-regional and regional markets, the airport masterplan discourages further office development and it is therefore unlikely to be promoted
Other10	Woodville Woodlands	6.1	Site is remote and demand for employment development is likely to be low and limited to local firms. The release of part, or all, of the site could be considered.

Industrial

Ref	Site	Gross Dev Area Remaining (ha)	Comment
A4	Ivanhoe Business Park	6.6	Site should be retained for medium- to long-term development
C5	Part of site (former school) Cropston Drive, Coalville	2.0	May have some function in providing for local requirements, but only likely to come forward for employment development with public subsidy. Release to other uses should therefore be considered
C14	Part of Terex Pegson site	3.2	Site should be retained for future employment development
M1	Land to the west of the Westminster Estate at Measham	11.7	Prominence is low and market interest is limited. Site may not be required
Other10	Woodville Woodlands	6.1	Site is remote and demand for employment development is likely to be low and limited to local firms. The release of part, or all, of the site could be considered.

Warehousing/Distribution

Ref	Site	Gross Dev Area Remaining (ha)	Comment
C2 (part)	Bardon (B128) (Interlink) (part)	11.1	High quality site which should be retained.
CD1	East Midlands Distribution Centre	68.7	High quality site which should be retained.

Existing Employment Areas and Sites

Office

Ref	Site	Comment	Recommendation
A2	Ashby Business Park, Ashby	High quality employment site in active use, and is well maintained. Should be retained.	Retain whole site for current employment uses
A4	Ivanhoe Business Park	Very high quality employment site, with potential for further intensification/development.	Retain whole site for current employment uses
C15	Whitwick Business Park, Coalville	High quality strategic business park in multiple occupation. Includes some standalone office accommodation.	Retain whole site for current employment uses
CD4	Willow Farm, Castle Donington	High quality strategic site - modern purpose built units, well occupied and in good condition.	Retain whole site for current employment uses
EMA3	Pegasus Business Park, East Midlands Airport	Existing office floorspace is of high quality.	Retain whole site for current employment uses (NB Remaining land on site is unlikely to come forward for office development as it is discouraged by airport masterplan)

Industrial

Ref	Site	Comment	Recommendation
A1	Arla, Smisby Road	Healthy employment site - in active use with no clear operational constraints.	Retain whole site for current employment uses
A3	Flagstaff Industrial Estate	Generally healthy employment site, in good order and well occupied. Some retail uses.	Retain whole site for current employment uses
A4	Ivanhoe Business Park	Very high quality employment site, with potential for further intensification/development.	Retain whole site for current employment uses
A5	The Maltings in Tamworth Road	The majority of the site is occupied and in reasonably good condition.	Retain whole site for current employment uses
A6	Nottingham Road	Site is mostly occupied and in good order.	Retain whole site for current employment uses
A7	Smisby Road Industrial Estate	Site is in active use and in generally good condition.	Retain whole site for current employment uses
A8	Soap Factory, The Callis, Ashby	In active use by 'Standard Soap Factory' and ancillary shop.	Retain whole site for current employment uses. However, release to other uses would be appropriate if employment use ceased (or was no longer required)
C1	Ashburton Road	Single operational business (Technographic) - building appears to be in good order with no clear operational constraints.	Retain whole site for current employment uses, unless unsuccessfully marketed for a substantial period of time
C2	Bardon 22 (part of Bardon (B128))	Good employment site, comprising large purpose built units all in good condition.	Retain whole site for current employment uses
C3	Bardon Lodge	Site comprises the 'Forest Business Park', which contains a number of high quality, modern industrial	Retain whole site for current employment uses

		units and ancillary offices. Mixture of ind/man/storage/distribution uses.	
C4	Church Lane, Whitwick	'Boythorpe' Factory - old style redbrick factory in active use.	Retain whole site for current employment uses. However, redevelopment would be appropriate if employment use ceased (or was no longer required)
C5	Cropston Drive, Coalville	Single occupier ('Boyz Toys') - industrial unit looks to have undergone some refurbishment, and appears to be in good order. New residential development nearby and closed school adjacent.	Retain this part of site for current employment uses. (NB School site could be released for non-employment use)
C6	Hermitage Industrial Estate	Large, strategic industrial estate, with a variety of relatively modern industrial units in good condition. General environment is well maintained and most units appear to be occupied.	Retain whole site for current employment uses
C7	Marcroft	Large industrial unit, adjacent to Terex Pegson site. Appears to be in active use.	Retain whole site for current employment uses
C8	Market Street /Baker Street	Site comprises vacant factory and low grade/dilapidated industrial/ storage units. However, the site remains suitable for some form of employment uses.	Retain whole site, but consider alternative employment uses or release to other uses
C9	Old Station Close	Mixture of modern, high quality brick/iron industrial units and older poor quality iron sheds and brick units. Some vacancy, although mostly occupied, and generally fit for purpose (save for some dilapidated units).	Retain whole site for current employment uses
C10	Owen Street	Multiple occupiers, accommodated in relatively old yet functional older brick and metal industrial units/sheds. Most of the site appears to be occupied, although there is a significant amount of underused space.	Retain whole site for current employment uses

C11	Scotlands Industrial Estate	Mainly low-grade, yet functional, brick built industrial units and metal sheds. Range of ind/manuf/distribution uses - mostly occupied, although some vacancy exists.	Retain whole site for current employment uses (though existing stock may need to be upgraded)
C13	Stephenson Industrial Estate	High quality strategic industrial estate - generally in good order, well maintained and mostly occupied.	Retain whole site for current employment uses
C14	Terex Pegson site	Operational Terex Pegson premises, with large vacant warehouse and hardstanding adjacent. Currently being marketed by LSH. Terex Pegson site is in good working order.	Retain whole site for current employment uses
C15	Whitwick Business Park	High quality strategic business park in multiple occupation. Comprises a number of larger floorplate brick and metal warehouses/industrial units with ancillary offices.	Retain whole site for current employment uses
C16	Highfield Street, Coalville	Small but functional industrial estate, comprising low-rise brick and iron construction sheds - mostly occupied and in good order, although some vacancy apparent.	Retain whole site for current employment uses
K1	Computer Centre	Site is in reasonably good condition, and appears to be fully occupied and fit for purpose.	Retain whole site for current employment uses, unless non-viability of redevelopment for office use can be demonstrated
K2	Cott Beverages site	Large, single occupier. High quality employment area, well maintained and in active use.	Retain whole site for current employment uses
K3	Slack and Parr	In active single use by Slack and Parr - site appears to be in reasonable conditions and fit for purpose.	Retain whole site for current employment uses
M2	Westminster Industrial Estate, Measham	High quality employment site; stock is relatively new.	Retain whole site for current employment uses

M3	Site off Tamworth Road	Westminster Industrial Estate - mixture of industrial and distribution buildings in generally good/moderate condition although some vacancy.	Retain whole site for current employment uses
CD2	Station Road, Castle Donnington	Low quality employment site, although apparently performing intended function.	Retain whole site for current employment uses
CD3	Trent Lane	Strategic employment site of mixed quality - some large modern sheds, with lower grade brick-built industrial units.	Retain whole site for current employment uses
CD4	Willow Farm	High quality strategic site - modern purpose built units, well occupied and in good condition.	Retain whole site for current employment uses
EMA1	East Midlands Airport [East]	Employment area serving the airport - various uses related to airport and associated car park	Retain whole site for current employment uses
Other1	Swainspark	Vacant site with poor access. Any demand is likely to be localised/	Release site for alternative uses or retain as existing.
Other3	South Leicester Colliery	Site comprises 'South Leicester Industrial Estate'. Mostly occupied and apparently healthy.	Retain whole site for current employment uses
Other4	Dawson's Yard in Sweptstone Road	Low grade corrugated iron sheds - poor quality site, although appears to be serving its intended purpose.	Retain whole site for current employment uses. However, redevelopment would be appropriate if employment use ceased (or was no longer required)
Other5	Lount Works	Brick built industrial/manufacturing premises with ancillary offices. Low intensity use observed but we understand the site may in fact be vacant.	If the current occupier's requirements are only short term, release of the site to other uses should be considered
Other6	Marquis Drive (Rawdon Colliery)	Active employment site in generally good order - fit for purpose	Retain whole site for current employment uses
Other8	Oaks Industrial Estate	Relatively well maintained and practical industrial estate, with little, if any vacancy. Performing function	Retain whole site for current

		well and should retain for employment.	employment uses
Other10	Woodville Woodlands	Part of site occupied by Dyson in good order and fit for purpose. Vacant/derelict warehouses fronting Occupation Road have potential for redevelopment, but market demand is likely to be low.	Retain occupied part of site; consider release of remaining part of site

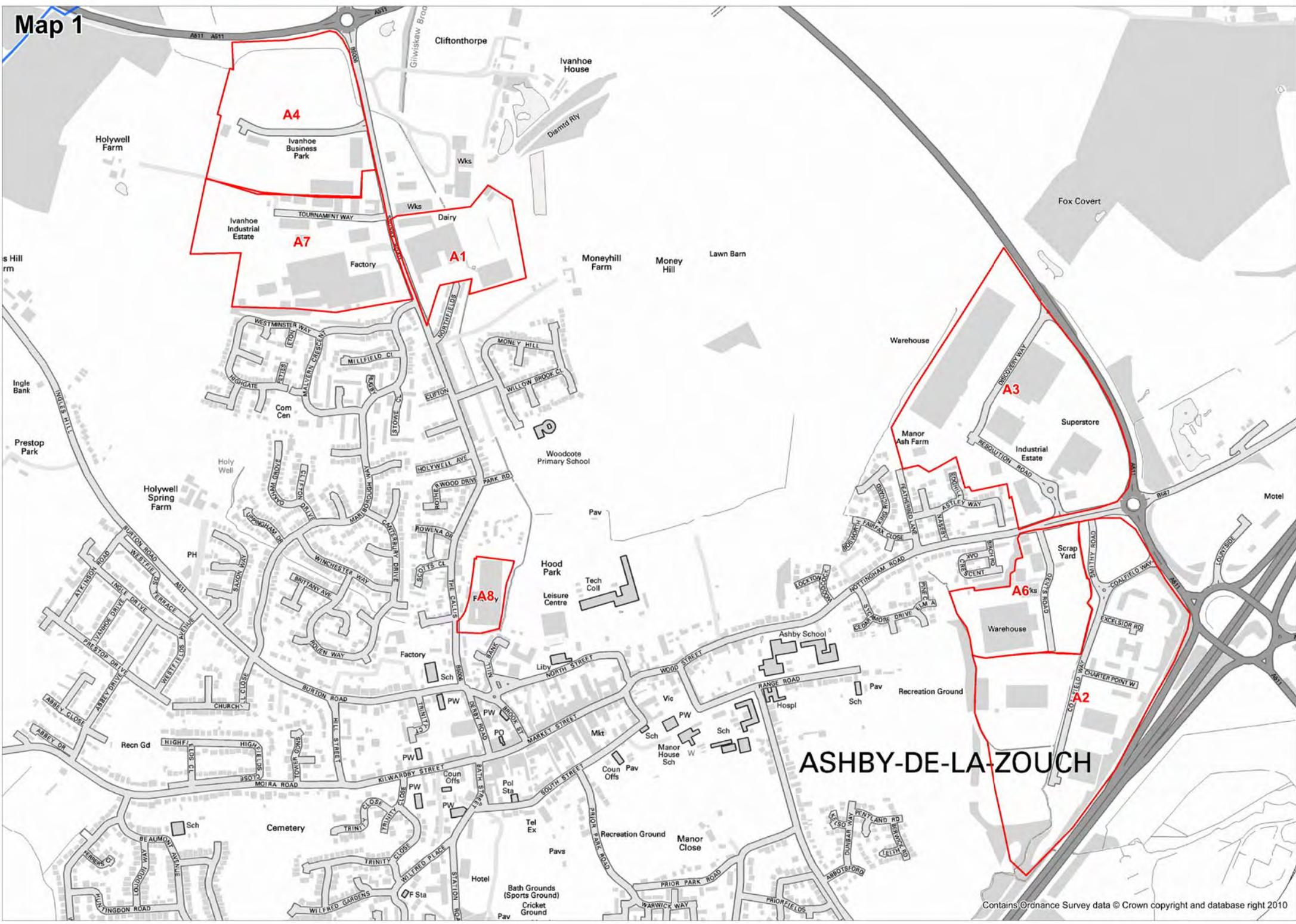
Warehousing/Distribution

Ref	Site	Comment	Recommendation
A3	Flagstaff Industrial Estate, Ashby	Generally healthy employment site, in good order and well occupied. Some retail uses.	Retain whole site for current employment uses
A4	Ivanhoe Business Park	Very high quality employment site, with potential for further intensification/development.	Retain whole site for current employment uses
C2	Interlink building (on the part of the Bardon (B128) site)	High quality industrial estate (comprising 'Interlink Industrial Park', 'Bardon 22 Industrial Park' and 'Hill Top Industrial Estate'). Good employment site, comprising large purpose built units all in good condition.	Retain whole site for current employment uses
CD1	East Midlands Distribution Centre, Castle Donington	Strategic distribution centre, currently under construction.	Retain whole site for current employment uses
EMA3	East Midlands Airport (West)	Large, purpose built accommodation and associated parking/vehicle storage for DHL.	Retain whole site for current employment uses
Other2	Pall-Ex distribution centre, Ellistown	Purpose built high quality building with single occupier (Pall-Ex). Fully operational business.	Retain whole site for current employment uses
Other7	TNT site, Newbold Coleorton	Large, single occupier (TNT) - whole of site appears to be in active use.	Retain whole site for current employment uses

APPENDIX 2

Site Assessments

Map 1



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="8"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>	Site size (ha)	<input type="text" value="5.6"/>
RTP Unique Ref.	<input type="text" value="A1"/>	Status	<input type="text" value="Existing Employment Site"/>		
Site Name	<input type="text" value="Arla"/>	Town/Settlement	<input type="text" value="Ashby"/>		
Site Address	<input type="text" value="Smisby Road"/>	Postcode	<input type="text" value="LE65 2UF"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Arla Dairies/Asphalt Logistics"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Hula Hoops/KP/Residential"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Industrial/manufacturing / residential"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Reasonable: A42 + A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Smisby Road (route 2)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Purpose built dairy and modern brick/metal construction warehouses"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

If the current employment use were to cease, redevelopment costs would be high. The site could therefore be released to other uses if there is a substantial oversupply of employment land.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments	<input type="text" value="Redevelopment may be appropriate if employment use ceases."/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>		
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>		
Release site for alternative uses	<input type="checkbox"/>		



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="8"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="20.7"/>
RTP Unique Ref.	<input type="text" value="A2"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Ashby Business Park"/>	Town/Settlement	<input type="text" value="Ashby"/>
Site Address	<input type="text" value="Coalfield Way"/>	Postcode	<input type="text" value="LE55 8AP"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple occupiers (incl. Alstom/Hill-Rom/Ceva/Bloor Homes/Miller Homes/TNT)"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="McVities, Tesco, Wickes"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent Site"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Open/Industrial"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="No"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="None"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large, modern 90s offices/small scale industry"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Some offices to let"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

High quality employment site in active use, and is well maintained. Should be retained. The area closest to the roundabout is best suited to office development the rear of the site to B2/B8. The site should be retained with B2 and possibly B8, encouraged at the rear.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="8"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="20.4"/>
RTP Unique Ref.	<input type="text" value="A3"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Flagstaff Industrial Estate"/>	Town/Settlement	<input type="text" value="Asby"/>
Site Address	<input type="text" value="Resolution Road/Discovery Way"/>	Postcode	<input type="text" value="LE65 1DW"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple industrial/distribution (incl. Tesco, McVities, Trelborg Wheel Systems)"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Open/Residential"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/offices/retail/manufacturing/dist"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>		
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>		

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good from A42"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Resolution Road"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Reasonable"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good/Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large floor plate sheds - brick/metal construction"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Some scope on vacant plot"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Generally healthy employment site, in good order and well occupied.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="8"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="12.1"/>
RTP Unique Ref.	<input type="text" value="A4"/>	Status	<input type="text" value="Allocated Employment Site"/>
Site Name	<input type="text" value="Ivanhoe Business Park"/>	Town/Settlement	<input type="text" value="Ashby"/>
Site Address	<input type="text" value="Smisby Road"/>	Postcode	<input type="text" value="LE65 2AB"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Wilson Vale, Protect, Agadon, One System"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Open space, and next door to industrial estate"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/man/open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="No"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good from A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on The Callis (route 2)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Modern, brick/metal industrial warehouse units and offices"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Yes - vacant land"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="Yes - new development"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Yes"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Very high quality employment site, with potential for further intensification/development. However, it suffers from being some distance from major employment M1 and major conurbations.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="8"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (sq.m)	<input type="text" value="0.8"/>
RTP Unique Ref.	<input type="text" value="A5"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="The Maltings"/>	Town/Settlement	<input type="text" value="Ashby"/>
Site Address	<input type="text" value="Tamworth Road"/>	Postcode	<input type="text" value="LE65 2PS"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple occupiers (including PME/ Infotec/Midland Garage)"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Low"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Residential"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Close proximity"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="A42 Good"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Tamworth Road (routes 1, 3)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Poor/Moderate"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Internal space is limited, but apparently adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Low rise brick and metal sheds"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

The majority of the site is occupied and in reasonably good condition.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="8"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>	Site size (ha)	<input type="text" value="6.8"/>
RTP Unique Ref.	<input type="text" value="A6"/>	Status	<input type="text" value="Existing Employment Site"/>		
Site Name	<input type="text" value="Nottingham Road"/>	Town/Settlement	<input type="text" value="Ashby"/>		
Site Address	<input type="text" value="Nottingham Road"/>	Postcode	<input type="text" value="LE65 1DR"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Main occupier is Howard Tenens. Part of site now retail uses (Pets At Home and Wickes)."/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Open Space/Ashby Business Park/residential"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good/moderate"/>
Site Profile/Prominence	<input type="text" value="Moderate/low"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Industrial/commercial/retail"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good from A42"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Nottingham Road (routes 9, 129)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Reasonable"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large, modern metal sheds"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Some scope on vacant plot"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Yes"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="8"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="11.8"/>
RTP Unique Ref.	<input type="text" value="A7"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Smisby Road Industrial Estate"/>	Town/Settlement	<input type="text" value="Ashby"/>
Site Address	<input type="text"/>	Postcode	<input type="text" value="LE65 2UU"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Hula Hoops/
McCoys/KP/Hallmark/Kuhn"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Opposite Arla Dairy"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Industrial/manufacturing / residential"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Smisby Road (route 2)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large brick-built warehouses"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Site is in active use and in generally good condition.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="8"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>	Site size (ha)	<input type="text" value="1.5"/>
RTP Unique Ref.	<input type="text" value="A8"/>	Status	<input type="text" value="Existing Employment Site"/>		
Site Name	<input type="text" value="Standard Soap Factory"/>	Town/Settlement	<input type="text" value="Ashby"/>		
Site Address	<input type="text" value="The Callis"/>	Postcode	<input type="text" value="LE65 2HG"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Standard Soap Company"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential and fast food take away"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Resi/Retail"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Moderate"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on The Callis (route 2)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Moderate"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Relatively modern brick factory"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

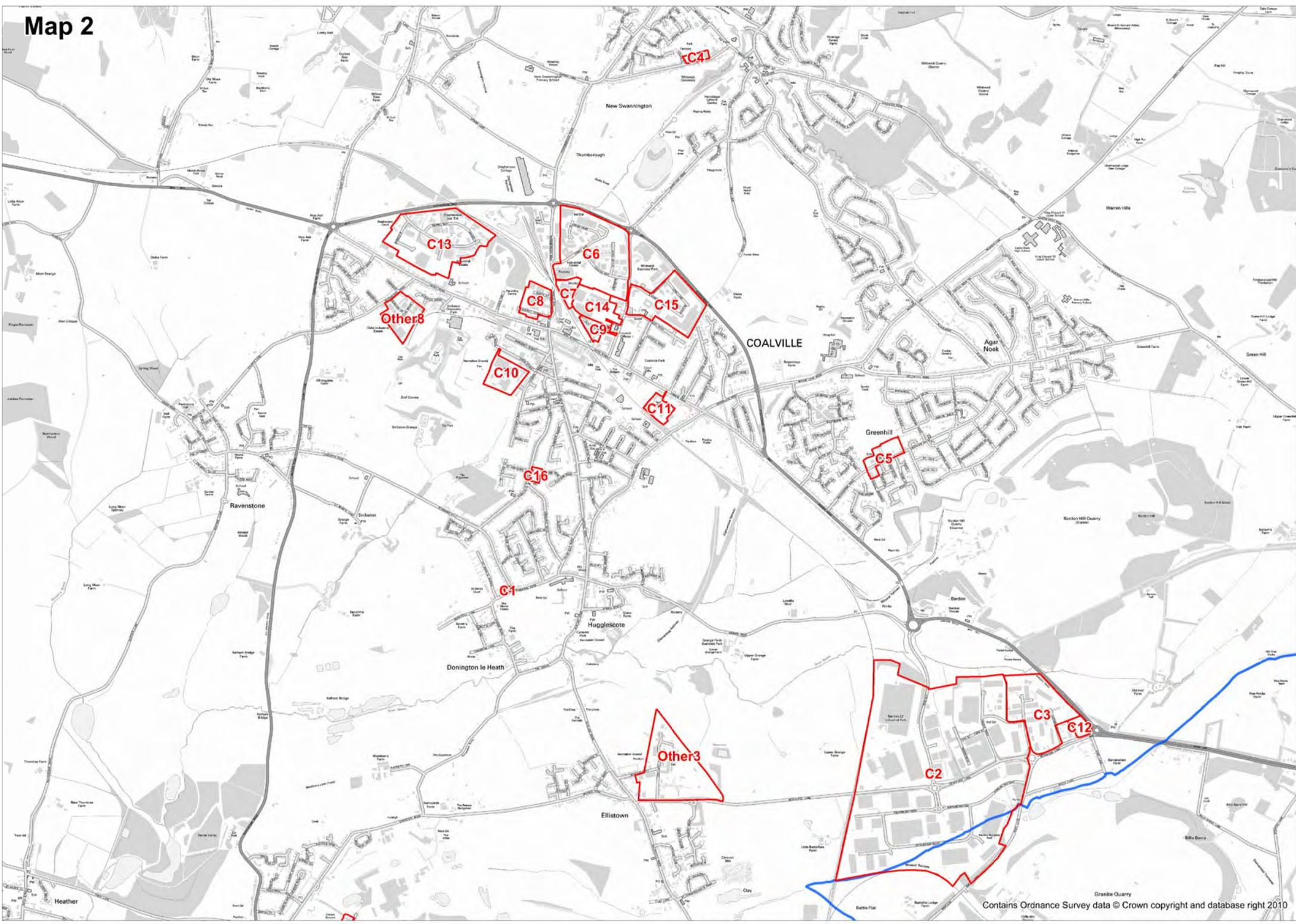
In active use by 'Standard Soap Factory' and ancillary shop. Retain whole site for current employment uses. However, redevelopment for non-employment use would be appropriate if current employment use ceased (or was no longer required), as although short term letting of the existing units is possible, redevelopment for employment use is unlikely.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments	<input type="text" value="Redevelopment may be appropriate if employment use ceases"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>		<input type="text"/>
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>		<input type="text"/>
Release site for alternative uses	<input type="checkbox"/>		<input type="text"/>



Map 2



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="7"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="0.1"/>
RTP Unique Ref.	<input type="text" value="C1"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Ashburton Road"/>	Town/Settlement	<input type="text" value="Hugglescote"/>
Site Address	<input type="text" value="Ashburton Road"/>	Postcode	<input type="text" value="LE67 2FW"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Technographic' heat transfer prints"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Resi/Open"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Resi/open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Ashburton Road (route 26)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Brick built industrial unit"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Single operational business (Technographic) - building appears to be in good order with no clear operational constraints. There is a market for this type of employment floorspace, so if vacated by current occupier it is likely to be reoccupied. However, if the building were to be unsuccessfully marketed for a substantial period of time, change of use should be considered.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="7"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="121.2"/>
RTP Unique Ref.	<input type="text" value="C2"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Bardon (B128)"/>	Town/Settlement	<input type="text" value="Bardon"/>
Site Address	<input type="text" value="Beveridge Lane/Regs Way"/>	Postcode	<input type="text" value="LE67 1PG"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple occupiers (incl. DHL, Interlink, Canon)"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Industrial/Manufacturing"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="None"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large, high quality modern warehouses and industrial units."/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Some units under construction"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="Yes"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Some vacant units to let"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Huge strategic high quality industrial estate (comprising 'Interlink Industrial Park', 'Bardon 22 Industrial Park' and 'Hill Top Industrial Estate'. This is a very good employment site, comprising large purpose built units all in good condition.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="7"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>	Site size (ha)	<input type="text" value="12.7"/>
RTP Unique Ref.	<input type="text" value="C3"/>	Status	<input type="text" value="Existing Employment Site"/>		
Site Name	<input type="text" value="Bardon Lodge"/>	Town/Settlement	<input type="text" value="Bardon"/>		
Site Address	<input type="text" value="Beveridge Lane/Cartwright Way"/>	Postcode	<input type="text" value="LE67 1GL"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Mixed industrial/manufacturing/distribution (ie. Marks Electrical)"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="DHL, industrial/manufacturing/distribution"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/man/dist"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="No"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large, modern, well maintained"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Yes - some vacant units"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Site comprises the 'Forest Business Park', which contains a number of high quality, modern industrial units and ancillary offices. Mixture of ind/man/storage/distribution uses.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="0.8"/>
RTP Unique Ref.	<input type="text" value="C4"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Church Lane"/>	Town/Settlement	<input type="text" value="Whitwick"/>
Site Address	<input type="text" value="Church Lane/Cello Close"/>	Postcode	<input type="text" value="LE67 5DH"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Boythorpe' Factory"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Cemetery/Leisure Centre/Resi"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Resi/Open/Leisure"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>		
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None, although access restricted by narrow residential road"/>		

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on North Street (routes 29A, 126, 127, W3)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Moderate"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Old red-brick industrial factory and chimney"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments	<input type="text" value="Redevelopment may be appropriate if employment use ceases"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>		
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>		
Release site for alternative uses	<input type="checkbox"/>		



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="2.8"/>
RTP Unique Ref.	<input type="text" value="C5"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Cropston Drive"/>	Town/Settlement	<input type="text" value="Coalville"/>
Site Address	<input type="text" value="Cropston Drive/Beech Tree Road"/>	Postcode	<input type="text" value="LE67 4HX"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Boyz Toys' Sale Centre"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Resi/Ind/Man"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Moderate"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Resi/Ind"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Cropston Drive (route 29A)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Older brick-built - recently refurbished"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="Yes - some refurbishment"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Low"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Single occupier ('Boyz Toys') - industrial unit looks to have undergone some refurbishment. Remainder of site is a former school and appears to be in good order. New residential development nearby.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input checked="" type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

Boyz Toys should be retained. Release of school site too non-employment uses could be considered.



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="19.9"/>
RTP Unique Ref.	<input type="text" value="C6"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Hermitage Industrial Estate"/>	Town/Settlement	<input type="text" value="Coalville"/>
Site Address	<input type="text" value="Commet Way/Vulcan Way"/>	Postcode	<input type="text" value="LE67 3AP"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple industrial/manufacturing/storage/distribution"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Morrisons supermarket, and other industrial/manufacturing"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Res/Retail"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Thornborough Road (route 15) and Whitwick Road (routes 29A, 126, 127, W3)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Modern, purpose built industrial units (brick and metal sheds)"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Large, strategic industrial estate, with a variety of relatively modern industrial units in good condition. General environment is well maintained and most units appear to be occupied.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="6"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>	Site size (ha)	<input type="text" value="1.6"/>
RTP Unique Ref.	<input type="text" value="C7"/>	Status	<input type="text" value="Existing Employment Site"/>		
Site Name	<input type="text" value="Marcroft"/>	Town/Settlement	<input type="text" value="Coalville"/>		
Site Address	<input type="text" value="Comet Way/Thornborough Road"/>		Postcode	<input type="text" value="LE67 3GN"/>	

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Industrial/Manufacturing unit"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Terex Pegson/other industrial"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>
Site Profile/Prominence	<input type="text" value="Moderate prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Manuf/Retail"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Whitwick Road (routes 126, W3)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Reasonable"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large older style industrial unit - corrugated iron and brick construction"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Large industrial unit, adjacent to Terex Pegson site. Appears to be in active use.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (sq.m)	<input type="text" value="3.6"/>
RTP Unique Ref.	<input type="text" value="C8"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Market St/Baker St"/>	Town/Settlement	<input type="text" value="Coalville"/>
Site Address	<input type="text" value="Baker St/Walsey Road"/>	Postcode	<input type="text" value="LE67 3TR"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Mostly vacant - garage and some light industry/storage remain on site"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="V"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Retail/Residential"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Poor/Derelict"/>
Site Profile/Prominence	<input type="text" value="Moderate prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Retail/resi/ind"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Belvoir Road (routes 11, 15, 126, 127, W3)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Reasonable"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Old, dilapidated factory and brick built industrial/storage units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Yes"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Poor"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Marginal in current format"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

The site comprises vacant factory and low grade/dilapidated industrial/storage units. The site remains suitable for some form of employment uses, but the viability of redevelopment for such uses is doubtful, even at industrial land values (that is, leaving aside any hope value relating to higher-value uses). Release to alternative uses could therefore be considered.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input checked="" type="checkbox"/>	Or other alternative uses
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (sq.m)	<input type="text" value="1.5"/>
RTP Unique Ref.	<input type="text" value="C9"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Old Station Close"/>	Town/Settlement	<input type="text" value="Coalville"/>
Site Address	<input type="text" value="Old Station Close/Whitwick Road"/>	Postcode	<input type="text" value="LE67 3FH"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple industrial/manufacturing/offices/ancillary retail"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Ind/Manuf/Offices"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>
Site Profile/Prominence	<input type="text" value="Low Prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Industrial/Manufacturing"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None obvious"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Whitwick Road (routes 29A, 126, 127)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Reasonable"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Combination of large, modern units, and older sheds"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Scope for refurbishment"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate - mixed"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Some vacant units to let"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Mixture of modern, high quality brick/iron industrial units and older poor quality iron sheds and brick units. Most of the site is occupied, although there is some vacancy in the older units. The site is generally fit for purpose.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="4.1"/>
RTP Unique Ref.	<input type="text" value="C10"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Owen Street (Coalville Business"/>	Town/Settlement	<input type="text" value="Coalville"/>
Site Address	<input type="text" value="Owen St/Jackson St"/>	Postcode	<input type="text" value="LE67 3DE"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple ind/man/distrib/ancillary offices"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Open/Resi/Recreation"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Mixed"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Manuf/Open/Resi"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Moderate"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="None"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Moderate"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Mainly older style brick/metal sheds and industrial units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Yes - underused space"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate/poor"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Multiple occupiers, accommodated in relatively old yet functional older brick and metal industrial units/sheds. Most of the site appears to be occupied although there is a significant amount of underused space.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="2.0"/>
RTP Unique Ref.	<input type="text" value="C11"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Scotlands Industrial Estate"/>	Town/Settlement	<input type="text" value="Coalville"/>
Site Address	<input type="text" value="London Road, off Bakewell Street"/>	Postcode	<input type="text" value="LE67 3JJ"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple uses including coach hire, garages, buidling suppliers"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Ind/Resi/Retail"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Manuf/Retail"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Narrow access off London Road"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Moderate"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on London Road (routes 11, 29, 155)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Moderate"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Older style brick built industrial units and modern metal construction warehouses"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Yes - scope to refurbish/redevelop vacant/delapidated units"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="properties in moderate/poor condition."/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Mainly low-grade, yet functional, brick built industrial units and metal sheds. Range of ind/manuf/distribution uses - mostly occupied, although some vacant exists.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments <input type="text" value="Although parts could be upgraded"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="7"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (sq.m)	<input type="text" value="1.1"/>
RTP Unique Ref.	<input type="text" value="C12"/>	Status	<input type="text" value="Committed Employment Site"/>
Site Name	<input type="text" value="Stardust 22"/>	Town/Settlement	<input type="text" value="Bardon"/>
Site Address	<input type="text" value="Beveridge Lane/off East Lane"/>	Postcode	<input type="text" value="LE67 1TB"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Vacant"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Pub/Open"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Poor"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Open/Ind/Resi/Leisure"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Bardon Road (route 29A)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="N/A"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Yes"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="N/A"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Good development site"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="N/A"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Yes"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Currently area of overgrown and fenced-off hardstanding at roundabout junction (A511/B585/East Lane - adjacent to the 'The Charnwood Arms' pub. Excellent development opportunity in prominent location. Currently commitment for new office development (Stardust 22)

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input type="text" value="N/A"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="text" value="N/A"/>	
Retain most of site for employment, but potential to release parts	<input type="text" value=""/>	
Release site for alternative uses	<input type="text" value=""/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="18.5"/>
RTP Unique Ref.	<input type="text" value="C13"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Stephenson Industrial Estate"/>	Town/Settlement	<input type="text" value="Coalville"/>
Site Address	<input type="text" value="Telford Way/Brunel Way"/>	Postcode	<input type="text" value="LE67 3HD"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple industrial/manufacturing/storage/distribution/offices"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="None"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Industry/manufacturing/offices"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>		
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>		

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good from A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Poor"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Mainly modern, brick and metal construction sheds"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Some scope on vacant plots"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="Yes - some development taking place"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Yes - some vacant units"/>	Overall Attractiveness to Market [based on location, access, quality of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

High quality strategic industrial estate - generally in good order, well maintained and mostly occupied.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="4.9"/>
RTP Unique Ref.	<input type="text" value="C14"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Terex Pegson Site"/>	Town/Settlement	<input type="text" value="Coalville"/>
Site Address	<input type="text" value="Whitwick Road/Mammoth Street"/>	Postcode	<input type="text" value="LE67 3GN"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Terex Pegson"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Site comprises large vacant warehouse and hardstanding, adjacent to active Terex Pegson"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good/Moderate"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Manuf"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>		
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Narrow entrance via Mammoth St"/>		

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Whitwick Road (routes 126, W3)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Reasonable"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Modern, large industrial units and ancillary offices"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="On site of vacant warehouse/hardstanding"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good/Moderate"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/ refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Yes - large vacant warehouse to let"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Operational Terex Pegson premises, with large vacant warehouse and hardstanding adjacent. Currently being marketed by LSH. Terex Pegson site is in good working order.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="11.1"/>
RTP Unique Ref.	<input type="text" value="C15"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Whitwich Business Park"/>	Town/Settlement	<input type="text" value="Coalville"/>
Site Address	<input type="text" value="Stenson Road/Garden Road"/>	Postcode	<input type="text" value="LE67 4JP"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple industrial/manuf/storage/ancillary offices"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Morrisons Supermarket/Ind/Resi"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Resi/Retail/Ind"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Moderate"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large, modern warehouses and offices"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Some"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="Yes"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

High quality strategic business park in multiple occupation. Comprises a number of larger floorsplate brick and metal warehouses/industrial units with ancillary offices.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="6"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>	Site size (ha)	<input type="text" value="0.6"/>
RTP Unique Ref.	<input type="text" value="C16"/>	Status	<input type="text" value="Existing Employment Area"/>		
Site Name	<input type="text" value="Workspace 17"/>		Town/Settlement	<input type="text" value="Coalville"/>	
Site Address	<input type="text" value="Highfield Street/off Saviours Road"/>		Postcode	<input type="text" value="LE67 3BZ"/>	

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple occupiers (incl. 'Chryste Car Parts' and '1stmx.co.uk')"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Ind/Resi"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Manuf/Resi"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Highfield Street (route 26)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Low rise brick/metal units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate/good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

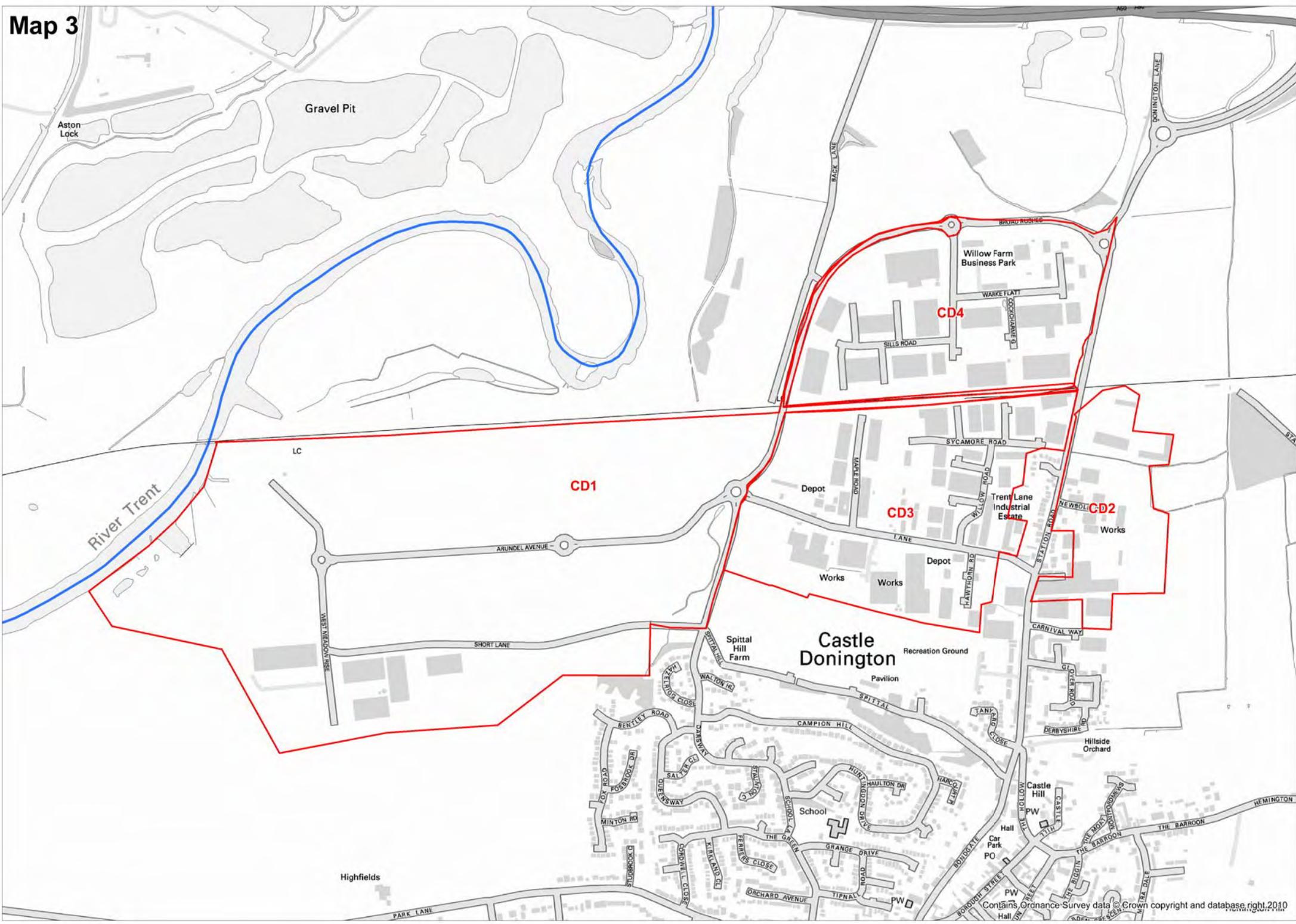
Small but functional industrial estate, comprising low-rise brick and iron construction sheds - mostly occupied and in good order, although some vacancy apparent.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



Map 3



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

Map

Surveyor's Initials Survey Date Site size (ha)

RTP Unique Ref. Status

Site Name Town/Settlement

Site Address Postcode

2. GENERAL SITE DETAILS

Current Occupier(s) Is site mostly vacant (V) or Occupied (O)?

Surrounding/Adjoining Occupier(s) Quality of Environment [Good, Moderate, Poor or Derelict]

Site Profile/Prominence Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]

Site Layout [Regular/Irregular/Fragmented]

Operational Constraints [i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]

Local Access [Proximity and ease of access to local road network, settlements etc]

Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]

Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]

Quality of Buildings [Good, Moderate, Poor or Derelict]

Evidence of recent redevelopment/refurbishment?

Scope for Intensification? [i.e. is there underused space, low density uses etc]

Overall Assessment (Fit for purpose, marginal, not fit for purpose)

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]

Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]

8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Strategic distribution centre, currently under construction.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses

Retain whole site, but consider alternative employment uses

Retain most of site for employment, but potential to release parts

Release site for alternative uses

Comments



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="2"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>	Site size (ha)	<input type="text" value="11.0"/>
RTP Unique Ref.	<input type="text" value="CD2"/>	Status	<input type="text" value="Existing/Committed Employment Site"/>		
Site Name	<input type="text" value="Station Road"/>	Town/Settlement	<input type="text" value="Castle Donington"/>		
Site Address	<input type="text" value="Station Road/Newbold Street"/>	Postcode	<input type="text" value="DE74 2QX"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Assorted industrial/distribution/manufacturing"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate/good"/>
Site Profile/Prominence	<input type="text" value="Moderate prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Industrial/manufacturing / residential"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Fragmented"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Close proximity to residential"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Moderate"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Station Road (routes 155, IGO, SKY)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Moderate"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Older style brick-built industrial units and metal sheds"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Medium-low grade"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Low quality employment site, although apparently performing intended function.
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9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input type="text" value="No"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="text" value=""/>	
Retain most of site for employment, but potential to release parts	<input type="text" value=""/>	
Release site for alternative uses	<input type="text" value=""/>	

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NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="2"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="30.6"/>
RTP Unique Ref.	<input type="text" value="CD3"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Trent Lane"/>	Town/Settlement	<input type="text" value="Castle Donington"/>
Site Address	<input type="text" value="Trent Lane/Willow Road"/>	Postcode	<input type="text" value="DE74 2BA"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple Industrial/Manufacturing/Distribution"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Industrial/Manufacturing/ Distribution"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good/moderate"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Man/Offices"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good, from Junction 1 A50"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Trent Road (route 155, IGO) and Station Road (routes 155, IGO, SKY)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Mixed - some large modern warehouses, alongside lower-grade older units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Mixed-moderate to good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Strategic employment site of mixed quality - some large modern sheds, with lower grade brick-built industrial units.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="2"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>	Site size (ha)	<input type="text" value="26.6"/>
RTP Unique Ref.	<input type="text" value="CD4"/>	Source Ref.	<input type="text" value="Existing Employment Site"/>		
Site Name	<input type="text" value="Willow Farm Business Park"/>	Town/Settlement	<input type="text" value="Castle Donington"/>		
Site Address	<input type="text" value="Broad Rushes/Pond Road"/>	Postcode	<input type="text" value="DE74 2UB"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple light industrial, distribution, offices"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Light industrial, distribution, offices"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Offices/Open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good, via J1 A50"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Station Road (routes 155, IGO, SKY)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate/Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large, modern, purpose built industrial warehouses and offices"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="Yes"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

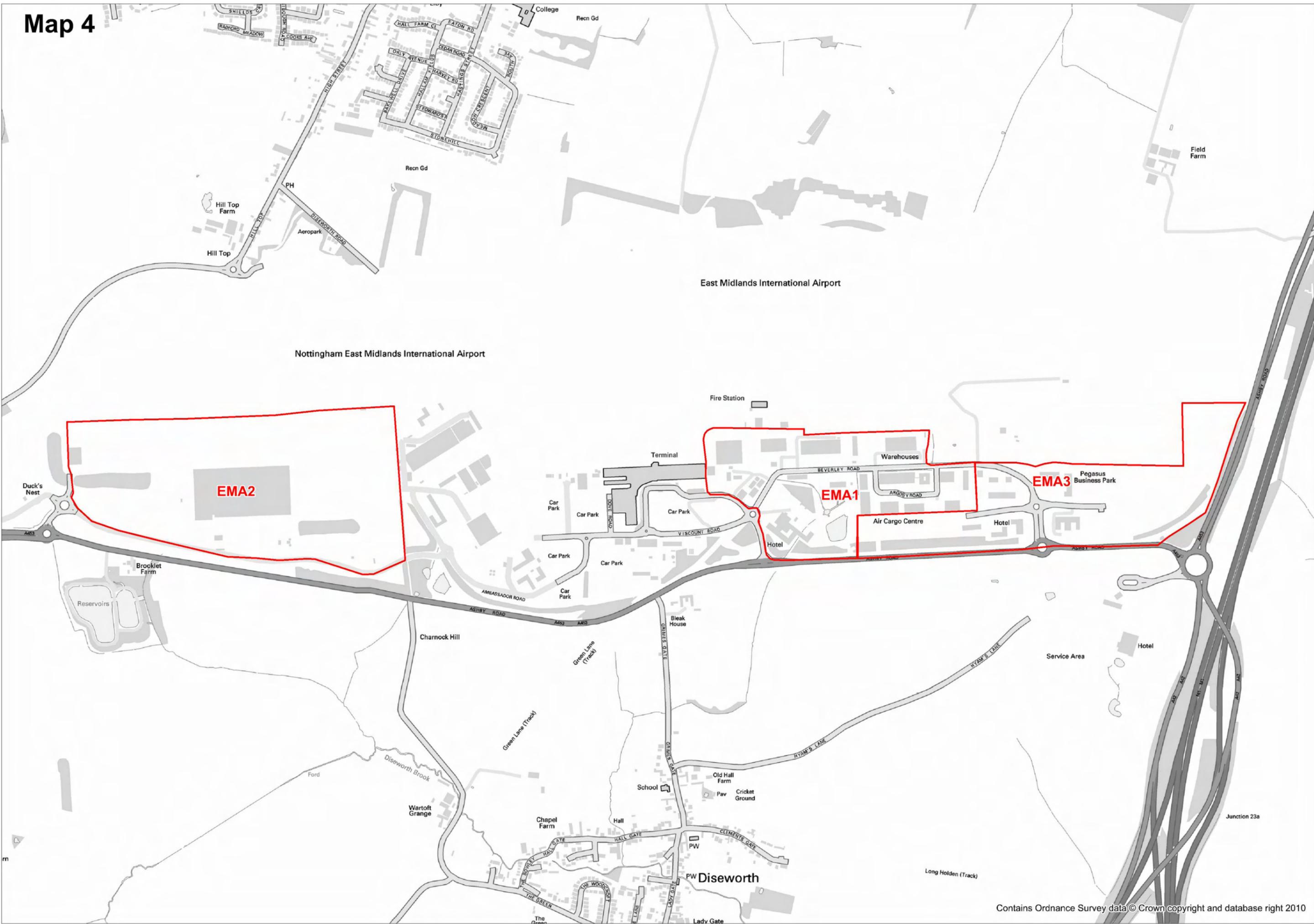
High quality strategic site - modern purpose built units, well occupied and in good condition.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



Map 4



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="3"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>	Site size (ha)	<input type="text" value="23.3"/>
RTP Unique Ref.	<input type="text" value="EMA1"/>	Status	<input type="text" value="Existing Employment Site"/>		
Site Name	<input type="text" value="East Midlands Airport [East]"/>	Town/Settlement	<input type="text"/>		
Site Address	<input type="text" value="Viscount Road"/>	Postcode	<input type="text" value="DE74 2SE"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple airport related activities, with some general industrial/storage uses and associated car parking"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Airport"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Viscount Road and Beverley Road (routes 155, IGO, SKY)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Modern, large industrial/storage/distribution units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Only if redeveloped car parking areas"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

Map

Surveyor's Initials Survey Date Site size (ha)

RTP Unique Ref. Status

Site Name Town/Settlement

Site Address Postcode

2. GENERAL SITE DETAILS

Current Occupier(s) Is site mostly vacant (V) or Occupied (O)?

Surrounding/Adjoining Occupier(s) Quality of Environment [Good, Moderate, Poor or Derelict]

Site Profile/Prominence Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]

Site Layout [Regular/Irregular/Fragmented]

Operational Constraints [i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network] Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Local Access [Proximity and ease of access to local road network, settlements etc]

Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]

4. BUILDINGS

Type of Buildings [Age, size, type, format etc] Scope for Intensification? [i.e. is there underused space, low density uses etc]

Quality of Buildings [Good, Moderate, Poor or Derelict] Overall Assessment [Fit for purpose, marginal, not fit for purpose]

Evidence of recent redevelopment/refurbishment?

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs] Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]

8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Large, purpose built accommodation and associated parking/vehicle storage for DHL.

9. OVERALL SITE ASSESSMENT

		Comments
Retain whole site for current employment uses	<input checked="" type="checkbox"/>	
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="3"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>	Site size (ha)	<input type="text" value="25.7"/>
RTP Unique Ref.	<input type="text" value="EMA3"/>	Status	<input type="text" value="Existing Employment Site"/>		
Site Name	<input type="text" value="Pegasus Business Park"/>	Town/Settlement	<input type="text"/>		
Site Address	<input type="text" value="Beverley Road"/>	Postcode	<input type="text" value="DE74 2HN"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple airport related activities, with some general industrial/storage uses and associated car parking; business park incl offices & hotel"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Airport"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Beverley Road (routes 155, IGO, SKY)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Modern, large industrial/storage/distribution units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Only if redeveloped car parking areas"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Employment area serving the airport - various uses related to airport and associated car parking. This assessment relates only to the existing buildings and not to that part of the site which is currently undeveloped.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



Map 5

Junction 24

Roughstones

A6

Flood prevention Lagoon

K2
Factory

Recreation Ground

Works

K3

Tel Ex

K1

Computer Centre

Pav

SIDELEY

Recn Gd

WYVELLE

CRESCENT

FREDERICK AVE

BORROWEL

Recn Gd

Pav

Pa

PACKINGTON HILL

ROPE WALK

DERBY ROAD

QUEENS R

ROUGH STREET

NOTTINGHAM

NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="3"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="6.9"/>
RTP Unique Ref.	<input type="text" value="K1"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Computer Centre"/>	Town/Settlement	<input type="text" value="Kegworth"/>
Site Address	<input type="text" value="Derby Road"/>	Postcode	<input type="text" value="DE74 2GF"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Computer/Data Centre"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential/open space"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Residential, with some open space to west of site"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="None"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Brick/metal construction, 60/70s pre-fab."/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="None"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Site is in reasonably good condition, and appears to be fully occupied and fit for purpose.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="3"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="9.1"/>
RTP Unique Ref.	<input type="text" value="K2"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Cott Beverages"/>	Town/Settlement	<input type="text" value="Kegworth"/>
Site Address	<input type="text" value="Derby Road/Side Ley"/>	Postcode	<input type="text" value="DE74 2ET"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Cott Beverages"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Open Space"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Moderate"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Residential/open space"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="N/A"/>		
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>		

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Easy/very good"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Side Ley. Good pedestrian access."/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good/Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large modern warehouses, with ancillary offices."/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="N/A"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Large, single occupier. High quality employment area, well maintained and in active use.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="3"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="3.2"/>
RTP Unique Ref.	<input type="text" value="K3"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Slack and Parr"/>	Town/Settlement	<input type="text" value="Kegworth"/>
Site Address	<input type="text" value="Side Ley/Nottingham Road"/>	Postcode	<input type="text" value="DE74 2FL"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Slack and Parr"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="None"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Open/residential/agricultural."/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None, although residential nearby"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Reasonable"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Side Ley"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Older style brick/iron built properties"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Yes - some underused/vacant space"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Office buildings in good condition, industrial units in moderate/poor condition"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="None"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

In active single use by Slack and Parr - site appears to be in reasonable conditions and fit for purpose.

9. OVERALL SITE ASSESSMENT

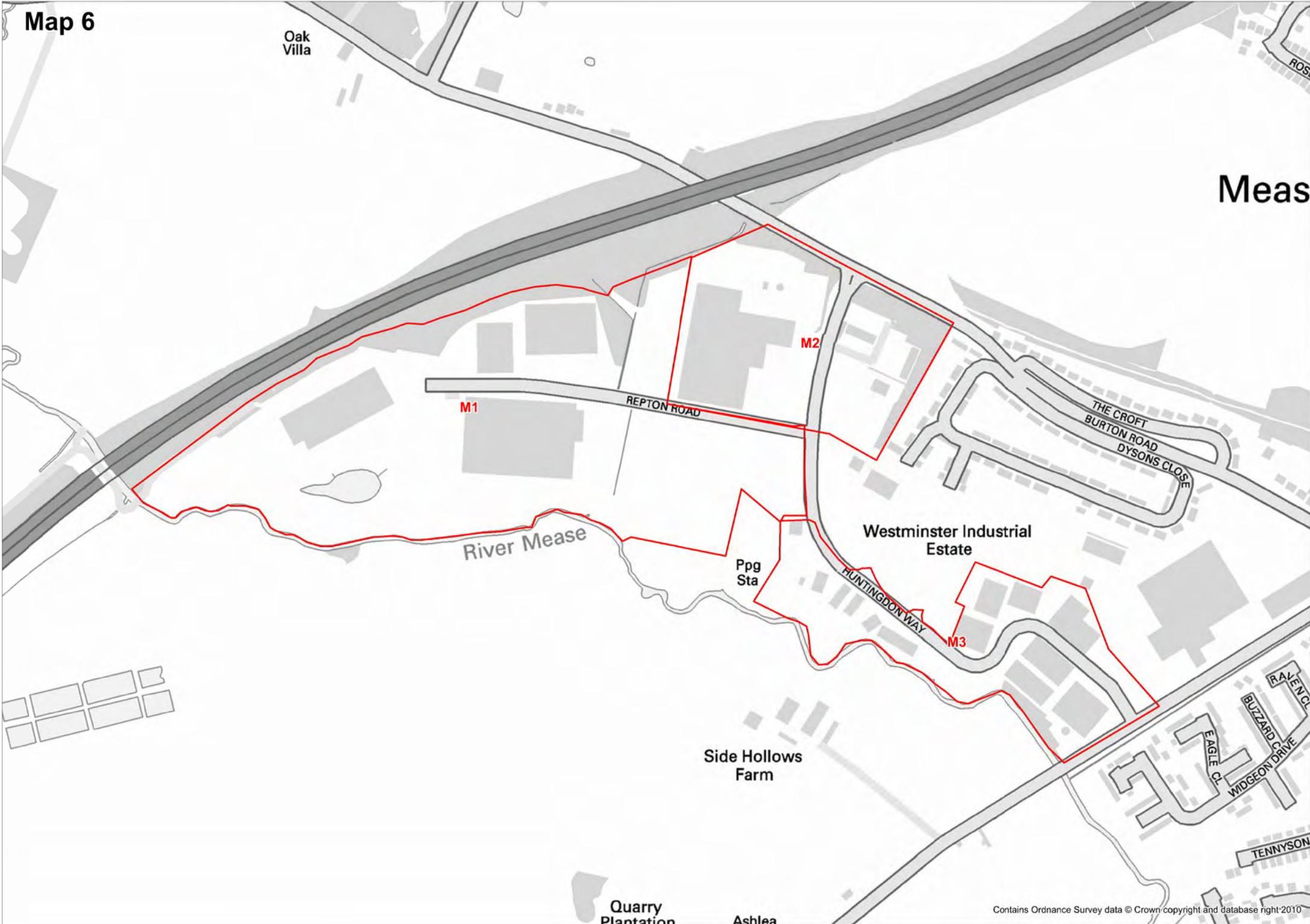
Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



Map 6

Oak Villa

Meas



M1

M2

M3

REPTON ROAD

River Mease

Westminster Industrial Estate

Ppg Sta

HUNTINGDON WAY

THE CROFT
BURTON ROAD
DYSONS CLOSE

Side Hollows Farm

EAGLE CT
BUZZARD DRIVE
WIDGEON DRIVE

TENNYSON

Quarry Plantation

Ashlea

NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="10"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="17.5"/>
RTP Unique Ref.	<input type="text" value="M1"/>	Status	<input type="text" value="Allocated Employment Site"/>
Site Name	<input type="text" value="Extension to Westminster Industrial Estate"/>	Town/Settlement	<input type="text" value="Measham"/>
Site Address	<input type="text" value="Repton Road"/>	Postcode	<input type="text" value="DE12 7DT"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="N/A - not yet developed"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="V"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Industrial/agricultural"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="N/A"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/man/distribution/agriculture"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="N/A"/>		
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>		

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via J11 M42/A42"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="None"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="N/A"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="N/A"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="N/A"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="N/A"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="N/A"/>
Evidence of recent redevelopment/ refurbishment?	<input type="text" value="N/A"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Poor"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Part of the site is under construction. Our recommendation relates to that part of the site which remains undeveloped.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input checked="" type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="10"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>	Site size (ha)	<input type="text" value="6.4"/>
RTP Unique Ref.	<input type="text" value="M2"/>	Status	<input type="text" value="Existing Employment Area"/>		
Site Name	<input type="text" value="North of Repton Road, Westminster Industrial Estate"/>		Town/Settlement	<input type="text" value="Measham"/>	
Site Address	<input type="text" value="Huntingdon Way/Repton Road"/>		Postcode	<input type="text" value="DE12 7NQ"/>	

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple industrial/distributional/storage"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Westminster Industrial Estate"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Open space/industrial"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>		
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>		

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good - J11 A42/M42"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="No"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large, modern metal sheds/industrial units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Yes - some vacant land/buildings"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Very good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="Some"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Yes"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

High quality employment site, most of which is relatively new.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="10"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="5.8"/>
RTP Unique Ref.	<input type="text" value="M3"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Off Tamworth Road ('Westminster Industrial Estate')"/>	Town/Settlement	<input type="text" value="Measham"/>
Site Address	<input type="text" value="Huntingdon Road/Tamworth Way"/>	Postcode	<input type="text" value="DE12 7DS"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple industrial uses (incl. 'Fire Stop It', Geoffreys Haulage)"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Open/Industrial/Resi"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good/moderate"/>
Site Profile/Prominence	<input type="text" value="Moderate prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Open space/industrial"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Slightly fragmented"/>		
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>		

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good - near J11 M42/A42"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Tamworth Road (route 7)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Brick and iron built sheds and industrial units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good/moderate"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/ refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Westminster Industrial Estate' - mixture of industrial and distribution buildings in generally good/moderate condition although some vacancy.

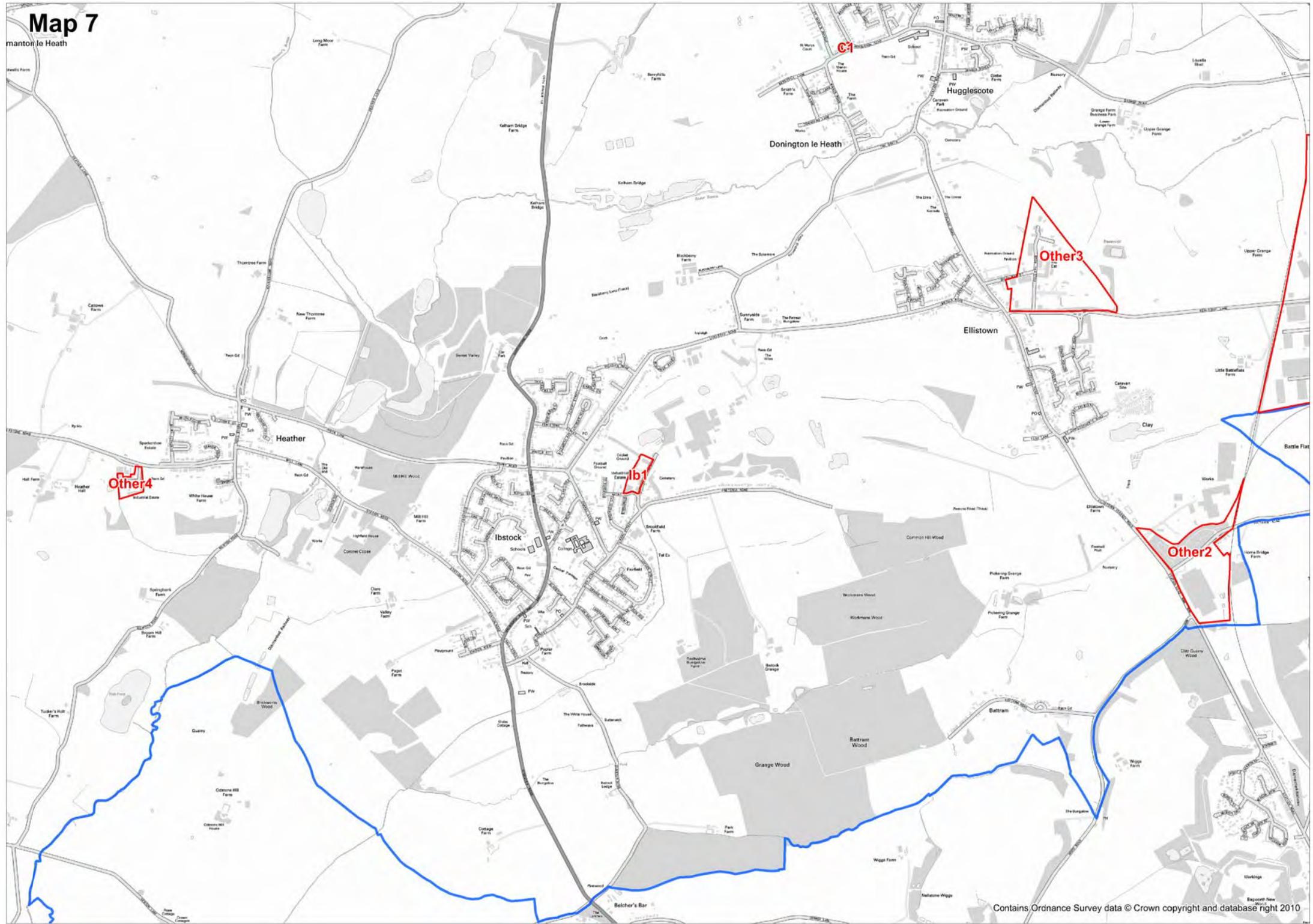
9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



Map 7

Donington le Heath

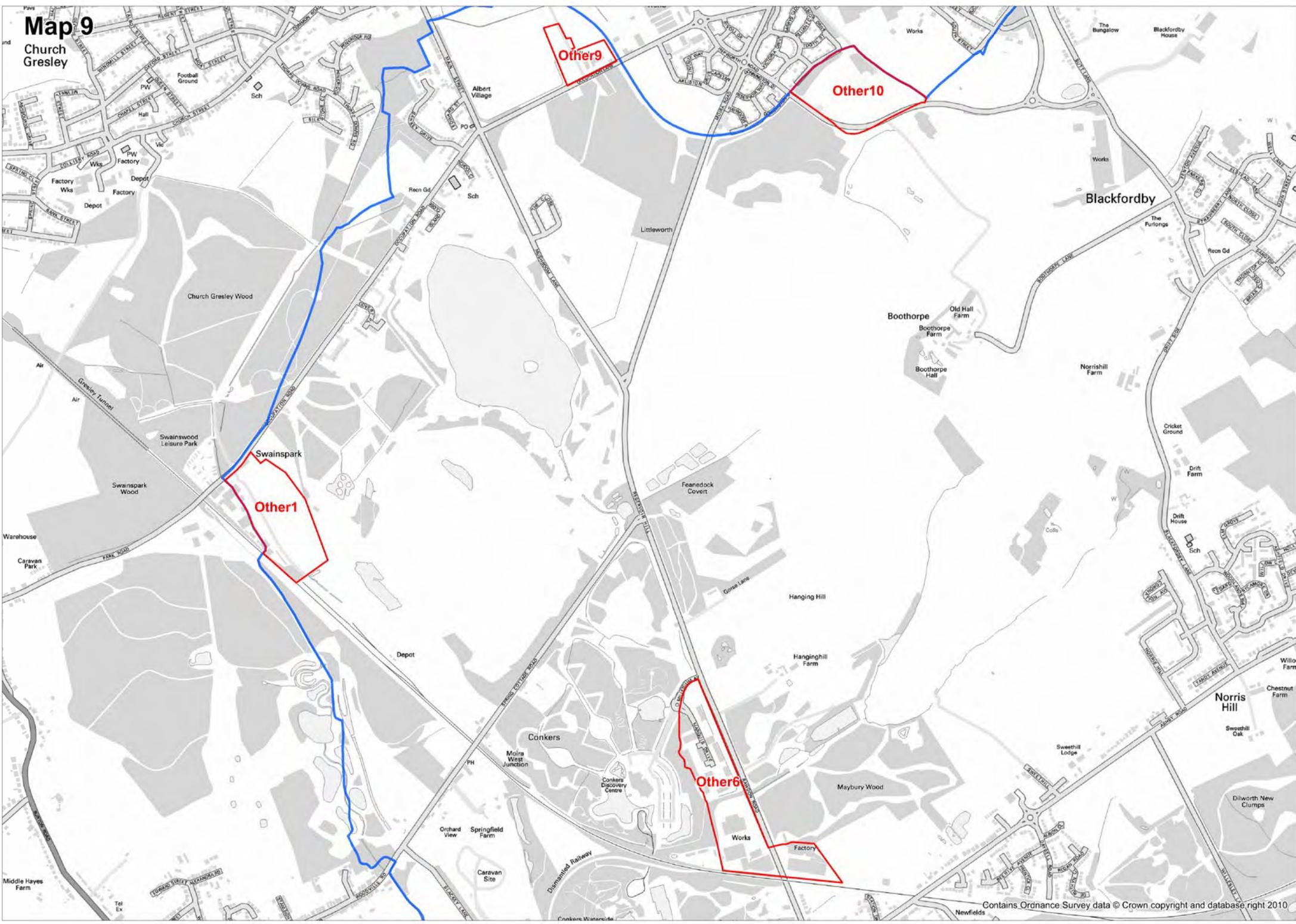


Map 8



Map 9

Church
Gresley



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="1"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="1.4"/>
RTP Unique Ref.	<input type="text" value="lb1"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Brookside Industrial Estate"/>	Town/Settlement	<input type="text" value="lstock"/>
Site Address	<input type="text" value="Spring Road"/>	Postcode	<input type="text" value="LE67 1TB"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple ind/manuf/storage/ancillary offices"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>
Site Profile/Prominence	<input type="text" value="Low Prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Residential"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Narrow access via Spring Rd"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Beveridge Lane (route 29 and 29A)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Moderate/Poor"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Generally older brick built units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Small industrial estate, comprising a number of relatively small, low-rise brick built industrial units and a single, large warehouse/shed. Appears to be occupied for the most part and functional.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="9"/>
Surveyor's Initials	<input type="text" value="RL"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="2.2"/>
RTP Unique Ref.	<input type="text" value="Other1"/>	Status	<input type="text" value="Allocated Employment Site"/>
Site Name	<input type="text" value="Swainspark"/>	Town/Settlement	<input type="text" value="Albert Village"/>
Site Address	<input type="text" value="Occupation Road"/>	Postcode	<input type="text" value="DE12 6JT"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Vacant (with Tarmac located on western boundary)"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="V"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential/open space"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>
Site Profile/Prominence	<input type="text" value="Moderate"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="No"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Park Road"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Adequate"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="N/A"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="N/A"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="N/A"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="N/A"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="N/A"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Yes"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

The site has poor access and any demand is likely to be localised.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input checked="" type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

Map

Surveyor's Initials Survey Date Site size (ha)

RTP Unique Ref. Status

Site Name Town/Settlement

Site Address Postcode

2. GENERAL SITE DETAILS

Current Occupier(s) Is site mostly vacant (V) or Occupied (O)?

Surrounding/Adjoining Occupier(s) Quality of Environment [Good, Moderate, Poor or Derelict]

Site Profile/Prominence

Site Layout [Regular/Irregular/Fragmented] Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]

Operational Constraints [i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]

Local Access [Proximity and ease of access to local road network, settlements etc]

Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]

Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]

Scope for Intensification? [i.e. is there underused space, low density uses etc]

Quality of Buildings [Good, Moderate, Poor or Derelict]

Evidence of recent redevelopment/refurbishment?

Overall Assessment (Fit for purpose, marginal, not fit for purpose)

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]

Overall Attractiveness to Market [based on location, access, quality format of buildings, environment etc]

8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Purpose built high quality building with single occupier (Pall-Ex). Fully operational business.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses

Retain whole site, but consider alternative employment uses

Retain most of site for employment, but potential to release parts

Release site for alternative uses

Comments



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="7"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="16.2"/>
RTP Unique Ref.	<input type="text" value="Other3"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="South Leicester Colliery"/>	Town/Settlement	<input type="text" value="Ellistown"/>
Site Address	<input type="text" value="Moor Road/South Street"/>	Postcode	<input type="text" value="LE67 1EU"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple industrial/manufacturing/distribution/storage/offices, with some ancillary retail"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Open/Residential"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Resi"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>		
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>		

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Midland Road (routes 15, 16, 16A, 26, 120, 152, 153, 159)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Mixture of modern purpose built and older industrial units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

South Leicester Industrial Estate - strategic industrial estate comprising of a mixture of modern warehouses and low rise brick built industrial units. Mostly occupied and apparently healthy.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="1"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="1.4"/>
RTP Unique Ref.	<input type="text" value="Other4"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Dawson's Yard"/>	Town/Settlement	<input type="text" value="Heather"/>
Site Address	<input type="text" value="Sweepstone Road"/>	Postcode	<input type="text" value="LE67 2RE"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Mixed, low-grade industrial/manufacturing"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Open/Resi"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Poor"/>
Site Profile/Prominence	<input type="text" value="Low Prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Open/Resi"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Entrance off Sweepstone road is narrow"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Sweepstone Road (route 16)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Poor"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Low-grade iron sheds"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Poor"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Marginal"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="No"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Low grade corrugated iron sheds - poor quality site, although appears to be serving its intended purpose. However, redevelopment would be appropriate if employment use ceased (or was no longer required).

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments	<input type="text" value="Redevelopment may be appropriate if employment use ceases"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>		
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>		
Release site for alternative uses	<input type="checkbox"/>		



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="5"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="1.2"/>
RTP Unique Ref.	<input type="text" value="Other5"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Lount Works"/>	Town/Settlement	<input type="text" value="Lount"/>
Site Address	<input type="text" value="Nottingham Road"/>	Postcode	<input type="text" value="LE65 1SD"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Old brick built industrial units/offices"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="V"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="N/A"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>
Site Profile/Prominence	<input type="text" value="Not really"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Resi/open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Moderate , via J1 A42"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Nottingham Road (route 129)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Old brick built ind/manufacturing premises with ancillary offices."/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Yes - some vacant land"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Moderate"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input checked="" type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="9"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="9.7"/>
RTP Unique Ref.	<input type="text" value="Other6"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Marquis Drive"/>	Town/Settlement	<input type="text" value="Moir"/>
Site Address	<input type="text" value="Rawdon Road/Marquis Drive"/>	Postcode	<input type="text" value="DE12 6DT"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="TDP Textiles, Arrow Nielson, Reabrook Ltd"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="None"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Prominent"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Open space/resi"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Rawdon Road (route 9A)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Fine"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large, low rise iron sheds"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Yes, fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Active employment site in generally good order - fit for purpose and should be retained.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

			Map	<input type="text" value="5"/>	
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>	Site size (ha)	<input type="text" value="7.4"/>
RTP Unique Ref.	<input type="text" value="Other7"/>	Status	<input type="text" value="Existing Employment Site"/>		
Site Name	<input type="text" value="TNT Site"/>	Town/Settlement	<input type="text" value="Newbld Coleorton"/>		
Site Address	<input type="text" value="Worthington Lane"/>	Postcode	<input type="text" value="LE65 1PL"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="TNT"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="None"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Agriculture/Open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="No"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Reasonable"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Poor"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Large, modern brick warehouse/distribution centre"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Large, single occupier (TNT) - whole of site appears to be in active use.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="6"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="19.01.10"/>
		Site size (ha)	<input type="text" value="4.6"/>
RTP Unique Ref.	<input type="text" value="Other8"/>	Status	<input type="text" value="Existing Employment Site"/>
Site Name	<input type="text" value="Oaks Industrial Estate"/>	Town/Settlement	<input type="text" value="Ravenstone"/>
Site Address	<input type="text" value="Snibston Drive/Coalville Lane"/>	Postcode	<input type="text" value="LE67 3NQ"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Multiple industrial/manufacturing/storage/ancillary retail"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Residential/Open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None, although main entrance via residential road"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Good via A511"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Ravenstone Road (route 9A)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Reasonably good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Good"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Mainly modern industrial units - brick/metal construction"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="No"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="No"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Good"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Relatively well maintained and practical industrial estate, with little, if any vacancy. Performing function well and should retain for employment.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="9"/>
Surveyor's Initials	<input type="text" value="MG"/>	Survey Date	<input type="text" value="18.01.10"/>
		Site size (ha)	<input type="text" value="2.0"/>
RTP Unique Ref.	<input type="text" value="Other9"/>	Status	<input type="text" value="Allocated Employment Site"/>
Site Name	<input type="text" value="Occupation Lane, Woodville Woodlands"/>	Town/Settlement	<input type="text" value="Woodville"/>
Site Address	<input type="text" value="Occupation Lane"/>	Postcode	<input type="text" value="DE11 8ET"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Dyson Thermal Technologies"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="O"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="New 'Tipton Business Park' opposite"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Mixed quality - Dyson building in good/moderate condition, vacant/derelict buildings poor condition"/>
Site Profile/Prominence	<input type="text" value="Low prominence"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Ind/Res/Manufacturing"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>		
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="None"/>		

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Main Street (route 9A)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="Adequate"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="Older style brick-built industrial units"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="Scope for some redevelopment of poor quality area"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="Poor/moderate"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="Fit for purpose"/>
Evidence of recent redevelopment/refurbishment?	<input type="text" value="No"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Yes - vacant warehouse to let"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Part of site occupied by Dyson in good order and fit for purpose. Vacant/derelict warehouses fronting Occupation Road have potential for some redevelopment of poor quality buildings for continued employment use.

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	



NORTH WEST LEICESTERSHIRE ELR - SITE ASSESSMENT PRO-FORMA (JAN 2010)

1. REFERENCE AND SITE ADDRESS

		Map	<input type="text" value="9"/>
Surveyor's Initials	<input type="text" value="-"/>	Survey Date	<input type="text" value="-"/>
		Site size (@A)	<input type="text" value="6.1"/>
RTP Unique Ref.	<input type="text" value="Other10"/>	Status	<input type="text" value="Comitted Employment Site"/>
Site Name	<input type="text" value="Woodville Woodlands"/>	Town/Settlement	<input type="text" value="Woodville"/>
Site Address	<input type="text" value="Hepworth Road"/>	Postcode	<input type="text" value="DE11 8FH"/>

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Vacant"/>	Is site mostly vacant (V) or Occupied (O)?	<input type="text" value="V"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential/open space"/>	Quality of Environment [Good, Moderate, Poor or Derelict]	<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Low"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]	<input type="text" value="Residential/open"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>	Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Close proximity to residential"/>

3. ACCESS

Strategic Access [Proximity and ease of access to motorway network]	<input type="text" value="Poor"/>	Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]	<input type="text" value="Nearby bus service on Main Street (route 9a)"/>
Local Access [Proximity and ease of access to local road network, settlements etc]	<input type="text" value="Good"/>		
Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]	<input type="text" value="N/A"/>		

4. BUILDINGS

Type of Buildings [Age, size, type, format etc]	<input type="text" value="N/A"/>	Scope for Intensification? [i.e. is there underused space, low density uses etc]	<input type="text" value="N/A"/>
Quality of Buildings [Good, Moderate, Poor or Derelict]	<input type="text" value="N/A"/>	Overall Assessment (Fit for purpose, marginal, not fit for purpose)	<input type="text" value="N/a"/>
Evidence of recent redevelopment/ refurbishment?	<input type="text" value="N/A"/>		

7. MARKET INTEREST

Site Being Actively Marketed? [For sale/To let signs]	<input type="text" value="Yes"/>	Overall Attractiveness to Market [based on location, access, quality and format of buildings, environment etc]	<input type="text" value="Moderate"/>
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8. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

H Y g]H]g'fYa ch'UbX'XYa UbX'Zf'Ya d'cna YbhXYj Y cda Ybh]g"]_Y mltc'VY'ck zUbX'"ja]hX'lc'cWU'Zfa g" H YfyYUgYUldUf'fc'U'cZk Y g]H'lc'ch Yf'i gYg'W'i 'X'h YfZ'fYV'Vtbg]XfYX"

9. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses	<input type="checkbox"/>	Comments
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	